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RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

27AB 757076

06/09/18
01/10/17/18
Mr. A. 32,79,837/-

- 7 SEP 2018

- 6 SEP 2018

Certified that the Document is admitted to
the Signature Sheet and the
Stamp is attached to this document
as the part of this Document.

Additional Registrar
of Assurances-I, Kolkata

INDENTURE OF SALE

THIS INDENTURE made this 6th day of September, Two
Thousand Eighteen (2018);

BETWEEN

102333

Sl. No. Sold to..... *Abhishek Rana*

Address..... *1/111/1, Jodhpur park
Kai-68*

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date:..... Sign..... *[Signature]*

5 SEP 2018



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 SEP 2018

Identified by me:-

[Signature] (Sudipta Sarkar)
Advocate
S/o. Santosh Chandra Sarkar
High Court, Calcutta.

SABYASACHI CHATTERJEA, son of Late Sanat Kumar Chatterjea, by faith - Hindu, by occupation - Service, having USA Certificate of Registration as Overseas Citizen of India (in short OCI) bearing No. A130774 and USA Passport No. 460965178, having permanent residence at 1/277B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068 and presently residing at Summers Landing, 615, Florida Avenue, Panama City, Florida - 32344, United States of America, hereinafter called referred to as the **"VENDOR"** (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 assigns) of the **FIRST PART**, represented by **DEBASHISH MUKHERJEE**, PAN - AEVPM7382L, son of Late Sourindra Mohan Mukherjee, by faith - Hindu, by occupation - Doctor, residing at Premises No. 22A, Nalini Sarkar Street, Post Office - Shyambazar, Police Station - Shyampukur, Kolkata - 700004, as lawful Attorney duly appointed vide Power of Attorney dated 24.05.2018 notarized before Mrs. Shyanon Berth the Notary Public - State of Florida (having valid Commission No. FF188562) and approved by the Vice Consul (Consular), Consulate General of India, Atlanta (A/L/POA/767/18) on 6th June, 2018 and thereafter stamped by the Stamp Superintendent, Kolkata Collectorate.

AND

ABHISHEK RUIA, (having his PAN - ADIPR8820N), son of Late Pashupati Kumar Ruia, by faith Hindu, by occupation -Business, 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 and 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, Pages 105 to ____ being No. 9667 for the year 1965 the vendor 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



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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 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 bearing dated the 24th December, 1965 and registered with the office of the Sub Registrar of Alipore and duly recorded in Book No. 1, 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 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 been morefully and particularly described in First Schedule written hereunder.

AND WHEREAS the said Sanat Kumar Chatterjee had passed away leaving behind four children, namely, Sabyasachi Chatterjea, Supriya Dey, Suprava Mukherjee (since deceased) and Sarbajit Chatterjea (since deceased) 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 the Vendor is seized and possessed of or other wise sell 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 25%



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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 the vendor has agreed to sell his undivided, undemarcated and unpartitioned proportionate 25% share in the said entire property, being the said land and building, morefully and particularly described in Second Schedule hereinunder.

AND WHEREAS the Vendor has offered his relatives to purchase his said undivided shares however all of them have refused to purchase the same.

AND WHEREAS upon being aware of such intention of the Vendor, the Purchaser has agreed to purchase his undivided, undemarcated and unpartitioned proportionate 25% 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. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand) only.**

AND WHEREAS the Vendor is settled in the USA since long and has been residing there permanently and due to his ailments and old age it is extremely difficult for him to visit India for execution of the instant instrument and accordingly by and under a Power of Attorney dated 24.05.2018 the Vendor has appointed Mr. Debasish Mukherjee, his nephew, as the lawful attorney for the purpose of executing the instant instrument and presenting the same for registration before the appropriate authority.

AND WHEREAS the said Power of Attorney dated 24.05.2018 had duly been notarized before Mrs. Shyanon Berth, the Notary Public – State of Florida (having valid Commission No. FF188562) and approved by the Vice Consul (Consular), Consulate General of India, Atlanta (A/L/POA/767/18) on 6th June, 2018 and thereafter stamped by the Stamp Superintendant, Kolkata Collectorate.

