

6685/18

I 5988/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 9/1037495

Y 606881

Certified that the document is admitted in registration. The stamp sheet/s and the under-mentioned sheets attached with the document are the part of this document.

[Signature]
 Addl. Dist. Sub-Registrar
 Hooghly, West. B. Bengal

18 SEP 2017

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this the 23rd day of August..... Two Thousand and Seventeen (2017)

BETWEEN

2C
 1946
 125/18

17 JUL 2017

4195
Sl. No. Rupees -100/-
M/s. Sri / Smt. Navyug Multicon Pvt. Ltd.
Address: 63/30, Saras Base Rd.
P.S. Kal-25
Vendor: SK Dey

Santosh Kr. Dey
ALIPORE POLICE COURT
Kolkata-27

Agarwal (Utsav Agarwal)

v (179)
5346

Navyug Multicon Pvt. Ltd.

Agarwal (Utsav Agarwal)

Authorized Signatory

v (179)
5342

Lakshmi Prayagn Saha

As a constituted Attorney of
MALAY GANGULI



Signature.....
25 AUG 2017
AD@L DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

for
Al.
Alipore police Ct.
W-25

SHRI MALAY GANGULI (PAN: AEBPG5982J), son of Late Subodh Chandra Ganguli, residing at 159, Rash Behari Avenue, P.S. Gariahat, P.O. Gariahat, Kolkata – 700 029, represented by its Power of Attorney Holder **SHRI LAKSHMI NARAYAN SAHA, (PAN : ALGPS0019Q)**, son of Late Aswani Kumar Saha, residing at 61B, R.K. Chatterjee Road, P.S. Kasba, P.O. Kasba Kolkata – 700 042, hereinafter called and referred to as the “**VENDOR**” (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, executor, administrator, legal representative and/or assigns) of the **ONE PART**.

AND

M/S. NAVYUG MULTICON PVT. LTD. (PAN: AAECN0623M), a Company incorporated under the Companies Act, 1956 having its registered office at 63/3B, Sarat Bose Road, P.S. Bhowanipore, P.O. Sarat Bose Road, Kolkata – 700 026, represented by one of its Authorised Signatory **SHRI UTSAV AGARWAL (PAN: AJDPA7778B)**, son of Shri Rajiv Agarwal, residing at 10, Alipore Park Road, P.S. Alipore, P.O. Alipore, Kolkata – 700 027, hereafter referred to as the “**PURCHASER**” (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor or successors-in-office, and/or assigns) of the **OTHER PART**.

WHEREAS :

- A) That one Satish Chandra Sengupta, son of Late Uma Charan Sengupta, by virtue of a registered Deed of Conveyance dated 19th February, 1936, which was presented for registration before the District Sub-Registrar on 29th February, 1936, purchased a piece and parcel of land measuring about 35 Cottahs, 10 Chittaks and 40 Sq.ft. be little more or less lying



Signature.....

23 AUG 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

situate and comprised and being portion of the then Plot No. 711 of the Surplus land of the Improvement Scheme No. XVB formed out of old Municipal Premises No. 47/2, Gariahat Road being Part of Holding No. 297, Sub-Division 'P', Division VI, Dihi Punchannagram, District 24 Parganas, Sub Registry Office Alipore (more fully described in the First Schedule hereunder written) hereinafter referred to as the "said Larger Property" from the Trustees for the Improvement of Calcutta, a Body Corporate constituted under the Calcutta Improvement Act, 1911 on valuable consideration and the said Deed was duly registered before the District Registrar at Alipore and recorded in Book No.I, Volume No. 30, Pages 115 to 117, Being No. 1207 for the year 1936.

- B) While seized and possessed of the said property, said Satish Chandra Sengupta, by virtue of a registered Deed of Conveyance dated 23rd May, 1938 sold, conveyed and transferred a demarcated portion of the land having an area of about 7 Cottahs, 5 Chittaks and 31 Sq.ft. out of the said larger property to the predecessor in interest of the present Vendors, namely Subodh Chandra Ganguli on valuable consideration and the said Deed was registered before the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No. 38, Pages 140 to 146, Being No. 1985 for the year 1938.
- C) After purchasing the aforesaid property said Subodh Chandra Ganguli duly mutated his name in the record of Kolkata Municipal Corporation and the same has been numbered as premises No. 159, Rashbehari Avenue, P.S. Tollygunge, subsequently P.S. Gariahat, Kolkata – 700029, Ward No. 86, and while seized and possessed of the same he constructed partly two storied and partly three brick built building in a portion thereof during his life time.

