

340/2019

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E-556682

E 556682

8/2327/14/19

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

1. 
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

14 FEB 2019

CONVEYANCE

1. Date: 13/02/2019
2. Place: Kolkata
3. Parties:

Sambhu Babbar
 s/o Late Ajay Babbar
 Kobi Karama Kambar
 P.O + P.S. Danta
 Kdt. 49
 Bhubaneswar

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 Bidhanagar, (Salt Lake City)



Bindu Bihari
 V.C.T. 217

Director / Authorized Signatory
 G. S. G. S. G.
 OF GROUPO COMMERCIAL PVT. LTD.

V.C.T. 213
 G. S. G. S. G.
 OF GROUPO COMMERCIAL PVT. LTD.

8 FEB 2019

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K/5 Roy Road, Kol-1
 - 8 FEB 2019

NAME: G. S. G. S. G. OF GROUPO COMMERCIAL PVT. LTD.
 ADD: 23, Chittaranjan Saha Road, Kolkata - 700017



- 3.1 **Bindu Bihani [PAN ADIPB2032J]**, son of Pawan Kumar Bihani, residing at 12, Dr. P.K. Banerjee Road, Post Office & Police Station Howrah, Howrah 711001
(Vendor, include successors-in-Interest)

And

- 3.2 **TROTUND COMMERCIAL PRIVATE LIMITED (PAN: AABCO6998F)**, a company governed by the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, P. O. Circus Avenue, P. S. Shakespeare Sarani, Kolkata-700017, represented by its Authorized Signatory, **Giriraj Ratan Bagri, (PAN AEBPB4815M)**, son of **Chhagan Lal Bagri**, by faith Hindu, by Occupation Service, by Nationality Indian residing at 20B, Raja Brojendra Narayan Street, P. O. & P. S. Barrabazar, Kolkata-700007.
(Purchaser, include successors-in-interest)

Vendor and Purchaser, individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Undivided and Undemarcated *Sali* land measuring (i) 3.6693 (three point six six nine three) decimal, more or less, out of 151 (one hundred and fifty one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* No. 1697, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas (**First Property**) And (ii) 1.3506 (one point three five zero six) decimal, more or less, out of 28 (twenty eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* No. 1697, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District

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Sub-Registration Rajarhat, District North 24 Parganas (**Second Property**) And (i) 0.2242 (zero point two two four two) decimal, more or less, comprised in R.S./L.R. Dag No. 551, recorded in L.R. *Khatian* No. 1697, *Mouza* Salua, J.I. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas (**Third Property**) the First Property, the Second Property and the Third Property, **totaling to 5.2441 (five point two four four one) decimal**, more or less (collectively **Said Property**), more fully described in the **Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Jiban Krishna Saha:** Jiban Krishna Saha was the absolute owner of land measuring 11.0079 (eleven point zero zero seven nine) decimal, more or less out of 151 (one hundred and fifty one) decimal, more or less, being the 00729 (zero zero seven two nine) share of R.S./L.R. No. 496, *Mouza* Salua, J.I. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur, within the then jurisdiction of Rajarhat-Gopalpur Municipality (now, within Ward No. 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas (**First Mother Property**) **And** (ii) 4.0516 (four point zero five one six) decimal, more or less out of 28 (twenty eight) decimal, more or less, being the 01447 (zero one four four seven) share of R.S./L.R. No. 497, *Mouza* Salua, J.I. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur, within the then jurisdiction of Rajarhat Gopalpur Municipality (now, within Ward No. 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24

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Parganas (**Second Mother Property**) And (ii) 0.6725 (zero point six seven two six) decimal, more or less out of 19 (nineteen) decimal, more or less, being the 00354 (zero zero three five four) share of R.S./L.R. No 551, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur, within the then jurisdiction of Rajarhat-Gopalpur Municipality (now, within Ward No. 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas (**Third Mother Property**) the First Mother Property, the Second Mother Property and the Third Mother Property, totaling to 15.7321 (fifteen point seven three two one) decimal, more or less (collectively **Mother Property**) along with various other properties.

- 5.1.2 **Record of Rights:** The name of Jiban Krishna Saha was recorded in the records of the Land Reforms Settlements, vide L.R. *Khatian* No. 99.
- 5.1.3 **Demise of Jiban Krishna Saha:** Jiban Krishna Saha, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his wife Ava Saha and 2 (two) daughters, namely, Jolly Mondal (Saha) and Jayati-Chowdhury (Saha), as his only legal heiresses, who inherited the entirety of the Mother Property of Jiban Krishna Saha, jointly and in equal share.
- 5.1.4 **Ownership of Ava Saha:** Thus, in the aforesaid circumstances, by virtue of inheritance, Ava Saha, being one of the legal heiresses of Late Jiban Krishna Saha has inherited and has become the owner of undivided $1/3^{\text{rd}}$ (one-third) share in the Mother Property, i.e. land measuring (i) 3.6693 (three point six six nine three) decimal, more or less, out of the First Mother Property (**First Property**) And (ii) 1.3506 (one point three five zero six) decimal, more or less, out of the Second Mother Property (**Second Property**) And (iii) 0.2742 (zero point two two four two) decimal, more or less, out of the Third Mother Property (**Third Property**).
- 5.1.5 **Sale to Vendor:** By a Deed of Conveyance dated 1st July, 2014, registered in the Office of the District Sub-Registrar-11, North 24 Parganas, in Book No. 1, CD

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Volume No. 9, Pages 620 to 641, being Deed No. 3950 for the year 2014, Jolly Mandal (Saha) has sold the entirety of the First Portion of First Property, First Portion of Second Property and the First Portion of Third Property, to the Vendor.

5.1.6 **Absolute Ownership of Vendor:** Thus, in the aforesaid circumstances, the Vendor has become the absolute owner of the **First Property, being land measuring 3.6693 (three point six six nine three) decimal, more or less And the Second Property, being land measuring 1.3506 (one point three five zero six) decimal, more or less And the Third Property, being land measuring 0.2242 (zero point two two four two) decimal, more or less, totaling to land measuring _____ (_____) decimal, more or less, collectively Said Property, being the subject matter of this conveyance.**

5.1.7 **Records of Rights by Vendor:** Subsequently, the Vendor has recorded his name in the records of the Land Reforms Settlements, vide L.R. *Khatian* No.1697. Be it noted herein that, there is some variations among the purchased area by the Vendor with the recorded area. The discrepancies are as follows:

R.S./L.R. <i>Dag</i> No.	Area Purchased (in decimal)	Area Recorded (in decimal)
496	3.6693	3.0502
497	1.3506	0.5264
551	0.2242	0.2242
Total	5.2441	3.8009

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

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- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

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5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, usus, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. **Basic Understanding**

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor. In this regard it has been specifically agreed between the Parties that, although there are some discrepancies in the purchased area and recorded area as already mentioned above but for all purpose post this conveyance/transfer it shall be considered that, the Vendor has sold his entire right, title and interest of any and every nature in favour of the Purchaser by this conveyance and henceforth neither the Vendor shall be entitled to claim nor the Purchaser shall be entitled to oblige with any claim, demand of any nature, whatsoever, of the Vendor in this regard. Further, it shall be considered that, now on, the Purchaser is the owner of the Said Property and/or all right,

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title and interest of the Vendor in the said *dags* and are entitled to deal with and dispose of the same in any manner as the Purchaser may deem fit and proper.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, comprising of (i) the First Property, being Undivided and Undemarcated *sail* land measuring 3.6693 (three point six six nine three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* No. 1697, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas **And** (ii) the Second being Undivided and Undemarcated *sail* land measuring 1.3506 (one point three five zero six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* No. 1697, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas **And** (iii) the Third Property, being Undivided and Undemarcated *sail* land measuring 0.2242 (zero point two two four two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in L.R. *Khatian* No. 1697, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas, **totaling to 5.2441 (five point two four four one) decimal**, more or less, more fully described in the **Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.15,30,000/- (Rupees Fifteen Lakhs Thirty Thousand) only paid by the Purchaser to the Vendor [**Total Consideration**], receipt of which the Vendor hereby as well as in the Memo of Receipt below written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, waqf, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser or such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the

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costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.

- 8.2.2 Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 Delivery of Possession:** *Khas.* vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

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- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor's and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Undivided and Undemarcated said land measuring 3.6693 (three point six six nine three) decimal, more or less, comprised in R.S./L.R. Dag No. 496, recorded in L.R. Khatian No. 1697, Mouza Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Saha Bagan (Salua) Road, Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration: Rajarhat, District North 24 Pargana, Pin-700136 and is butted and bounded as follows:

On the North	R.S & L.R. Dag No. 495, 497
On the East	R. S. & L. R. 551 & Others
On the South	Others Land
On the West	R.S & L.R. Dag No. 494, 495

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Undivided and Undemarcated sali land measuring 1.3506 (one point three five zero six) decimal, more or less, comprised in R.S./L.R. Dag No. 497, recorded in L.R. Khatian No 1697, Mouza Salua, J.L No 3, Police Station Airport (formerly Rajarhat), Saha Bagan (Salua) Road, Post Office Gopapur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Pargana, Pin 700136 and is better and bounded as follows:

On the North: R.S & L.R. Dag No. 498

On the East: Others Land

On the South: R.S & L.R. Dag No. 496

On the West: Others Land

Undivided and Undemarcated sali land measuring 0.2242 (zero point two two four two) decimal, more or less, comprised in R.S./L.R. Dag No. 551, recorded in L.R. Khatian No. 1697, Mouza Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Sana Bagan (Salua) Road, Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas. Pin-700136 and is better and bounded as follows:

On the North: R.S & L.R. Dag No. 550

On the East: Others Land

On the South: Others Land

On the West: R.S & L.R. Dag No. 496

Totaling to 5.2441 (five point two four four one) decimal, more or less.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and use thereof.

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9. Execution and Delivery:

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Bindu Bihani
[Bindu Bihani]
[Vendor]

Giriraj Ratan Bagri
[OROTUND COMMERCIAL PRIVATE LIMITED]
[Giriraj Ratan Bagri]
[Authorised Signatory]
[Purchaser]

Drafted By

Witnesses:

Signature <u>Umesh Kedia</u>	Signature <u>Badi</u>
Name <u>Umesh Kumar Kedia</u>	Name <u>Badi Nandi</u>
Father's Name <u>Late. K. L. Kedia</u>	Father's Name <u>Late. Amulya Nandi</u>
Address <u>27, Shakespeare Sarani</u>	Address <u>Po: R Jyoti Pur.</u>
<u>Kolkata - 700017.</u>	<u>Kat 700136</u>

Drafted by:

Arup Kumar Das
Advocate

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Receipt of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 15,30,000/- (Rupees Fifteen Lakhs Thirty Thousands) towards full and final payment of the Consideration for the Said Property, described in **Schedule** above, in the following manner:

Mode	Bank	Date	Amount (in Rs.)
Pay Order No 159271	Axis Bank	11.02.2019	15,30,000/-
		Total	15,30,000/-

Bindu Bihani
[BinduBihani]
[Vendor]

Witnesses:

Signature Umesh Kedia.

Signature Rajni

Name Umesh Kumar Kedia.

Name Rajni Nandani

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

GRN: 19-201819-034858648-1 Payment Mode Online Payment
GRN Date: 13/02/2019 11:16:41 Bank : State Bank of India
BRN : IK00XTWQW0 BRN Date: 13/02/2019 11:18:30

DEPOSITOR'S DETAILS

Id No. : 15040000232714/2/2019
(Query No./Query Year)

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723 Mobile No. : +91 9831089412
E-mail : chowdharyanil01@gmail.com
Address : 10 OLD POST OFFICE STREET KOLKATA 700001
Applicant Name : Org OROTUND COMMERCIAL PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

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PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040000232714/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	125506
2	15040000232714/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	22262























Total

150768

In Words : Rupees One Lakh Fifty Thousand Seven Hundred Sixty Eight only



SPECIMEN FORM FOR TEN FINGERS PRINT

	<p align="center">Bindu Bihani</p>						
		<p>Little Ring Middle Fore Thumb</p>	(Left Hand)				
							
		<p>Thumb Fore Middle Ring Little</p>	(Right Hand)				
	<p align="center">Chaitanya</p>						
		<p>Little Ring Middle Fore Thumb</p>	(Left Hand)				
							
		<p>Thumb Fore Middle Ring Little</p>	(Right Hand)				
<p align="center">PHOTO</p>							
		<p>Little Ring Middle Fore Thumb</p>	(Left Hand)				
		<p>Thumb Fore Middle Ring Little</p>	(Right Hand)				
<p align="center">PHOTO</p>							
		<p>Little Ring Middle Fore Thumb</p>	(Left Hand)				
		<p>Thumb Fore Middle Ring Little</p>	(Right Hand)				

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Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15040000232714/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BINDU BIHANI 12, DR. P.K. BANERJEE ROAD, P.O.- HOWRAH, P.S.- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Seller			
2	Mr GIRIRAJ RATAN BAGRI 20B, RAJA BRAJENDRA NARAYAN STREET, P.O:- BURROBAZAR, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN - 700007	Representative of Buyer [OROTUN D COMMERCIAL PRIVATE LIMITED]			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SAMBHU BISWAS Son of Mr AJAY BISWAS K K RAMDAS ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Mr BINDU BIHANI, Mr GIRIRAJ RATAN BAGRI			



(Debjyoti Bandyopadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West
Bengal



INDIAN UNION DRIVING LICENCE
KARNATAKA STATE

No. VVB-23201098634 Issue Dt. 08-03-2010

Name SAMBHU BISWAS

S/O/M of AJAY BISWAS

Blood Gr. U D.O.B. 25-08-1960

Address K K RAM DAS ROAD
P.O.P.S. NANTA
KOLKATA
700048

Authorisation to drive the following vehicles class throughout India.

Valid Till	Vehicle Class	Issue Dt.
07-03-2020	MCWG	08-03-2010

State Details

Number	Date of Issue	Valid Till

Holder's Signature

Issuing Authority
Barrackpore



Sambhu Biswas



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर कार्ड
Permanent Account Number Card

ADIPB2032J

भारत सरकार

नाम / Name
BINDU BIHANI

पिता का नाम / Father's Name
KARNI DAN SINGH

जन्म तिथि / Date of Birth
27/05/1963

Bindu Bihani

18000718

Bindu Bihani



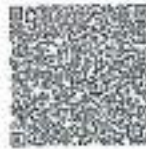


भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1444/19064/40579

To
00
Bindu Bhani
W/O Pawan Kumar Bhani
12 DR. P K BANERJEE ROAD
HADRA
Haora Corporation
Haora
West Bengal 711101
9331240937
84083591
MD840835613FH



आपका आधार क्रमांक / Your Aadhaar No.:

4841 2610 6099

मेरा आधार; मेरी पहचान



भारत सरकार
Government of India



00
Bindu Bhani
पिता : 00
Father : KARNIDAN MUNDHRA
जन्म तिथि / DOB : 27/05/1986
लिंग / Female



4841 2610 6099

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
W/O 000 000000 00000
711101

Address:
W/O Pawan Kumar Bhani, 12,
DR. P K BANERJEE ROAD,
HADRA, Haora Corporation,
Haora, Haora, West Bengal,
711101

4841 2610 6099



1817



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www.uidai.gov.in

Bindu B





Chalavisa
(CPD)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GIRIRAJ RATAN BAGRI

CHHAGAN LAL BAGRI

04/12/1958

Permanent Account Number

AFB7B4815M

Signature



20032011

Chhagan Lal Bagri




 সরকার
 GOVERNMENT OF INDIA

গিরাজ রতন বাগরি
 Giritraj Ratan Bagri
 পিতা: চহাগান লাল বাগরি
 Father: CHHAGAN LAL BAGRI

জন্ম/Year of Birth: 1959
 গণ/Male



9868 2563 6013

আখার - সাধারণ মানুষের অধিকার

Delivale


 ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা, কলিকতা
 ২০৮, রাজা ব্রজেন্দ্র নাথায়ন স্ট্রিট, বারভাজার
 কোলাজি, কলিকতা, ৭০০০০৭

Address: 208, RAJA
 BROJENDRA NARAYAN
 STREET, Barabazar H.O.
 Barabazar, Kolkata, West
 Bengal, 700007

1947
 1480 93 1947


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 P.O. Box No 1547
 Fergaloo-602 50





A.K. CHOWDHARY & CO
Advocates
10, Old Post Office Street,
1st Floor, Room No. 21,
Kolkata-700001

DEED OF CONVEYANCE

..... PURCHASER

OROUND COMMERCIAL PRIVATE LIMITED

AND

..... VENDOR

BINDU BIHANI

BETWEEN

DATE: THIS THE DAY OF 2019
AT: KOLKATA

Major information of the Deed

Deed No :	I-1504-00326/2019	Date of Registration	14/02/2019
Query No / Year	1504-0000232714/2019	Office where deed is registered.	
Query Date	11/02/2019 7:59:41 PM	A.D.S.R BIDHAN NAGAR, District North 24-Parganas	
Applicant Name, Address & Other Details	CROTUND COMMERCIAL PRIVATE LIMITED 27, SHAKESPEARE SARANI, Thana : Park Street District : Kolkata, WEST BENGAL. PIN - 700017. Mobile No. 9830343338. Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4306] Other than Immovable Property. Agreement: [No of Agreement : 2]		
Set Forth value	Market Value		
Rs 15,30,000/-	Rs 22,24,767/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 1,33,506/- (Article:23)	Rs. 22,262/- (Article A(1) C)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S - /Airport. Municipality. BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Saha Bagan (Salua), Mouza: Salua Pin Code : 700136

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-498	LR-1697	Bastu	Shali	3.9893 Dec	8,61,904/-	15,58,671/-	Property is on Road
L2	LR-497	LR-1697	Bastu	Shali	1.5508 Dec	5,72,981/-	5,72,981/-	Property is on Road
L3	LR-551	LR-1697	Bastu	Shali	0.2242 Dec	95,115/-	95,115/-	Property is on Road
TOTAL					5.2441Dec	15,30,000 /-	22,24,767 /-	
Grand Total :					5.2441Dec	15,30,000 /-	22,24,767 /-	

Seller Details :

Sr No	Name,Address,Photo,Finger print and Signature
1	Mr BINDU BIHANI Son of Mr PAWAN KUMAR BIHANI 12, DR. P K BANERJEE ROAD, P.O. - HOWRAH, P.S. - Howrah, District- Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation Others, Citizen of India. PAN No.: ADIPB2032J, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence. Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OROTUND COMMERCIAL PRIVATE LIMITED 27, SHAKESPEARE SARANI P.O.- PARK STREET, P.S:- Park Street, District-Kolkata, West Bengal, India. PIN - 700016 , PAN No : AABCD8985F Status :Organization. Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GIRIRAJ RATAN BAGRI (Presentant) Son of Mr CHHAGAN LAL BAGRI 20B RAJA BRAJENDRA NARAYAN STREET, P.O:- BURROBAZAR, P.S:- Burumbazar, District-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste Hindu Occupation: Service, Citizen of India, , PAN No.: AEBPB4815M Status Representative, Representative of : OROTUND COMMERCIAL PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMBHU BISWAS Son of Mr AJAY BISWAS K K RAMDAS ROAD, P.O:- NIMTA P S:- Nimta, District-North 24-Parganas West Bengal, India, PIN - 700049			

Identifier Of M: BINDU BIHANI, M: GIRIRAJ RATAN BAGRI

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr BINDU BIHANI	OROTUND COMMERCIAL PRIVATE LIMITED-3.6693 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr BINDU BIHANI	OROTUND COMMERCIAL PRIVATE LIMITED-1.3506 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mr BINDU BIHANI	OROTUND COMMERCIAL PRIVATE LIMITED 0.2242 Dec

Endorsement For Deed Number : I - 150400326 / 2019

On 13-02-2019

Presentation Under Section 52 & Rule 22A(3) 45(1) W.B. Registration Rules, 1962.

Presented for registration at 13:15 hrs on 13-02-2019, at the Private residence by Mr GIRIRAJ RATAN BAGRI.

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 22,24,767/-

Major Information of the Deed - I-1504-00326/2019-14/02/2019



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

Execution is admitted on 13/02/2019 by Mr BINDU BIHANI, Son of Mr PAWAN KUMAR BIHANI, 12, DR. P.K. BANERJEE ROAD, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Others

Indetified by Mr SAMBHU BISWAS, , Son of Mr AJAY BISWAS, K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 13-02-2019 by Mr GIRIRAJ RATAN BAGRI, AUTHORISED SIGNATORY, OROTUND COMMERCIAL PRIVATE LIMITED, 27, SHAKESPEARE SARANI, P.O:- PARK STREET, P.S:- Park Street, District- Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr SAMBHU BISWAS, , Son of Mr AJAY BISWAS, K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 14-02-2019

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 22,262/- (A(1) = Rs 22,248/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,262/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:18AM with Govt. Ref. No: 192018190348586481 on 13-02-2019, Amount Rs: 22,262/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XTWQW0 on 13-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,33,506/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,28,506/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 140488, Amount: Rs.5,000/-, Date of Purchase: 08/02/2019, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:18AM with Govt. Ref. No: 192018190348586481 on 13-02-2019, Amount Rs: 1,28,506/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XTWQW0 on 13-02-2019, Head of Account 0030-02-103-003-02

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal







Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2019.02.16 13:30:34 +05:30
Reason: Digital Signing of Deed.

(Debjyoti Bandyopadhyay) 02/15/19 1:29:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)