AND WHEREAS in terms of the above the Purchaser has already made payment of the entire consideration of **Rs. 16,50,000/-** to the Vendor at his Bank Account details whereof are as follows:



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Bank	: Regions Bank in the United State of America
Routing No.	: 063104668
Account No.	: 0184023619
Account Holders' Name	: Saby Chatterjea

NOW THIS AGREEMENT WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand) only already paid by the purchaser to the vendor on or before the execution of these presents (the receipt whereof the vendor 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 vendor doth hereby grant transfer and convey unto the purchaser **ALL THAT** piece or parcel of land fully described in the Second Schedule hereunder 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 vendor 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 vendor 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 for ever and the vendor doth hereby covenant with the purchaser that notwithstanding any act deed or thing by the vendor done or executed or knowingly suffered to the contrary the vendor 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

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and profits thereof without any interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor and that free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the vendor well and sufficiently indemnified from and against all claims damages liens debts attachments lispendence and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming as aforesaid and further that the vendor 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 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 vendor doth hereby further covenant with the purchaser that he the vendor 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 Vendor does hereby profess to transfer subsists and that notwithstanding any act, deed, matter or thing by the Vendor at any time done or executed or knowing suffered to the contrary, the Vendor 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

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sold, transferred, conveyed, assigned and assured and/or intended so to be in the manner aforesaid.

2. That the Vendor has 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 Vendor or any person or persons lawfully, rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendor.
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 Vendor.
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 Vendor or any person claiming through, under or in trust for him.
6. That the Vendor 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 Vendor 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 Vendor appear or is found to be untrue or incorrect the Vendor 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




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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 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) chittaks 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** (containing about 800 square feet on 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 25% share of right, title and interest of the Vendor on the said entire land measuring about **314.5 sq.ft.** (out of 1 cottah 11 chittaks 43 square feet) and undivided, undemarcated and unpartitioned proportionate 25% share of right, title and interest of the Vendor on the entire **brick built cemented flooring** three storied residential building aged about **43 years old**



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measuring about **600 sq. ft.** (out of the total 2400 sq.ft. area) including car parking area TOGETHER WITH proportionate share of all Easements and all other rights, liberties, 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.	314.5 sq.ft.

Premises no.	Floor No.	Floor Type	Floor Area (sq.ft.)	Area sold (sq.ft.)
1/277B, Gariahat Road	0	Cemented	800	200
	1	Cemented	800	200
	2	Cemented	800	200
			Total Area= 2400	Total Area sold= 600



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- 6 SEP 2018

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

WITNESSES :

1. *Rajendra Kumar*
S/o Late Suresh Kumar
24/A Karmantala St.
Kolkata - 700005

Debasmita Chatterjee
(As constituted attorney of
Sabyasachi Chatterjee).
(Signature of Owner)

2. *Lidell Chatterjee*
S/o Late Sanjay Chatterjee
1/277B Toolipen Park.
Kolkata - 700068

Abhishek Ravi
(Signature of the Purchaser)

Drafted by me

Sourav Kumar Mukherjee

(Sourav Kumar Mukherjee)
Advocate
High Court, Calcutta.
Enrol. No. : F/1200/2007

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Received the day, month and year first above written of and from the withinnamed purchaser the sum of Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand) only being the full consideration money within mentioned.

MEMO OF CONSIDERATION

Bank	:	Regions Bank in the United State of America
Routing No.	:	063104668
Account No.	:	0184023619
Account Holders' Name	:	Saby Chatterjea
Amount	:	Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand) only

WITNESSES:

1. *Rajendra Kumar*

Debashish Mishra
(As Constituted Attorney of
Sabyasachi Chatterjea)