- D) Said Subodh Chandra Ganguli died intestate on 28.08.1945 leaving behind him his wife Gita Ganguli and four minor sons, namely Gautam Ganguli, Malay Ganguli, Anupam Ganguli and Badal Ganguli and two minor daughters, namely Lina Ganguli (who after married became Lina Mukherjee) and Tapati Ganguli (who after married became Tapati Chatterjee) as his legal heirs and representatives.
- E) As per the then prevailing Hindu Law the aforesaid property completely devolved upon his said sons subject to the life interest of the wife and right of residence of the said unmarried daughters of said Subodh Chandra Ganguli.
- F) After coming into force of the Hindu Succession Act, 1956, however, said life interest of said Gita Ganguli became vested interest and accordingly, she acquired equal shares with her minor sons i.e. to say wife and four sons of Late Subodh Chandra Ganguli, jointly acquired the aforesaid property each having undivided 20% share therein.
- G) Said Gita Ganguli died intestate on 25.08.1989 and accordingly, her undivided 20% share devolved equally upon her four sons and said two daughters or in other words each of the said sons and daughters acquired 3.33% shares respectively in the said property.
- H) Thus said four sons of Subodh Chandra Ganguli thus acquired 23.33% share and the said two daughters acquired 3.33% share each in respect of the said property.
- I) One of the daughters of said Subodh Chandra Ganguli, namely Tapati Chatterjee died on 22.03.2010 leaving behind her husband Sudhindra Nath Chatterjee and one daughter Smt. Susmita Chatterjee, who thus jointly acquired said undivided share of Tapati Chatterjee in the said property. Subsequently, said Sudhindra Nath Chatterjee also died on

25.01.2016 and as such said Susmita Chatterjee alone inherited the said share of Tapati Chatterjee in the said property.

- J) One of the co-sharers of said property, namely Badal Ganguli died intestate as bachelor on 23.03.2013 and accordingly, his aforesaid 23.33% shares devolved upon his three brothers and one sister, Lina Mukherjee then alive.
- K) Another co-owner, Anupam Ganguli also died intestate as bachelor on 31.05.2014 and accordingly his undivided 29.16% share in the said property devolved upon his two brothers and one sister and accordingly, said Gautam Ganguli and Malay Ganguli each became the owner of undivided 38.88% in the said property and said Lina Mukherjee became the owner of undivided 18.9% share in the said property.
- L) Thus the present Vendor acquired undivided 38.88% share in respect of the aforesaid property and the remaining 61.12% of share in the said property devolved on said Susmita Chatterjee, Lina Mukherjee and Gautam Ganguli, as aforesaid.
- M) The present Vendor has executed a registered Power of attorney in favor of Shri Lakshmi Narayan Saha which was registered at District Sub Registrar Alipore, South 24 Parganas in Book No. IV, CD Volume No. 1601-2017, Pages from 4207 to 4221, Being No. 160100272 for the year 2017, for entering into Sale Agreement in respect of his undivided 38.88%.
- N) The Vendor having agreed to sell his undivided 38.88% share in the said property (more fully described in the Second Schedule hereunder written) hereinafter referred to as the "said property" and the Purchaser after necessary searches being fully satisfied about the marketable title of the Vendor agreed to purchase the said undivided 38.88% share at or for a consideration of Rs.2,05,00,000/- (Rupees two crore five lakhs

only) free from all encumbrances, charges, liens, attachments, whatsoever, and subject to terms and conditions as contained hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the present Vendor agreed to sell and the present Purchaser agreed to purchase **ALL THAT** the undivided 38.88% share in the piece and parcel of revenue free land having an area of 7 Cottahs, 5 Chittaks and 31 Sq.ft. be little more or less together with partly two and partly three storied brick built building situated in a portion thereof lying situate and comprised and being Municipal Premises No. 159, Rash Behari Avenue, P.S. Gariahat, Kolkata – 700 029, Ward No.86 (as more fully and specifically described in the Second Schedule hereunder written) and herein referred to as the “said property” from the present Vendor at or for a total consideration of Rs.2,05,00,000/- (Rupees two crore five lakhs only) free from all encumbrances, charges, liens, attachments, whatsoever.
2. That simultaneously with the execution of this Agreement, the Purchaser paid a sum of Rs.70,00,000/- (Rupees seventy lakhs only) to the Vendor as and by way of earnest money and/or part consideration money, which the Vendor acknowledge to have received and/or every part thereof as per the memo given below.
3. That the balance sum of Rs. 1,35,00,000/= (Rupees one crore thirty five lakhs only) has been agreed to be paid by the Purchaser to the Vendor in the following manner :
 - a) Rs.60,00,000/- has been agreed to be paid to the Vendor on handing over the peaceful vacant khas possession of the entire property.

