8179/15 (191) 8236/2015

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

91AA 188061

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

Additional Registrar of Assurances-II, Kolkata
31/7/15

CONVEYANCE

1. Date: 31.07.2015

2. Place: Kolkata

3. Parties:

3.1 Sandip Srimany *alias* Sandip Srimani, son of Late Bimal Srimany, residing at 121/14A, Satin Sen Sarani, Kolkata-700054, Post Office Kakurgachi, Police Station Maniktala [PAN ALEPS2262F]

56432

Sl. No..... Sold To .....
Rs..... Addn .....
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L. No-285, RS.. .....
Date..... Sign.....

Sujata Ghosh
Advocate
High Court Calcutta

6 JUL 2015

THE ADDL. REGISTRAR OF ASSURANCES-II CALCUTTA

Identified by me:
Tiul Dulla
d/o Kalyan Dulla
X/21, Sampa Mirza Nagar
Kolkata - 143
P.S. Maheshtala

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
31 JUL 2015

BAR COUNCIL OF WEST BENGAL

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700001
PHONE : 2248 8956 / 7233

IDENTITY CARD

Name TITIL DUTTA

..... Advocate

Father's/Husband's Name

KALYAN DUTTA

(SRI PRASANTA RANJAN GUHA RAY)
CHAIRMAN EX-COMMITTEE

(BIMAL KUMAR CHATTERJEE)
CHAIRMAN

Titil Dutta
Advocate
31.7.15

Card No. C - 7856

Address Recorded on the Roll Block - X, Flat No - 21, S. M. Nagar, Govt. Housing Estate, P.O.: Sarkar Pool, Kolkata - 700 143

Present Address - Do -

Enrolment No. F / 1260 / 2009

Date of Enrolment 04.12.2009

Date of Birth 26.06.1985

NB : Valid till WB No. is not assigned

Date 11.3.11

Secretary/Assistant Secretary

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALEPS2262F

नाम /NAME

SANDIP SRIMANI

पिता का नाम /FATHER'S NAME

BIMAL KUMAR MANI

जन्म तिथि /DATE OF BIRTH

11-01-1956

हस्ताक्षर /SIGNATURE

Sandip Srimani

आयकर आयुक्त, प.ब.-XI

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

Sandip Srimani @ Sandip Srimany

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
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31 JUL 2015

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RANJANA SRIMANI SAHA

BIMAL KUMAR SRIMANI

08/11/1958

Permanent Account Number
ATZPS6653H

Signature

Ranjana Srimani
@ Ranjana Saha Srimani

G

अगर कार्ड ये खोये / उनके पर कृपया सूचित करें / लौटाए :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: [illegible]

REGISTRAR OF ASSURANCES II
CALCUTTA
SEAL OF THE ADDL.

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

OROTUND COMMERCIAL PRIVATE LIMITED

भारत सरकार

30/07/2012

Permanent Account Number

AABCO6998F

23082012

Jonesh Kedia

THE REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
WEST BENGAL, INDIA
31 JUL 2015

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

WINWOOD REALTORS PRIVATE LIMITED

27/06/2012

Permanent Account Number

AABCW2775E

THE ADDITIONAL REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

UMESH KUMAR KEDIA

KISHORI LAL KEDIA

01/01/1977

Permanent Account Number

ANAPK7267Q

Umesh Kedia

Signature

भारत सरकार

021112004

Umesh Kedia

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMIT DAS

SHYAM CHAND DAS

02/11/1972

Permanent Account Number

BATPD8806P

Signature

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bund Telephone Exchange,
Baner, Pune - 411 045

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

3.2 Ranjana Saha Srimani *alias* Ranjana Srimani, daughter of Late Bimal Srimany residing at 121/14A, Satin Sen Sarani, Kolkata-700054, Post Office Kakurgachi, Police Station Maniktala [PAN ATZPS6653H]
(collectively **Vendors**, includes successors-in-interest)

And

3.3 Orotund Commercial Private Limited, [PAN AABCO6998F], a company incorporated under the Companies Act, 1956, having its registered Office at Simplex House, Ground Floor, 27, Shakespeare Sarani, Kolkata-700017, Post Office Shakespeare Sarani, Police Station Shakespeare Sarani, being represented by its Authorised Signatory Umesh Kumar Kedia, son of Late Kishori Lal Kedia, residing at 85/2, Raj Ballav Saha Lane, Howrah-711101, Post Office Ramkrishnapur, Police Station Howrah.