2. *Siddhanta Chatterjea*



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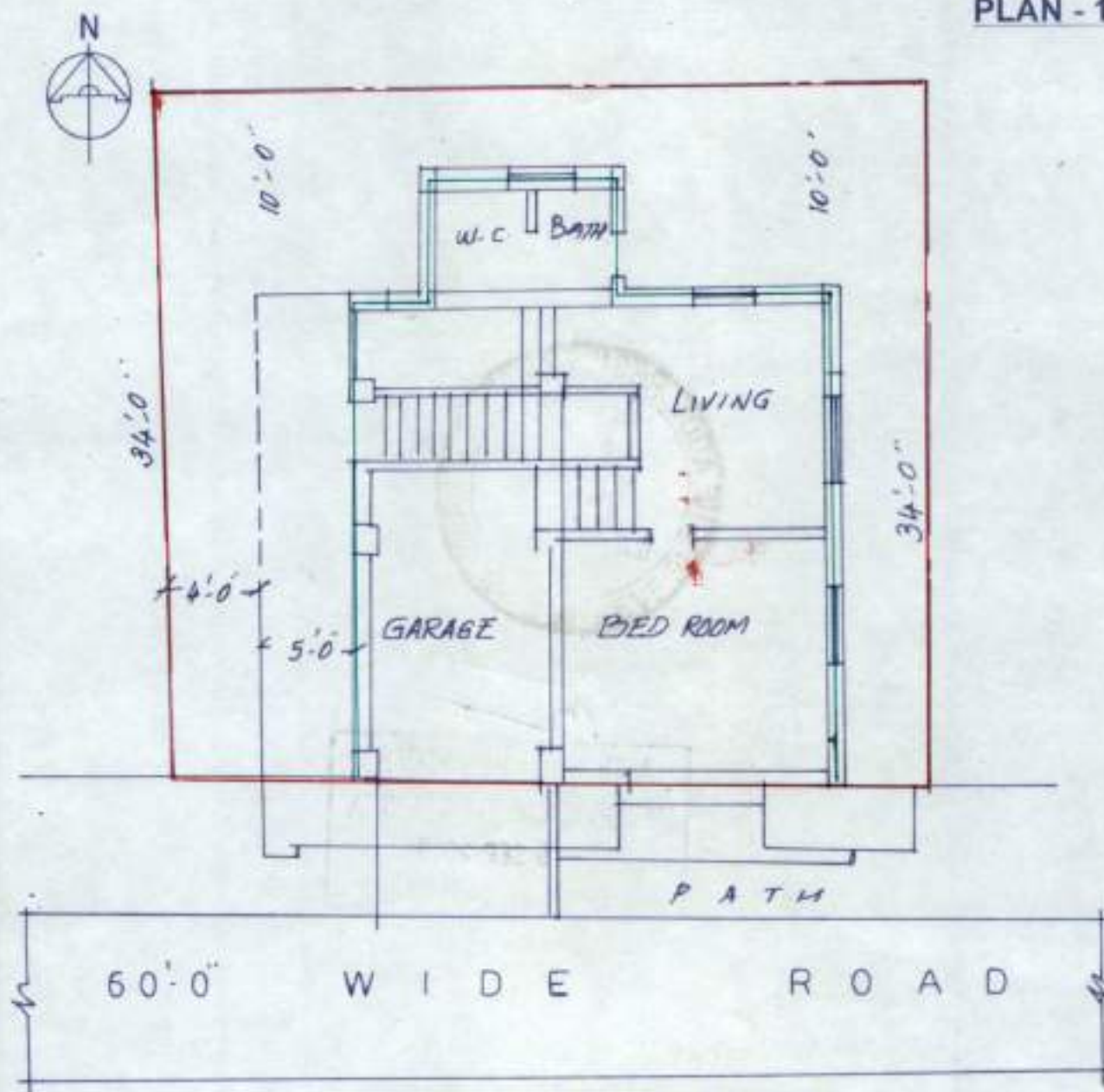
ADDITIONAL REGISTRAR
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- 6 SEP 2018

ALL THAT UNDIVIDED AND UNPARTITIONED PROPORTIONATE 25% SHARE OF ENTIRE LAND MEASURING ABOUT 314.5 SQ.FT. (OUT OF 1 COTTAH 11 CHITTAKS 43 SQ.FT.) AND UNDIVIDED, UNDEMARCATED AND UNPARTITIONED PROPORTIONATE 25% SHARE OF THE ENTIRE BRICK BUILT CEMENTED FLOORING OF THREE STORIED RESIDENTIAL BUILDING MEASURING ABOUT 600 SQ.FT. (OUT OF THE TOTAL 2400 SQ.FT.) INCLUDING CAR PARKING AREA OF THE BUILDING AT PREMISES BEING NO. 1/277B, GARIAHAT ROAD, P.S. - LAKE, 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 314.5 SQ. FT. OF LAND IS BEING SOLD AND SHOWN IN RED COLOUR

AREA OF THE STRAIGHT THREE STORIED BUILDING MEASURING ABOUT 2400 SQ. FT. OUT OF WHICH 600 SQ. FT. IS BEING SOLD AND SHOWN IN GREEN BORDER.