- b) Rs.75,00,000/- within 6 months from the date of handing over the vacant khas possessions of the entire property.

If the Purchaser fails to pay the balance amount within the stipulated time, they will be liable to pay interest @ 12 % on the said balance amount till the date of payment.

4. Before execution of this Agreement the Vendor have represented and assured to the Purchaser as follows:

- a) That the Vendor hereby declare that the said property and the existing building situated thereon are free from all encumbrances, charges, liens, attachments, lispence, mortgage, whatsoever.
- b) That there is no impediment of any nature, whatsoever, for the Vendor to sell and/or transfer the undivided 38.88% share in the said premises in favour of the Purchaser.
- c) That neither the Vendor nor his predecessor-in-title have ever deposited the title documents in respect of the said premises with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any debt or otherwise.
- d) That all the outstanding municipal dues, if any, along with the interest and penalty up to the date of these presents shall be borne and paid by the Vendor herein and in case before completion of sale, if any outstanding amount is found due and payable towards the Municipal Tax or any other statutory liabilities, in such case the same will be initially paid by the Purchaser and to adjust against the balance consideration money.

- e) That all the outstanding electric dues upon the date of these presents shall be borne and paid by the Vendor herein.
- f) That excepting the Vendor nobody has got any right, title, interest, claim, demand, whatsoever or howsoever into or upon the said undivided 38.88% share of the property or any portion thereof.
- g) That no notice of acquisition or requisition has ever been received nor any proceeding for acquisition or requisition is pending in respect of the aforesaid property or any portion thereof.
- h) That the Vendor has declared to the Purchaser that the Vendor has a marketable title in respect of the said 38.88% share in the said premises including the said structures situated thereon without any claim, right, title interest of any person thereon or therein and the Vendor has right to enter into this agreement with the Purchaser and the Vendor hereby undertakes to indemnify and keep the Purchaser indemnified against any third party's claims, actions and demands, whatsoever, with regard to the title and ownership of the Vendor in respect of the said premises.
- i) That the Vendor has not entered into any agreement and/or there subsists no agreement for sale and/or transfer and/or agreement for development in respect of their said 38.88% share in the said property.
- j) That there is no impediment under the law for the time being in force under the Vendor to sell, convey and transfer the aforesaid undivided share in the property to the Purchaser herein.

- k) That the aforesaid property is not attracted under the Urban Land (Ceiling and Regulation) Act, 1976 and that there is no impediment for obtaining NOC for the said ULC Authority as claimed by the Vendor.
- l) The Vendor shall mutate his names in the record of the Kolkata Municipal Corporation, which is a condition precedent before completion of sale of the aforesaid property.

That relying upon such representations of the Vendors and also after all necessary searches of the title and being satisfied with the said title, the Purchaser is entering into this Agreement for purchasing the aforesaid undivided 38.88% share of the property from the Vendors.

- 5. It has been agreed between the parties that the sale of the aforesaid property shall be completed after mutation of the name of the Vendor in the record of the Kolkata Municipal Corporation and on fulfilment of all the obligations by the Vendor as mentioned herein.
- 6. All outstanding liabilities including municipal tax and other statutory liabilities, whatsoever, shall be paid by the Vendor and in case at the time of execution of the Deed of Conveyance, if any outstanding amount is found to be due on that account, in such case the Purchasers shall be entitled to pay the same and to deduct the said amount out of the balance consideration money due and payable to the Vendors.
- 7. That over and above liquidating the aforesaid liabilities the present Vendor shall make out a clear and marketable title in respect of the said property to the satisfaction of the purchaser herein for which the purchaser herein shall be at liberty to seek for requisition of title of the said property from the present Vendor and the Vendor herein shall provide the reply to the same accordingly.