3.4 Winwood Realtors Private Limited, [PAN AABCW2779E], a company incorporated under the Companies Act, 1956, having its registered Office at Ground Floor, 11, Crooked Lane, Kolkata-700069, Post Office Hare Street, Police Station Hare Street, being represented by its Authorised Signatory Sumit Das, son of Late Shyam Chand Das, of 11, Crooked Lane, Kolkata-700069, Post Office Esplanade, Police Station Hare Street
(collectively **Purchasers**, includes successors-in-interest)

Vendors and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property**: *Sali* land measuring (i) 4.10 (four point one zero) decimal, more or less, equivalent to 2 (two) *cottah* 7 (seven) *chittack* and 31 (thirty one) square feet, more or less, out of 151 (one hundred & fifty one) decimal, more or less, R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* Nos. 54, 99,148 and 182, *Mouza* Salua, J.L. No. 3, Police Station Air Port, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas (**First Property**) And (ii) 0.48 (zero point four eight) decimal, more or less, equivalent to 4 (four) *chittack* and 28 (twenty eight) square feet, more or less, out of 28 (twenty eight) decimal, more or less, R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* Nos. 54, 99,148 and 182, *Mouza* Salua, J.L. No. 3, Police Station Air Port, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Second Property**) [the First Property and the Second Property, totaling to land measuring 4.58 (four point and five eight) decimal, more or less, equivalent to 2 (two) *cottah* 12 (twelve) *chittack* and 14 (fourteen) square feet, more or less, collectively **Said Property**], morefully described in the **Schedule** below, delineated on the Plan annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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CALCUTTA

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OF ASSURANCES-II, KOLKATA

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5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:

5.1.1 **Ownership of Kalipada Saha And Others:** Kalipada Saha, Nilratan Saha, Jiban Krishna Saha, Pradip Kumar Saha, Polirani Saha, Sudip Saha and Dipti Rani Saha (collectively **Kalipada Saha And Others**) were the absolute owners of the Said Property and the Said Property is recorded in the records of the Block Land And Land Reforms Office, vide L.R. *Khatian* Nos. 54, 99 ,148 & 182.

5.1.2 **Sale to Vendors:** By a Deed of Conveyance dated 27th June, 1984, registered in the Office of the Additional District Registrar, Barasat, North 24 Parganas, in Book No. I, Volume No. 13, at Pages 40 to 47 (a), being Deed No. 2256 for the year 1984, Kalipada Saha And Others sold to Vendors the entirety of the Said Property.

5.1.3 **Absolute Ownership:** In the aforesaid circumstances, by virtue of the aforesaid purchase, the Vendors have become the absolute owners of the Said Property.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare 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 Vendors do 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 Vendors:** The Vendors have 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 Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

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 realisation of any dues from the Vendors.

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.

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5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, 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 Purchasers shall purchase the same from the Vendors.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, comprising of (i) the First Property, being *sali* land measuring 4.10 (four point one zero) decimal, more or less, equivalent to 2 (two) *cottah* 7 (seven) *chittack* and 31 (thirty one) square feet, more or less, out of 151 (one hundred & fifty one) decimal, more or less, R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* Nos. 54, 99,148 and 182, *Mouza* Salua, J.L. No. 3, Police Station Air Port, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas And (ii) the Second Property, being *sali* land measuring 0.48 (zero point four eight) decimal, more or less, equivalent to 4 (four) *chittack* and 28 (twenty eight) square feet, more or less, out of 28 (twenty eight) decimal, more or less, R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* Nos. 54, 99 and 148, *Mouza* Salua, J.L. No. 3, Police Station Air Port, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas, totaling to land measuring 4.58 (four point and five eight) decimal, more or less, equivalent to 2 (two) *cottah* 12 (twelve) *chittack* and 14 (fourteen) square feet, more or less, together

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with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.18,00,000/- (Rupees eighteen lac), receipt of which the Vendors hereby as well as in the Memo of Consideration hereunder written, admit and acknowledge.

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, *lis pendens*, uses, *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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

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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 Vendors to the Purchasers.

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 Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorise the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' 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)

Sali land measuring (i) 4.10 (four point one zero) decimal, more or less, equivalent to 2 (two) *cottah* 7 (seven) *chittack* and 31 (thirty one) square feet, more or less, out of 151 (one hundred & fifty one) decimal, more or less, R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* Nos. 54, 99,148 and 182, *Mouza* Salua, J.L. No. 3, Police Station Air Port, within Ward No. 4 of

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CALCUTTA

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Rajarhat-Gopalpur Municipality, District North 24 Parganas **And** (ii) 0.48 (zero point four eight) decimal, more or less, equivalent to 4 (four) *chittack* and 28 (twenty eight) square feet, more or less, out of 28 (twenty eight) decimal, more or less, R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* Nos. 54, 99,148 and 182, *Mouza* Salua, J.L. No. 3, Police Station Air Port, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas, demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and is butted and bounded as follows:

On the North	:	By Plot No. 498
On the East	:	Partly by R.S./L.R. *Dag* Nos. 549, 550 and 551
On the South	:	By 12 feet Common Passage
On the West	:	Partly by R.S./L.R. *Dag* Nos. 490, 491, 494 and 495

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

THE ADDL. REGISTRAR OF ASSURANCES II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

9. Execution and Delivery

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

Sandip Srimani @ Sandip Srimany
(Sandip Srimany *alias* Sandip Srimani)

Ranjana Srimani @ Ranjana Saha Srimani
(Ranjana Saha Srimani *alias* Ranjana Srimani)

[Vendors]

Umesh Kumar Kedia
(Orotund Commercial Private Limited)
(Umesh Kumar Kedia)
[Authorised Signatory]

(SUMIT DAS)
(Winwood Realtors Private Limited)
(Sumit Das)
[Authorised Signatory]

[Purchasers]

Drafted by
Sujata Ghosh

Sujata Ghosh
Advocate
High Court at Calcutta

Witnesses:

Signature Titli Dutta
Name TITLI DUTTA
Father's Name KALYAN DUTTA
Address Advocate, High Court Calcutta, F/1260/2009

Signature Prasanta Pandit
Name Prasanta Pandit
Father's Name Pratap Kumar Pandit
Address A5/15 E.S.I Quarter, G.B. Block, Sec-III, Salt Lake City, Kol-97 P.S- Bidhannagar.

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.18,00,000/- (Rupees eighteen lac) towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
DD No.110225	30.07.2015	Axis Bank Limited	9,00,000.00	Ranjana Saha Srimani *alias* Ranjana Srimani
DD No.572286	30.07.2015	Vijaya Bank	9,00,000.00	Sandip Srimany *alias* Sandip Srimani
		Total	18,00,000/-	

Sandip Srimani @ Sandip Srimani
(Sandip Srimany *alias* Sandip Srimani)

Ranjana Srimani @ Ranjana Saha Srimani
(Ranjana Saha Srimani *alias* Ranjana Srimani)

[Vendors]

Witnesses:

Signature Titil Dutta
Name TITIL DUTTA

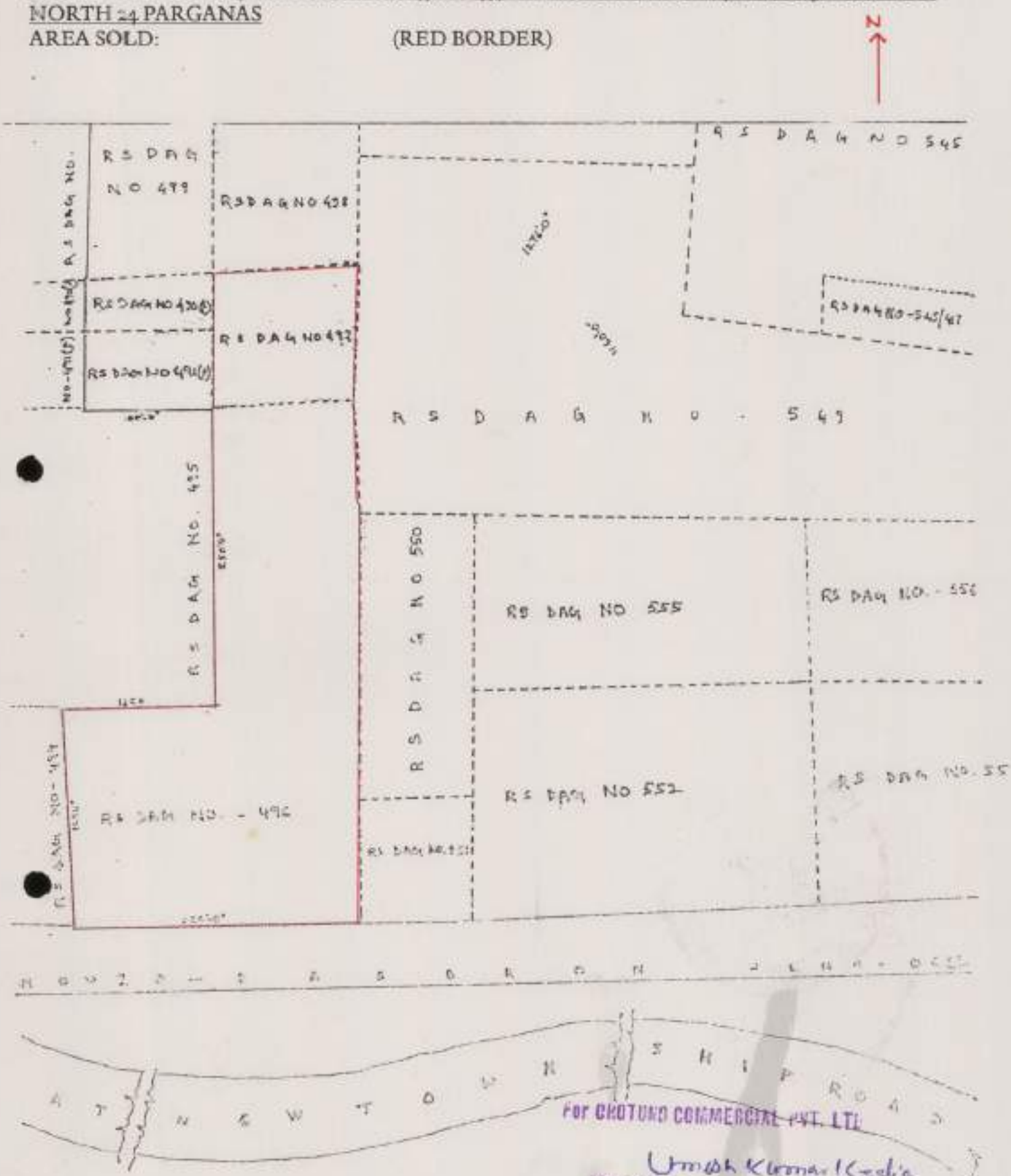
Signature Prasanta Pandit
Name Prasanta Pandit