PLAN - 1



GROUND FLOOR PLAN

Dilip Kumar Mukherjee
(As constituted attorney of Sabiyasachi Chatterjee).

Abhishek Ruit

*Traced By:
S. Abhishek
36, 1/277B
Kot. 1*

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- 6 SEP 2018



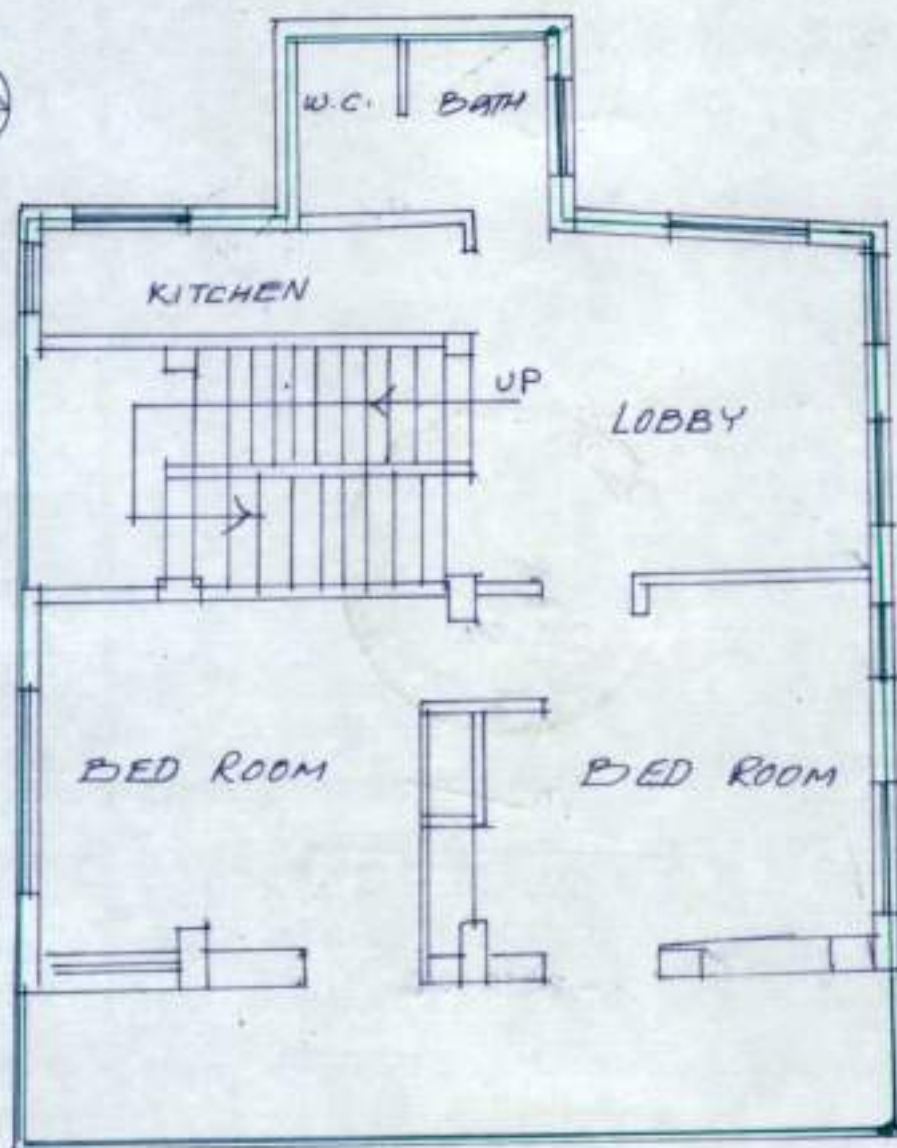
ALL THAT UNDIVIDED AND UNPARTITIONED PROPORTIONATE 25% SHARE OF ENTIRE LAND MEASURING ABOUT 314.5 SQ.FT. (OUT OF 1 COTTAH 11- CHITAKS 43 SQ.FT.) AND UNDIVIDED, UNDEMARCATED AND UNPARTITIONED PROPORTIONATE 25% SHARE OF THE ENTIRE BRICK BUILT CEMENTED FLOORING OF THREE STORIED RESIDENTIAL BUILDING MEASURING ABOUT 600 SQ.FT. (OUT OF THE TOTAL 2400 SQ.FT.) INCLUDING CAR PARKING AREA OF THE BUILDING AT PREMISES BEING NO. 1/277B, GARIAHAT ROAD, P.S. - LAKE, 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 314.5 SQ.FT. OF LAND IS BEING SOLD AND SHOWN IN RED COLOUR

AREA OF THE STRAIGHT THREE STORIED BUILDING MEASURING ABOUT 2400 SQ.FT. OUT OF WHICH 600 SQ.FT. IS BEING SOLD AND SHOWN IN GREEN BORDER.



PLAN - 2



FIRST & SECOND FLOOR PLAN

Debasish Mukherjee
(As constituted attorney of Sabayashree Chatterjee)

Ashutosh Ruit

Traced By.
S. S. S. S.
30.1.2018
Vol. 1.



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Delanda Reddy

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



Abhishek Ravi

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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- 6 SEP 2018

STAMP AFFIXED BY
22-06-18
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SABYASACHI CHATTERJEA, Son of Late Sanat Kumar Chatterjea, by faith: Hindu, by occupation: Service, having my USA Certificate of Registration as Overseas Citizen of India (in short OCI) having No. A130774 and my USA Passport No. 460965178, having my permanent residence at 1/277B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068 and presently residing at Summers Landing, 615, Florida Avenue, Panama City, Florida - 32344, USA, being the **PRINCIPAL** herein, state as follows:

WHEREAS I am a co-owner of the unpartitioned, undivided and undemarcated property (hereinafter referred to as the said property) situated at divided southern portion of plot no. 277 of the Tollygunge Scheme (Jodhpur Club Lands) of Bengal Co-operative Land Mortgage Bank and Housing Society Ltd. at KMC Premises No. 1/227B, Gariahat Road, Police Station - Lake, having its assessee No. 210930406119 ad measuring about 1 (one) cottahs 11(eleven) shittacks and 43 (forty three) sq. ft. together with undivided and undemarcated three storied residential building standing thereon having a constructed total area of 2400 sq. ft., morefully and particularly described in the SCHEDULE written hereinunder.

No Responsibility is accepted
by this Consulate General for
the contents of this document.



AND WHEREAS by reason of law of inheritance I have become and still now am the owner of 1/4th portion of the said undivided, unpartitioned and undemarcated property alongwith the structure standing therein.

AND WHEREAS I am desirous of alienating, selling and disposing of my undivided, unpartitioned and undemarcated 1/4th share in the said property and the structure contained therein in favour of the said Amit Ruia and Abhishek Ruia upon receiving a sum of Rupees 1,650,000/- INR.

AND WHEREAS since I have been residing outside the territory of India, at the address mentioned above, I am desirous of appointing my nephew, namely, Debashish Mukherjee, having his PAN - AEVPM7382L, son of Late Sourindra Mohan Mukherjee, residing at Premises No. 22A, Nalini Sarkar Street, P.O. Shyambazar, P.S. Shyampukur, Kolkata -700004, as my Lawful Attorney to execute the Deed of Conveyance on my behalf in favour of the above named two purchasers, namely, Amit Ruia (having his PAN - ADJPR3608R) and Abhishek Ruia (having his PAN - ADIPR8820N), jointly, both sons of Late Pashupati Kumar Ruia, both residing at Premises No. 1/111/1 Jodhpur Park , Kolkata-700068.



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AND WHEREAS considering the present market value I have satisfied myself as regards the aforesaid consideration of Rs. 1,650,000/- INR and the same has been so determined upon deducting the legal expenditure to be bourn on account of legal charges to facilitate the transaction.