8. Subject to fulfilling all the obligations as contained herein, the Purchaser shall be entitled to assign and/or nominate this agreement and the Vendor agreed to accept such assignee and/or nominee of the Purchaser and to execute the Deed of Conveyance in favour of such nominee or nominees and/or assignee or assignees of the Purchaser subject to payment of the balance consideration money and fulfilling other obligations as contained herein. No further consent of the Vendor will be required for nominating and/or assigning the benefits under this Agreement for Sale of the Purchaser in respect of the said property and this Agreement itself shall be treated as such consent of the Vendor for such nomination and/or assignment.
9. On payment of the full consideration money, the Vendor agreed to execute Deed of Conveyance in respect of the aforesaid property as specified in the Second Schedule hereunder written in favour of the Purchaser or its nominee or nominees and/or assigns.
10. The entire stamp duty and registration costs and expenses as adjudicated or otherwise shall be borne and paid by the Purchaser and/or its nominee or nominees.
11. In spite of fulfilling all the obligations as mentioned above by the Vendors, if the Purchaser fails to make payment of the balance consideration money at the time of execution of the Sale Deed in such case, the Vendor shall be entitled to sue the Purchaser for specific performance of the contract.
12. On fulfilment of all the obligations by the Vendors, as aforesaid, inspite of the Purchaser being ready and willing to complete the sale on payment of balance consideration money, if the Vendor fail to execute the Deed of Conveyance in respect of the said undivided 38.88% share

in respect of the aforesaid property in favour of the Purchaser or its nominee or nominees, in such case, the Purchaser shall be entitled to sue the Vendor for specific performance of the contract.

13. That before execution of the Deed of Conveyance, if the aforesaid property or any part thereof is acquisitioned or requisitioned by Government or any other Statutory Authority or Authorities, in such case this Agreement shall be treated as cancelled and the Vendor shall be liable to refund the said earnest money with interest @ 18 % to the Purchaser within 15 days from the date of receipt of such notice of requisition and/or acquisition along with all the expenses incurred by the Purchaser on account of legal fees, searching fees, advocates fees, solicitors fees, sanction plan, architects fees, surveyors fees, paper publication, etc.

14. Pending completion of the transaction, the Vendor has assured and covenant with the Purchaser as and by way of negative covenants as follows:
 - a. Not to sell, transfer, alienate, encumber nor create any interest of any third party into or upon the said undivided 38.88% share of the property belonging to the Vendors.

 - b. Not to part with possession of the various parts and portions of the said premises presently in occupation of the Vendors.

 - c. Not to do any act deed or thing which may be contrary to or in violation of any of the terms and conditions of this Agreement.

15. The Vendor shall at the time of registration of the Deed of Sale shall handover the khas, peaceful possession of the property to the Purchaser herein.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of a demarcated revenue free land having an area of 7 Cottahs, 5 Chittaks and 31 Sq.ft. be little more or less out of the said larger property together with partly two and partly three storied, 70 years old brick built building standing thereon having an total area of 6500 Sq.ft. lying situate and comprised and being portion of Plot No. 711 of the Surplus land of the Improvement Scheme No. XVB formed out of old Municipal Premises No. 47/2, Gariahat Road being Part of Holding No. 297, Sub-Division 'P', Division VI, Dihi Punchannagram, District 24 Parganas, Sub Registry Office Alipore being subsequent Municipal Premises No. 159, Rash Behari Avenue, Kolkata – 700 029, Ward No.86, of The Kolkata Municipal Corporation and butted and bounded as follows :

ON THE NORTH : By Premises No. 3B, Hindustan Road;

ON THE SOUTH : By Rashbehari Avenue and premises No. 159/1A, Rashbehari Avenue;

ON THE EAST : By Premises No. 159/1A & 159/1B, Rashbehari Avenue;

ON THE WEST : Partly by premises No. 157/C, Rashbehari Avenue and partly by premises No. 23, Ramani Chatterjee Street;

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided 38.88% share i.e. 2 Cottahs, 13 Chittaks and 34.09 Sq.ft. out of the piece and parcel of demarcated revenue free land having an area of 7 Cottahs, 5 Chittaks and 31 Sq.ft. be little more or less **together**

with partly two storied and partly three storied brick built building standing thereon having undivided 38.88 % i.e. 2527 Sq.ft. out of the total area of 6500 Sq.ft. lying situate and comprised and being Municipal Premises No. 159, Rash Behari Avenue, P.S. Gariahat, Kolkata – 700 029, Ward No.86, of The Kolkata Municipal Corporation.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals on the day month and year first written above.

SIGNED SEALED AND DELIVERED BY THE
VENDOR AT KOLKATA IN PRESENCE OF :

1. Manish Kr Mounya
36/5A, Fyolish Key Road
WT - 700053

2. Nitesh Shekh
63/3B, Sared Bose Road,
KOLKATA - 700025

As a con...
MALAY GANGULI

Kakshami Narayan Saha

(VENDOR)

SIGNED SEALED AND DELIVERED BY THE
PURCHASER AT KOLKATA IN PRESENCE OF :

1. Manish Kr Mounya

2. Nitesh Shekh

Navyug Multicon Pvt. Ltd.

Agastwal (Signature)
Authorised Signatory

(PURCHASER)

Proprietor
for Mr.
a.
Alipia police Ct
WT-27
WB-613/2001

MEMO OF CONSIDERATION

Received from the above named Purchaser a sum of Rs. 70,00,000/- (Rupees seventy five lakhs only) being the earnest money and/or part consideration money as per memo given below :

By UTR No. ^{DBAR52017082300675386} dated 23/08/17 Rs. 69,30,000/-

Drawn on Indian Overseas Bank,
Lansdowne Market Branch, Kolkata

By 1 % T.D.S on the total amount

Rs. 70,000/-

Rs. 70,00,000/-

(Rupees seventy lakhs only)

Witness :

1. Maula Pr Nayya
36/59, Jewish Bay Road
W-1 - 700053

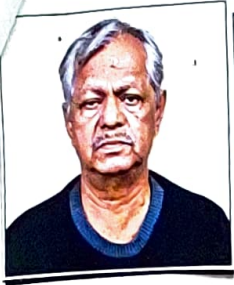
2. Ndu Shek
63/33, Sagar Bose Road,
Kolkata - 700025.

As a constituted Attorney of
MALAY GANGULI

Lakshmi Narayan Saha

(VENDOR)

Thumb 1st finger Middle Finger Ring Finger Small Finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name LAKSHMI NARAYAN SAHA

Signature Lakshmi Narayan

Thumb 1st finger Middle Finger Ring Finger Small Finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name UTSAV AGARWAL

Signature Agarwal

Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

**SITE PLAN OF PREMISES NO.- 159, RASH BEHARI AVENUE,
 KOLKATA-700029, WARD NO.-88, BOROUGH-VIII, P.S.-GARIAHAT.
 LAND AREA= 07K-06CH.-319QFT.=492.010 SQM.(AS PER DEED)
 UNDIVIDED (38.88%) LAND AREA= 02K.-13CH.-34.098QFT.=191.293 SQM.
 SCALE=1:250
 PLAN SHOWN IN RED BORDER**



Navyug Multicop Pvt. Ltd.
Agarwal
 Authorised Signatory

SIGNATURE OF PURCHASER

**As a constituted Attorney of
 MALAY GANGULI**

Lakshmi Narayan Saha

SIGNATURE OF VENDOR







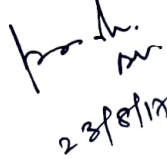
Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050001037495/2017

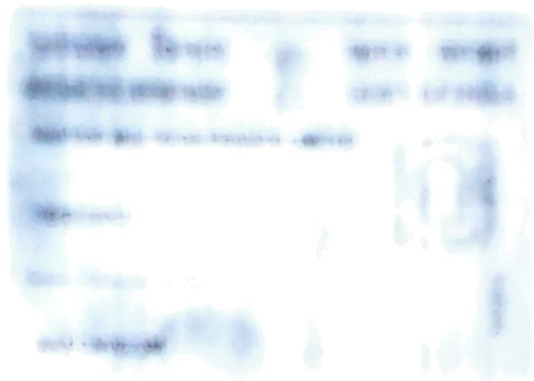
I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|---|---------------------------------------|
| 1 | Shri UTSAV AGARWAL 10, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 | Represent ative of Buyer [M/S. NAVYUG MULTICO N PVT. LTD.] |  |  | Utsav Agarwal 23/08/2017 |
| 2 | Mr LAKSHMI NARAYAN SAHA 61B, R K CHATTERJEE ROAD, P.O:- KASBA, P.S:- Kasba, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700042 | Attorney of Seller [Shri MALAY GANGULI] |  |  | Lakshmi Narayan Saha 23.8.17 |
| SI No. | Name and Address of identifier | Identifier of | | Signature with date | |
| 1 | Mr Bapi Das Son of Late S Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027 | Shri UTSAV AGARWAL, Mr LAKSHMI NARAYAN SAHA | |  23/08/17 | |

(Amitava Chanda)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
ALIPORE



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEBPG5982J



नाम /NAME

MALAY GANGULI

पिता का नाम /FATHER'S NAME

SUBODH GANGULI

जन्म तिथि /DATE OF BIRTH

01-07-1944

हस्ताक्षर /SIGNATURE

Malay

Ch. Das

आयकर आयुक्त, प.बं.-111

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

Malay

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALGPS0019Q



नाम /NAME

NARAYAN LAKSHMI SAHA

पिता का नाम /FATHER'S NAME

ASWANI SAHA

जन्म तिथि /DATE OF BIRTH

08-10-1943

हस्ताक्षर /SIGNATURE

Narayan

B. J. Das

आयकर आयुक्त, प.पं.-XI

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

Lakshmi Narayan Saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

UTSAV AGARWAL

RAJIV AGARWAL

07/01/1989

Permanent Account Number
AJDPA7778B


Signature



25012077

इस कार्ड के खोले पान पर कृपया मुद्रण करें और इसे
आयकर देने से एक हफ्ता पहले ही पान
दहकी मंत्रालय, हाकिमस रोड, कान्त मिल्स कंपाउंड,
एन. बी. मार्ग, लोअर पार्क, मुंबई - 400 015

*If this card is lost, someone's lost and is found,
please inform return to:*

Income Tax PAN Services Unit (S-10),
1st Floor, Times Tower,
Kantil Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 015

Tel: 91-22-2499-2650, Fax: 91-22-2495-0244,
e-mail: paninfo@nsdl.com

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

GRN: 19-201718-005914861-1 Payment Mode Online Payment
GRN Date: 17/08/2017 15:32:44 Bank : Indian Overseas Bank
BRN : 201708170804967 BRN Date: 17/08/2017 15:34:42

DEPOSITOR'S DETAILS

Id No. : 16050001037495/6/2017

[Query No./Query Year]

Name : NAVYUG MULTICON PVT LTD
Contact No. : 9239052019 Mobile No. : +91 9239052019
E-mail : manishmaurya6888@gmail.com
Address : 633B SARAT BOSE ROAD KOLKATA700025
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale agreement without possession ,Full Stamp
Payment No 5

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 16050001037495/6/2017 | Property Registration- Stamp duty | 0030-02-103-003-02 | 1525988 |
| 2 | 16050001037495/6/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |

Total

1526009

In Words : Rupees Fifteen Lakh Twenty Six Thousand Nine only

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

GRN: 19-201718-007970841-1

Payment Mode Online Payment

GRN Date: 18/09/2017 11:20:55

Bank : Indian Overseas Bank

BRN : 201709180903768

BRN Date: 18/09/2017 11:21:29

DEPOSITOR'S DETAILS

Id No. : 16050001037495/10/2017

[Query No./Query Year]

Name : NAVYUG MULTICON PVT LTD

Contact No. : 03324756027

Mobile No. : +91 9239052019

E-mail : manishmaurya6888@gmail.com

Address : 633B SARAT BOSE ROAD KOLKATA700025

Applicant Name : Mr Bapi Das

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale agreement without possession ,Full Stamp
Payment No 9

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|------------------------|-----------------------------------|--------------------|-------------|
| 1 | 16050001037495/10/2017 | Property Registration- Stamp duty | 0030-02-103-003-02 | 85081 |

Total

85081

In Words : Rupees Eighty Five Thousand Eighty One only

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1605-05988/2017 | Date of Registration | 18/09/2017 |
| Query No / Year | 1605-0001037495/2017 | Office where deed is registered | |
| Query Date | 18/07/2017 10:59:21 AM | A.D.S.R. ALIPORE, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0104] Sale, Sale agreement without possession [Full Stamp] | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2,05,00,000/- | Rs. 2,30,14,983/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 16,11,169/- (Article:5(d)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, Road Zone : (Triangular Park -- Gariahat Road Crossing(Ward No 85,86,90,68)) , , Premises No. 159, Ward No: 86

| 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 | | 2 Katha 13 Chatak 34.09 Sq Ft | 2,02,00,000/- | 2,18,77,833/- | Width of Approach Road: 12 Ft., |
| Grand Total : | | | | | 4.7188Dec | 202,00,000 /- | 218,77,833 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2527 Sq Ft. | 3,00,000/- | 11,37,150/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 1166 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1166 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 195 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 2527 sq ft | 3,00,000 /- | 11,37,150 /- | |

Seller Details :

| SI No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | Shri MALAY GANGULI Son of Late Subodh Chandra Ganguli 159, Rash Behari Avenue, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEBPG5982J, Status :Individual, Executed by: Attorney, Executed by: Attorney |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | M/S. NAVYUG MULTICON PVT. LTD. 63/3B, Sarat Bose Road, P.O:- Sarat Bose Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAECN0623M, Status :Organization, Executed by: Representative |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr LAKSHMI NARAYAN SAHA Son of Late ASWANI KR SAHA 61B, R K CHATTERJEE ROAD, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALGPS0019Q Status : Attorney, Attorney of : Shri MALAY GANGULI |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shri UTSAV AGARWAL (Presentant) Son of Shri Rajiv Agarwal 10, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJDPA7778B Status : Representative, Representative of : M/S. NAVYUG MULTICON PVT. LTD. (as Authorised Signatory) |

Identifier Details :

| Name & address | |
|---|--|
| Mr Bapi Das Son of Late S Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri UTSAV AGARWAL, Mr LAKSHMI NARAYAN SAHA | |
| | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|--|
| 1 | Shri MALAY GANGULI | M/S. NAVYUG MULTICON PVT. LTD.-4.71875 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|--|
| 1 | Shri MALAY GANGULI | M/S. NAVYUG MULTICON PVT. LTD.-2527.00000000 Sq Ft |

Endorsement For Deed Number : I - 160505988 / 2017

On 19-07-2017

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 2,30,14,983/-



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 23-08-2017

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

Presented for registration at 16:35 hrs on 23-08-2017, at the Private residence by Shri UTSAV AGARWAL ,

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

Execution is admitted on 23-08-2017 by Shri UTSAV AGARWAL, Authorised Signatory, M/S. NAVYUG MULTICON PVT. LTD., 63/3B, Sarat Bose Road, P.O:- Sarat Bose Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Bapi Das, , , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr LAKSHMI NARAYAN SAHA, , Son of Late ASWANI KR SAHA, 61B, R K CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others as the constituted attorney of Shri MALAY GANGULI 159, Rash Behari Avenue, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029 is admitted by him

Identified by Mr Bapi Das, , , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 24-08-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2017 3:34PM with Govt. Ref. No: 192017180059148611 on 17-08-2017, Amount Rs: 21/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201708170804967 on 17-08-2017, Head of Account 0030-03-104-001

-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,11,069/- and Stamp Duty paid by by online = Rs 15,25,988/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2017 3:34PM with Govt. Ref. No: 192017180059148611 on 17-08-2017, Amount Rs: 15,25,988/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201708170804967 on 17-08-2017, Head of Account 0030-02-103-003-02



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 18-09-2017

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 : 5 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2017 11:21AM with Govt. Ref. No: 192017180079708411 on 18-09-2017, Amount Rs: 0/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201709180903768 on 18-09-2017, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,11,069/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 85,081/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4195, Amount: Rs.100/-, Date of Purchase: 17/07/2017, Vendor name: S K Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2017 11:21AM with Govt. Ref. No: 192017180079708411 on 18-09-2017, Amount Rs: 85,081/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201709180903768 on 18-09-2017, Head of Account 0030-02-103-003-02



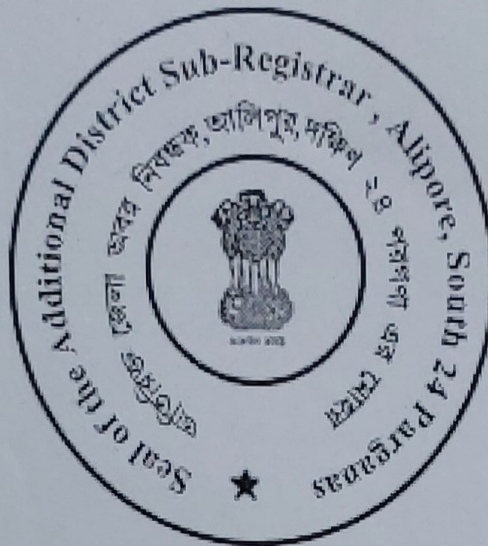
Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 159158 to 159188

being No 160505988 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.09.18 16:19:49 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 18/09/2017 16:16:08
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)