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

31 JUL 2015

SITE PLAN FOR R.S./L.R. *DAG* NOS. 496 & 497 IN *MOUZA* SALUA, J.L. NO. 3, DISTRICT NORTH 24 PARGANAS

AREA SOLD: (RED BORDER)



For CHOTURO COMMERCIAL PVT. LTD.

Umesh Kumar Kedia

Director / Authorised Signatory

Sandip Srimani @ ~~Simmon~~ Sandip Srimany

Rangan Srimani @ Rangan Saha Srimani

For WINWOOD REALTORS PRIVATE LIMITED

(SUMIT DAS)

Director / Authorised Signatory

Signature of Vendor

Signature of Purchaser

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

SPECIMEN FORM TEN FINGER PRINTS

Sr. No.	Signature of the executants and/or purchaser Presentants					
	 Sandip Srimani @ Sandip Srimany	Little	Ring	Middle	Fore	Thumb
				(Left Hand)		
		Thumb	Fore	Middle	Ring	Little
				(Right Hand)		
	 Ranjana Srimani @ Ranjana Sah Srimani	Little	Ring	Middle	Fore	Thumb
				(Left Hand)		
		Thumb	Fore	Middle	Ring	Little
				(Right Hand)		
	 Umesh Kedia	Little	Ring	Middle	Fore	Thumb
				(Left Hand)		
		Thumb	Fore	Middle	Ring	Little
				(Right Hand)		

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

SPECIMEN FORM TEN FINGER PRINTS

S. No.	Signature of the executants and/or purchaser Presentants					
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JUL 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Sandip Srimany (Alias: Mr Sandip Srimani) Son of Late Bimal Srimany 121/14A, Satin Sen Sarani, P.O:- Kakurgachi, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALEPS2262F, Status : Self Date of Execution : 31/07/2015 Date of Admission : 31/07/2015 Place of Admission of Execution : Office	 7/31/2015 3:39:22 PM hrs	 LTI 7/31/2015 3:39:42 PM hrs
		Sandip Srimany 7/31/2015 3:40:23 PM hrs	
2	Mr Ranjana Saha Srimani (Alias: Mr Ranjana Srimani) Daugther of Late Bimal Srimany 121/14A, Satin Sen Sarani, P.O:- Kakurgachi, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, P.N - 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATZPS6653H, Status : Self Date of Execution : 31/07/2015 Date of Admission : 31/07/2015 Place of Admission of Execution : Office	 7/31/2015 3:38:24 PM hrs	 LTI 7/31/2015 3:38:40 PM hrs
		Ranjana Srimani 7/31/2015 3:41:42 PM hrs	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Orotund Commercial Private Limited Simplex House, Ground Floor, 27, Shakespeare Saran, P.O:- Shakespeare Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AABCO6998F, Status : Organization Represented by representative as given below:-		
1(1)	Mr Umesh Kumar Kedia, Authorised Signatory Son of Late Kishori Lal Kedia 85/2, Raj Ballav Saha Lane, P.O:- Ramkrishnapur, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative Date of Execution : 31/07/2015 Date of Admission : 31/07/2015 Place of Admission of Execution : Office	 7/31/2015 3:43:23 PM hrs	 LTI 7/31/2015 3:43:35 PM hrs
		Umesh Kumar Kedia 7/31/2015 3:43:56 PM hrs	
2	Winwood Realtors Private Limited Ground Floor, 11, Crooked Lane, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 PAN No. AABCW2779E, Status : Organization Represented by representative as given below:-		
2(1)	Mr Sumit Das, Authorised Signatory Son of Late Shyam Chand Das 11, Crooked Lane, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 31/07/2015 Date of Admission : 31/07/2015 Place of Admission of Execution : Office	 7/31/2015 3:42:30 PM hrs	 LTI 7/31/2015 3:42:43 PM hrs
		7/31/2015 3:42:53 PM hrs	