NOW KNOW YOU AND THESE PRESENTS WITNESSETH that I, Sabyasachi Chatterjea, Son of Late Sanat Kumar Chatterjea, having my permanent residence at 1/277B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068 and presently residing at Summers Landing, 615, Florida Avenue, Panama City, Florida - 32344, USA, do hereby and hereunder nominate, appoint and constitute my said nephew namely Debashish Mukherjee, having his PAN - AEVPM7382L, son of Late Sourindra Mohan Mukherjee, residing at Premises No. 22A, Nalini Sarkar Street, P.O. Shyambazar, P.S. Shyampukur, Kolkata - 700004, as my true and lawful Attorney and the said Attorney to do and execute all or any of the following acts, deeds and things on my behalf that is to say:

1. To sign and execute the Deed of Conveyance in favour of the above named Amit Ruia and Abhishek Ruia, in respect of my aforesaid unpartitioned undivided and undemarcated 1/4th share of ownership in the said property together with the structure contained therein being and situated at Premises No.



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1/277B, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, District: South 24 Parganas, within the limits of Kolkata Municipal Corporation Ward No. 93, having Assessee No. 210930406119, together with the undivided proportionate share in the common areas and facilities, and to hand over possession thereof after ensuring that a sum of Rs. 1,650,000/- is deposited to my following bank account:

Bank	: Regions Bank in the United State of America
Routing No.	: 063104668
Account No.	: 018023619
Account Holders' Name	: Saby Chatterjea and Raj K Chatterjea (Joint)

2. To appear and represent me before the Registering Authority having jurisdiction to register the intended Deed of Conveyance and to present the said Deed of Conveyance for registration and to admit execution thereof before the concerned Registering Authority and to collect the original receipts and the said Deed duly registered and / or the certified copy as the case may be and to do all acts, deeds and things which my said Attorney shall consider necessary for transferring my 1/4th share in the said

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by this Consulate General for
the contents of this document.



Schedule property to the aforesaid purchasers as fully and effectually in all respects as I could do myself, if personally present.

3. To deliver the said duly registered Deed of Conveyance in respect of my 1/4th ownership in the Schedule property and all other necessary documents in respect of the said Schedule property to the said Amit Ruia and Abhishek Ruia, being the Purchasers of the intending Deed of Conveyance to be executed and registered and also to handover peaceful and vacant possession of the said Schedule property to them.
4. To sign and give valid receipts that may be issued by the Registering Authority.
5. To sign and execute all necessary forms and declarations and documents as may be necessary for mutation of the names of the said Amit Ruia and Abhishek Ruia in respect of my ownership in the said Schedule property, after execution and registration of the said intended Deed of Conveyance, before the concerned department of the Kolkata Municipal Corporation.
6. To appoint solicitors and advocates, from time to time as may be necessary for preparation, execution and registration of the intended Deed of Gift in favour of my above named purchasers in respect of my 1/4th share in the Schedule property as the said



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Attorney shall think proper to do so and to discharge and/or terminate his appointment.

7. To do all such necessary acts, deeds and things as thought fit by the said Attorney for the purpose of transferring of my 1/4th share in the said Schedule property in favour of Amit Ruia and Abhishek Ruia by a deed of conveyance, duly registered before the concerned Registering Authority.

AND GENERALLY to do, execute and perform all the lawful acts, matters and things as my said Lawful Attorney shall consider necessary in connection with my 1/4th share in the said Schedule property and I do hereby agree that all acts, deeds and things in respect of the said Schedule property lawfully done by my said Attorney on my behalf shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done accordingly for the said Schedule property by virtue of this power of Attorney.

SCHEDULE

ALL THAT the divided southern portion of plot no. 277 of the Tollygunge Scheme (Jodhpur Club Lands) of Bengal Co-operative Land Mortgage Bank and Housing Society Ltd. at KMC Premises No. 1/227B, Gariahat Road, Police Station - Lake, having its



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assessee No. 210930406119 and measuring about 1 (one) cottahs 11(eleven) shittacks and 43 (forty three) sq. ft. together with undivided and undemarcated three storied residential building standing thereon having a constructed total area of 2400 sq. ft. within the limits of the Kolkata Municipal Corporation, Ward No. 93, 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	:	Gariahat Road (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



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IN WITNESS WHEREOF I, the executor hereto have set and
 subscribed in my hands on this 24 day of May, 2018.

Shaynon Barth



SHAYNON BARTH
 Notary Public - State of Florida
 Commission No. FF 188562
 My Commission Expires Jan. 11, 2019

WITNESSES:

1. *Alyssa Schultz*
 Name: Alyssa Schultz
 Father: Brian Schultz
 Address: 2310 S Hwy 77 Ste 110
 Lynn Haven FL 32444
 Email: Store3015@theUPStore.com

2. *Chelsea Henson*
 Name: Chelsea Henson
 Father: Jeffrey Henson
 Address: 2310 S Hwy 77 Ste 110
 Lynn Haven FL 32444
 Email: Store3015@theUPStore.com

J. L. Henson

Signature of the Executor

Signature of the Attorney

J. L. Henson

Attested by the Executor

SIGNATURE ATTESTED

No Responsibility is accepted
 by the
 the c



Tarlok Badhan
Tarlok Badhan
 Vice Consul (Consular)
 Consulate General of India
 Atlanta

AL 1804 76719
 JUN 06 2018

No Responsibility is accepted
 by this Consulate General for
 the contents of this document.

[illegible]

USA

UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

TO: DIRECTOR, FBI
FROM: SAC, NEW YORK
SUBJECT: [REDACTED]
RE: [REDACTED]



RE: [REDACTED]
[REDACTED]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

1/10/60

1/10/60



THE PEOPLE

आयकर विभाग
INCOME TAX DEPARTMENT
DEBASHISH MUKHERJEE
SOURINDRA MOHAN MUKHERJEE
16/12/1955
Permanent Account Number
AEVPM7382L
Signature
भारत सरकार
GOVT. OF INDIA



Debashish Mukherjee



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

इस कार्ड को खोने/प्राप्त करने कृपया सूचित करें/सीएस।
आयकर पैन सेवा यूनिट, I/TITSL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.एस. बिल्डिंग,
नवी मुंबई - 400 614

Deborah Velazquez



ELECTION COMMISSION OF INDIA

चुनाव आयोग

IDENTITY CARD

पहचान कार्ड

WB / 22 / 155 / 081415



Elector's Name

चुनावी का नाम

Mukherjee Debashis

मुखाजी देबाशिस

Father/Mother/

Husband's Name

पिता/माता/पति का नाम

Sourindra

सौरिन्द्र

Sex

लिंग

M

♂

Age as on 1.1.1996

1.1.1964-5 वर्ष

32

CA

Debashis Mukherjee

Diplomat Printing
Diplomat Printing

Address
228 & 229 North Garfield Street
Birmingham, Alabama
35203
Phone
205-261-1111
Fax
205-261-1112
Facsimile Signature
Electoral Registration Officer
For 155-BUHTOLA
Assembly Constituency
155-BUHTOLA
Birmingham, Alabama 35203
Place
Alabama
Date
17 10 95
Page
1

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEK RUIA

PASHUPATI KUMAR RUIA

11/08/1977

Permanent Account Number

ADIPR8820N

Abhishek Ruia

Signature



20122011

Abhishek Ruia

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

ডিষ্ট্রিক্ট :
১/১১১ গারিহাট রোড দক্ষিণ কলকাতা লেক কলকাতা ৭০০০৬৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 151-Dhakuna

বিধানসভা নির্বাচন কেন্দ্র : ১৫১-ধাকুনা

District: Kolkata

জেলা: কলকাতা

Date: 23.09.2002

তারিখ: ২৩.০৯.২০০২


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/22/153/324931
পরিচয় পত্র



Elector's Name Abhisekh Ruia
নির্বাচকের নাম অভিষেক রুইয়া

Father's Name Pasupati Ruia
পিতার নাম পশুপতি রুইয়া

Sex M
লিঙ্গ পুরুষ

Age as on 1.1.2002 24
১.১.২০০২-এ বয়স ২৪

Abhisekh Ruia

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 SEP 2018

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

GRN: 19-201819-028260919-1

Payment Mode Online Payment

GRN Date: 05/09/2018 13:48:12

Bank : AXIS Bank

BRN : 8686896

BRN Date: 05/09/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19010001409117/4/2018

[Query No./Query Year]

Name : Ruia Car Rentals

Contact No. :

Mobile No. : +91 9163170000

E-mail : director@ruiacarrentals.com

Address : 11111Jodhpur ParkKol68

Applicant Name : Mr Sudipta Sarkar

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001409117/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	196260
2	19010001409117/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	32806

Total

229066

In Words : Rupees Two Lakh Twenty Nine Thousand Sixty Six only



Major Information of the Deed

Deed No :	I-1901-06977/2018	Date of Registration	07/09/2018
Query No / Year	1901-0001409117/2018	Office where deed is registered	
Query Date	04/09/2018 3:55:40 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. 16,50,000/-		Rs. 32,70,837/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,96,270/- (Article:23)		Rs. 32,806/- (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 (Jodhpur Park), , Premises No. 1/277B, Ward No: 093

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		314.5 Sq Ft	10,00,000/-	26,20,837/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					.7207Dec	10,00,000 /-	26,20,837 /-	

Structure Details :

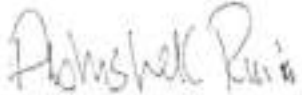
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	6,50,000/-	6,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	6,50,000 /-	6,50,000 /-	

Major Information of the Deed :- I-1901-06977/2018-07/09/2018

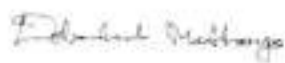
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sabyasachi Chatterjea Son of Late Sanat Kumar Chatterjea 1/277B, Gariahat Road, Having OCI No. A130774, 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: United States, NRI/OCI/PIO, 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
Mr Abhishek Ruia (Presentant) Son of Late Pashupati Kumar Ruia Executed by: Self, Date of Execution: 06/09/2018 , Admitted by: Self, Date of Admission: 06/09/2018 ,Place : Office				
		06/09/2018	LTI 06/09/2018	06/09/2018
Son of Late Pashupati Kumar Ruia Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADIPR8820N, Status :Individual, Executed by: Self, Date of Execution: 06/09/2018 , Admitted by: Self, Date of Admission: 06/09/2018 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debashish Mukherjee Son of Mr Sourindra Mohan Mukherjee Date of Execution - 06/09/2018, , Admitted by: Self, Date of Admission: 06/09/2018, Place of Admission of Execution: Office			
		Sep 6 2018 3:44PM	LTI 06/09/2018	06/09/2018
	22A, Nalini Sarkar Street, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.: AEVPM7382L Status : Attorney, Attorney of : Mr Sabyasachi Chatterjea			

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 Mr Abhishek Ruia, Mr Debashish Mukherjee

Major Information of the Deed :- I-1901-06977/2018-07/09/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sabyasachi Chatterjea	Mr Abhishek Ruia-0.72073 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sabyasachi Chatterjea	Mr Abhishek Ruia-600.00000000 Sq Ft

Endorsement For Deed Number : I - 190106977 / 2018

On 04-09-2018

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 32,70,837/-



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

Kolkata, West Bengal

On 06-09-2018

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

Presented for registration at 14:53 hrs on 06-09-2018, at the Office of the A.R.A. - I KOLKATA by Mr Abhishek Ruia Claimant.

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

Execution is admitted on 06/09/2018 by Mr Abhishek Ruia, Son of Late Pashupati Kumar 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

Major Information of the Deed :- I-1901-06977/2018-07/09/2018

Executed by Attorney

Execution by Mr Debashish Mukherjee, , Son of Mr Sourindra Mohan Mukherjee, 22A, Nalini Sarkar Street, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Professionals as the constituted attorney of Mr Sabyasachi Chatterjee 1/277B, Gariahat Road, Having OCI No. A130774, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068 is admitted by him

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



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

On 07-09-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,806/- (A(1) = Rs 32,708/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,806/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/09/2018 12:00AM with Govt. Ref. No: 192018190282609191 on 05-09-2018, Amount Rs: 32,806/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 8686896 on 05-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,96,270/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,96,260/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 102333, Amount: Rs. 10/-, Date of Purchase: 05/09/2018, Vendor name: A K MAITY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/09/2018 12:00AM with Govt. Ref. No: 192018190282609191 on 05-09-2018, Amount Rs: 1,96,260/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 8686896 on 05-09-2018, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 289208 to 289246
being No 190106977 for the year 2018.



Digitally signed by Srijani Ghosh
Date: 2018.09.12 12:02:15 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 9/12/2018 11:59:29 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