B. Identifire Details

Identifier Details			
S. No.	Identifier Name & Address	Identifier of	Signature
	Miss Titli Dutta Daughter of Mr Kalyan Dutta Block X Flat No.21 Sampa Mirza Nagar, P.O:- Sarkarpool, P.S:- Maheshtala, Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700143 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Sandip Srimany, Mr Ranjana Saha Srimani, Mr Umesh Kumar Kedia, Mr Sumit Das	7/31/2015 3:44:18 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Airport, Municipality: RAJARHAT-GOPALPORE, Road: Salua school(salua), Mouza: Salua	RS Plot No:- 496 , RS Khatian No:- 54	4.1 Dec	16,11,354/-	19,87,877/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 12 Ft.,
L2	District: North 24-Parganas, P.S:- Airport, Municipality: RAJARHAT-GOPALPORE, Road: Salua school(salua), Mouza: Salua	RS Plot No:- 497 , RS Khatian No:- 251	0.48 Dec	1,88,646/-	2,32,727/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 12 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Ranjana Saha Srimani	Orotund Commercial Private Limited	1.025	25
	Mr Ranjana Saha Srimani	Winwood Realtors Private Limited	1.025	25
	Mr Sandip Srimany	Orotund Commercial Private Limited	1.025	25
	Mr Sandip Srimany	Winwood Realtors Private Limited	1.025	25

Office of the A.R.A. - II KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190208236 / 2015

Query No/Year	19020000544865/2015	Serial no/Year	1902008179 / 2015
Deed No/Year	I - 190208236 / 2015		
Transact on	[0101] Sale, Sale Document		
Name of Presentant	Mr Umesh Kumar Kedia	Presented At	Office
Date of Execution	31-07-2015	Date of Presentation	31-07-2015
Remarks			

On 31/07/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissibe under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:45 hrs on : 31/07/2015, at the Office of the A.R.A. - II KOLKATA by Mr Umesh Kumar Kedia .

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 22,20,604/-

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

Execution is admitted on 31/07/2015 by

Mr Sandip Srimany, Alias Mr Sandip Srimani, Son of Late Bimal Srimany, 121/14A, Satin Sen Sarani, P.O: Kakurgachi, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, By caste Hindu, By Profession Business

Indetified by Miss Titil Dutta, Daughter of Mr Kalyan Dutta, Block X Flat No.21 Sampa Mirza Nagar, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, By caste Hindu, By Profession Advocate

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

Execution is admitted on 31/07/2015 by

Mr Ranjana Saha Srimani, Alias Mr Ranjana Srimani, Daughter of Late Bimal Srimany, 121/14A, Satin Sen Sarani , P.O: Kakurgachi, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, By caste Hindu, By Profession Business

Indetified by Miss Titil Dutta, Daughter of Mr Kalyan Dutta, Block X Flat No.21 Sampa Mirza Nagar, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, By caste Hindu, By Profession Advocate

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

Execution is admitted on 31/07/2015 by

Mr Umesh Kumar Kedia, Authorised Signatory, Orotund Commercial Private Limited , Simplex House, Ground Floor, 27, Shakespeare Sarani, P.O: Shakespeare Sarani, Thana: Shakespear Sarani, , South 24-Parganas,

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 85391 to 85419

being No 190208236 for the year 2015.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by ASHOKE KUMAR BISWAS
Date: 2015.08.31 15:23:12 +05:30
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 31/08/2015 15:23:11
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 59
Page from 5323 to 5337
being No 14940 for the year 2012.

Seal of the Additional Registrar of Assurances-II, Kolkata

(Dulal chandraSaha) 08-December-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal