

4978/24 VC-1026/24

I-4766/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 094324

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-pargana

18/03/2024

THIS INDENTURE made this 15<sup>th</sup> day of March Two Thousand Twenty-Four

BETWEEN

*[Handwritten notes]*  
15/3/24  
4/20  
G-21847997

250857

SARACCI & COMPANY  
ADVOCATE  
75, K. S. ROY ROAD  
KOLKATA-700001

NAME.....
ADD.....
Rs.....
- 1 FEB 2024
SURANJAN MNKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

1 FEB 2024  
1 FEB 2024

*[Handwritten signature]*



4030

*[Handwritten signature]*

(Ajay Kumar Sharma)  
for self and as  
constituted Attorney of  
Aakshi Sharma.



4031

KESHARSHYAM CONSTRUCTION (P) LTD

Sharanika Tribanwalle  
Director



4033

Animally Gupta  
(ANIKUPH GUPTA)  
As constituted attorney of  
Pawan Kumar Gupta, Anireen Gupta  
& Abhishek Gupta



4032

MANISH KUMAR NEWAR (HUF)

*[Handwritten signature]*

Karta

MANISH KUMAR NEWAR (HUF)  
AC CONSTITUTED ATTORNEY OF

CHARULATA NEWAR  
ANVIZESA NEWAR,  
YASHAS NEWAR



DISTRICT
SOUTH 24 PGS., ALIPORE
15 MAR 2024

**(1) KESHARSHYAM CONSTRUCTIONS PRIVATE LIMITED** (PAN:AABCK0665P) (CIN:U45400WB1982PTC034712), an existing Company within the meaning of The Companies Act, 2013 and having its registered office at No.7, Old Ballygunge Second Lane, Post Office-Bullygunge, Police Station-Karaya, Kolkata-700019, represented by its Director, **(Smt.) Sharmila Tibrawalla** (PAN:ADHPT9273A) (Aadhaar No.422530461678), wife of Late Mr. Ashish Tibrawalla, by occupation-Business, by Nationality-Indian, residing at No.41 Old Ballygunge, 2<sup>nd</sup> Lane, Ballygunge, P.O.Ballygunge, Police Station- Karaya, Kolkata-700019, pursuant to the Board Resolution dated 24<sup>th</sup> February, 2024;

**(2) PAWAN KUMAR GUPTA** (PAN:AFDPG9686G) (AADHAAR NO.730085132294), son of Shri Vilaytiram Gupta, by occupation-Business, by Nationality-Indian, residing at No.47-10-28, Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (Urban) Andhra Pradesh, P.O. Akkayyapalem, Police Station-Two Town, Pin-530016, represented by his constituted Attorney, **Anirudh Gupta** (PAN:ADPRG0260E) (AADHAAR NO.344853114015), son of Shri Rajesh Kumar Gupta, by occupation-Business, by Nationality-Indian, residing at No.29B, Ballygunge Park, P.O. & Police Station Ballygunge, Kolkata 700019 vide Power of Attorney dated 2<sup>nd</sup> March 2024 registered with office of the Additional Registrar of Assurances-IV, Kolkata, in Book-I, Volume No.1904-2024 Being No. 190402967 for the year 2024;

**(3) NAVEEN GUPTA** (PAN:AFFPG4085D) (AADHAAR NO.9167 8704 3366), son of Shri Pawan Kumar Gupta, by occupation-Business, by Nationality-Indian, residing at No.47-10-28, Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (Urban) Andhra Pradesh, P.O. Akkayyapalem, Police Station- Two Town, Pin-530016, represented by his constituted Attorney, **Anirudh Gupta** (PAN:ADPRG0260E) (AADHAAR NO.344853114015), son of Shri Rajesh Kumar Gupta, by occupation-Business, by Nationality-Indian, residing at No.29B, Ballygunge Park, P.O. & Police Station Ballygunge, Kolkata 700019 vide Power of Attorney dated 2<sup>nd</sup> March 2024 registered with office of the Additional Registrar of Assurances-IV, Kolkata, in Book-I, Volume No.1904-2024 Being No.190402967 for the year 2024;

**(4) ABHISHEK GUPTA** (PAN:AFDPG6209D) (AADHAAR NO.7857 9290 5666), son of Shri Pawan Kumar Gupta, by occupation BUSINESS, by Nationality-Indian, residing at No.47-10-28, Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (Urban) Andhra Pradesh, P.O. Akkayyapalem, Police Station- Two Town, Pin-530016, represented by his constituted Attorney, **Anirudh Gupta** (PAN:ADPRG0260E) (AADHAAR NO.344853114015), son of Shri Rajesh Kumar Gupta, by occupation-Business, by Nationality-Indian, residing at No.29B, Ballygunge Park, P.O. & Police Station Ballygunge, Kolkata 700019 vide Power of Attorney dated 2<sup>nd</sup> March 2024 registered with office of the Additional Registrar of Assurances-IV, Kolkata, in Book-I, Volume No.1904-2024 Being No.190402967 for the year 2024;

**(5) MANISH KUMAR NEWAR HUF** (PAN:AAEHM9141C), a Hindu Undivided Family, having its place of business at No.23, Pankaj Mallick Sarani, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata-700019, represented by its Karta, **Mr. Manish Kumar Newar** (PAN: ABKPN2310B) (AADHAAR NO. 696150200657), son of Mr. Arvind Kumar Newar, by faith Hindu, by occupation-Business, by



4034

*(Suyash Tibrawalla)*



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*(DEVANSH TIBRAWALLA)*



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**For India Heritage Trust**

*(Signature)*

Authorised Signatory

*(KRISHNAMURTHY B. G.)*



4037



Identified by me

*Sudranil Bhattacharya*  
Udayan Complex,  
Kolkata- 700103  
occ-service

Nationality-Indian residing at 8, Amrtia Shergill Marg, New Delhi, P.O. Lodi Road, Police Station- South Delhi, Pin- 110003;

**(6) SUYASH TIBRAWALLA** (PAN:AOEPT0994E) (Aadhaar No.878520827828), son of Late Ashish Tibrawalla, by occupation-Business, by Nationality-Indian, residing at No.41 Old Ballygunge, 2<sup>nd</sup> Lane, Ballygunge, P.O. Ballygunge, Police Station-Karaya, Kolkata-700019; and

**(7) DEVANSH TIBRAWALLA** (PAN:AWSPT1667Q) (Aadhaar No.893227995491), son of Late Ashish Tibrawalla, by occupation-Business, by Nationality-Indian, residing at No.41 Old Ballygunge, 2<sup>nd</sup> Lane, Ballygunge, P.O.Ballygunge, Police Station-Karaya, Kolkata-700019;

- all hereinafter collectively referred to as “the **VENDORS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include the respective heirs, executors, administrators and legal representatives of the individuals; and the members and coparceners of the HUF and their and each of their respective heirs, executors, administrators and legal representatives; and the successors or successors-in-interest of the Company) of the **FIRST PART**;

**AND**

**(1) (SMT.) AAKRITI SHROFF** (PAN GNFPS6299B) (AADHAAR NO.972557865608), wife of Mr. Yashaswi Shroff, represented by her constituted Attorney, **Ajay Kumar Shroff** appointed vide Power of Attorney dated 17<sup>th</sup> February 2024 registered with office of the Additional Registrar of Assurances-IV, Kolkata, in Book-I, Volume No.1904-2024 Pages 148448 to 148461 Being No.190402316 for the year 2024 and **(2) AJAY KUMAR SHROFF** (PAN AIMPS9017P) (Voter Card No.HZG3989841), son of Sri Amarnath Shroff, both by faith Hindu, by Nationality Indian, both by occupation Business, both residing at 68/2 Harish Mukherjee Road, P.O.Bhawanipore, Police Station Kalighat, Kolkata-700025, hereinafter referred to as “the **PURCHASERS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs, executors, administrators legal representatives and/or assigns) of the **SECOND PART**

**AND**

**INDIA HERITAGE TRUST** (also known as **India Heritage Foundation**), (RJN-4-00064-2004-05 dated 17.5.2004), (PAN AAATI4481M), a Trust within the meaning of the Indian Trusts Act, 1882, and having its registered office at Gokulam Complex, Doddakallasandra, 8<sup>th</sup> Mile, Kanakpura Road, P.O.Doddakallasandra, Police Station-Subramanyapura, Bengaluru-560052, represented by its Authorised Representative, Mr. Krishnamurthy BG, (PAN CRCPK2671Q) (AADHAAR NO.568170928365), son of Mr. Govinda B C, by occupation-Preacher, by Nationality-Indian, residing at N.R. Pura (T), Binthravalli, Megaramakki Grma, Koppa, Chickmagalur, Post Office & Police Station- Balehonnur, Karnataka, Pin-577112 also at No.11/76, 5<sup>th</sup> Main, Nandini Layout Road, Bangalore- 560096, pursuant to the Resolution passed in the meeting of its Board of Trustees dated 24<sup>th</sup> February 2024; hereinafter referred to as “the **FIRST CONFIRMING PARTY**” (which expression unless excluded by or repugnant to the subject or context shall



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be deemed to mean and include its successors or successors-in-office) of the **THIRD PART;**

**AND**

1) **(SMT.) CHARULATA NEWAR** (PAN:ABGPN7192K) (AADHAAR NO.972265174732), wife of Mr.Manish Kumar Newar, by occupation Housewife, residing at No.8, Amrita Shergill Marg, P.O. Lodi Road, Police Station- South Delhi, New Delhi-110003, **(2) AVNEESH NEWAR** (PAN:AEXPN0706P) (AADHAAR NO.477296139092), son of Mr.Manish Kumar Newar, by occupation Business, by Nationality-Indian, residing at Kusum Apartment, Flat No.64, 11 Gurusaday Road, P.O.Ballygunge, Police Station- Karaya, Kolkata-700019, and **(3) YASHAS NEWAR** (PAN: AEXPN0736M) (AADHAAR NO. 921876355640), son of Mr.Manish Kumar Newar, by occupation Business, by Nationality-Indian, residing at No.8, Amrita Shergill Marg, P.O. Lodi Road, Police Station- South Delhi, New Delhi-110003, all being members / coparceners of the said Hindu Undivided Family "**Manish Kumar Newar HUF**" represented by their constituted Attorney **Mr. Manish Kumar Newar** (PAN: ABKPN2310B) (AADHAAR NO. 696150200657), son of Mr. Arvind Kumar Newar, by faith Hindu, by occupation-Business, by Nationality-Indian residing at 8, Amrtia Shergill Marg, New Delhi, P.O. Lodi Road, Police Station- South Delhi, Pin- 110003, appointed vide Power of Attorney dated 22<sup>nd</sup> February 2024 registered with office of the Sub Registrar, Delhi, in Book-IV, Volume No.1781 Pages 45 to 60 Registration No.2024/11/IV/82, hereinafter collectively referred to as "**the SECOND CONFIRMING PARTIES**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs, executors, administrators and legal representatives) of the **FOURTH PART.**

**WHEREAS:**

- A. The Vendors have represented and assured the Purchasers and warrant in favour of the Purchasers that the Vendors are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **ALL THAT** the piece and parcel of land containing an area of **15 Cottahs 13 Chittacks** more or less, together with structures standing thereon or on the part thereof (having an area of 8925.03 Square Feet), situate lying at and being Municipal Premises No.62/11, Ballygunge Circular Road (formerly 8/1, Rainey Park), Police Station-Ballygunge, P.O. Ballygunge, Kolkata-700019, under Ward No.69, within the Kolkata Municipal Corporation, fully described in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as "**the said Property / said Premises**", absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts wakfs uses debutters claims demands leases tenancies thika tenancies occupancy rights vestings alignments acquisitions requisitions and liabilities whatsoever or howsoever **under and by virtue of the following documents:**
- (i) By an Indenture of Conveyance dated 14<sup>th</sup> August 2006 and registered in the office of the District Sub-Registrar III, South 24 Parganas and recorded in Book No.I, Volume No.19, Pages 910 to 930 Being No.7548 for the year 2006, Reverend Hanok Ghose, acting



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as Administrator De Bonis Non to the Estate of Mrs. Gertrude Violet Chippendale, sold conveyed and transferred the said Premises unto and in favour of (1) Kesharshyam Constructions Private Limited, (2) Pawan Kumar Gupta, (3) Naveen Gupta, (4) Abhishek Gupta, (5) Manish Kumar Newar HUF and (6) Ashish Tibrawalla, absolutely and forever, in the following shares:

<b>Name</b>	<b>Share</b>
(1) Kesharshyam Constructions Private Limited	: 1/2nd
(2) Pawan Kumar Gupta	: 1/12th
(3) Naveen Gupta	: 1/12th
(4) Abhishek Gupta	: 1/12th
(5) Manish Kumar Newar HUF	: 1/8th
(6) Ashish Tibrawalla	: 1/8th

- (ii) By an Indenture of Gift dated 23<sup>rd</sup> November 2021, and registered in the office of the District Sub-Registrar IV, South 24 Parganas and recorded in Book No.I, Volume No.1604-2021, Pages 353350 to 353381 Being No.160409565 for the year 2021, the said Ashish Tibrawalla gifted his 1/8th undivided share in the said Premises to his two sons namely (1) Suyash Tibrawalla and (2) Devansh Tibrawalla, in equal shares;

The share of the Vendors in the said Premises is as follows:

<b>Name</b>	<b>Share</b>
(1) Kesharshyam Constructions Private Limited	: 1/2nd
(2) Pawan Kumar Gupta	: 1/12th
(3) Naveen Gupta	: 1/12th
(4) Abhishek Gupta	: 1/12th
(5) Manish Kumar Newar HUF	: 1/8th
(6) Suyash Tibrawalla	: 1/16th
(7) Devansh Tibrawalla	: 1/16th

- B. At the time of execution of the said Conveyance dated 14<sup>th</sup> August 2006, portions of the said Premises were in occupation of two tenants namely Bathgate & Co. Ltd. and Pires's Private School (in short "the Erstwhile Tenants").
- C. The First Confirming Party herein (India Heritage Trust) had in the year 2006 instituted a Suit in the Court of the 2nd Civil Judge Junior Division at Alipore, being Title Suit No. 228 of 2006, claiming to have an agreement for purchase of the said Premises, which suit was subsequently transferred to the Court of 1st Additional Civil Judge (Junior Division) at Alipore and renumbered as Title Suit No.73 of 2014. One Comfort India Limited was also making claims in respect of the said Premises, which was duly settled as hereinafter recited.

- D. One Kanhaiyalal Gupta, was in occupation of a portion of the said Premises and had instituted suits with regard thereto. The said Kanhaiyalal Gupta subsequently vacated and delivered possession of his occupied portion to the Vendors and/or predecessors-in-interest on 21.12.2019 and all suits and proceeding were disposed of.
- E. On 21st August 2019, the said Erstwhile Tenants, Bathgate & Co. Ltd. and Pires's Private School (through Shalini Hingorani), the said Comfort India Limited and India Heritage Trust (collectively called the Second Parties) entered into an agreement with the then owners of the said Premises being (1) Kesharshyam Constructions Private Limited, (2) Pawan Kumar Gupta, (3) Naveen Gupta, (4) Abhishek Gupta, (5) Manish Kumar Newar HUF and (6) Ashish Tibrawalla (collectively called the Owners), wherein it was agreed that the Parties thereto would resolve sort out and amicably settle all the issues and disputes and all disputes and litigations would either be withdrawn by the said Bathgate & Co. Ltd., Pires's Private School, Comfort India Limited and India Heritage Trust or be allowed to be decreed on compromise and they confirmed that no other dispute or proceeding was pending in any forum.

Simultaneously with the execution of the said Agreement 21st August 2019, the said Bathgate & Co. Ltd. and Pires's Private School surrendered their respective tenancies and handed over vacant and peaceful possession thereof to the Owners;

Further, under the said Agreement dated 21st August 2019, it was *inter alia* agreed as follows:

- a) With the approval of the Second Parties thereto namely said Bathgate & Co. Ltd., Pires's Private School, Comfort India Limited and India Heritage Trust, the Owners had appointed a developer namely Wellside Properties Pvt. Ltd. for constructing and erecting a residential cum commercial project at the said Premises;
- b) The Second Parties thereto namely said Bathgate & Co. Ltd., Pires's Private School, Comfort India Limited and India Heritage Trust had inter se agreed that the benefit of the said agreement would be received by them through India Heritage Trust and thus requested the Owners to exclusively deal with the said India Heritage Trust in respect of the said Premises for and on behalf of and for the benefit of the Second Parties. Accordingly, it was agreed between the Owners and India Heritage Trust that upon the said Premises being developed by the developer appointed as therein mentioned, as consideration for the said surrender of tenancies and withdrawal of the litigations mentioned therein by the Second Parties in favour of the Owners, the Owners would pay to India Heritage Trust the net sale revenue of the saleable space for an area of 8000 Square Feet be the same a little more or less, inclusive of proportionate share in the common areas and two numbers of car parking spaces thereto in the proposed project on the said Premises;

- c) The Second Parties thereto did and each of them did thereby confirm and assure the Owners thereto that they would not claim any other sum or make any other claim of any nature whatsoever in respect of the said Premises in future;
  - d) The Second Parties thereto did thereby confirm and assure the Owners thereto that the consideration agreed therein for withdrawing and/or settling the Suits therein mentioned on compromise was just and proper and they would not have any further claim or demand either monetary or of any kind of whatsoever nature against the Owners in future;
  - e) India Heritage Trust did hereby agree to keep the Owners safe, harmless and indemnified from and against all actions, suits, loss, costs, charges, expenses, claims and demands whatsoever which may arise in future from the Second Parties thereto or in respect of the litigations which were then pending in respect of the said Premises;
  - e) If the Developer failed to complete the construction of the Project within the specified period, i.e. 4 (years) years from the date of commencement of the construction subject however to force majeure, in such event the Owners would be liable to transfer 40% (forty per cent) of the undivided share in the said Premises unto and in favour of India Heritage Trust for and on behalf of the Second Parties thereto. The stamp duty, registration charges and all other costs and expenses for transferring the said undivided 40% share in the said Premises would be paid, borne and discharged by India Heritage Trust.
- F. Subsequently, the said Title Suit No.73 of 2014 was decreed on compromise on 24th December 2019 on the basis of the Agreement of Compromise dated 8th November 2019 made between the said India Heritage Trust as the Party of the First Part and the then owners of the said Premises namely (1) Ashish Tibrawalla, (2) Kesharshyam Constructions Private Limited, (3) Pawan Kumar Gupta, (4) Naveen Gupta, (5) Abhishek Gupta and (6) Manish Kumar Newar HUF as the Owners of the Second Part.

Under the said Agreement of Compromise dated 8th November 2019, it was *inter alia* agreed as follows:

- a) The Parties thereto agreed on the development of the said Premises through a developer to be appointed by the Owners;
- b) As consideration for withdrawal of the said Suit, the Owners would, out of their allocation, pay to India Heritage Trust the net sale revenue of the saleable space for an area of 8000 Square Feet and proportionate share in car parking spaces in the proposed project at the said Premises and India Heritage Trust would not make any other claim or demand;

- c) India Heritage Trust would keep the Owners saved, harmless and indemnified from and against all actions, suits, loss, costs, charges, expenses, claims and demands whatsoever which may arise in future from it, and other parties namely, Bathgate & Co. Ltd., Pires Private School, Comfort India Ltd., and other related entities of whatsoever nature or in respect of any other litigations which were then pending in respect of the said Premises filed by parties named above and others and further confirmed and assured that if in future any claim or demand was received from the Owners then it would make good the same.
- G. The development of the said Premises having failed to take place, India Heritage Trust and the Vendors herein arrived at an arrangement and agreed that in lieu and instead of the entitlement / receivables of India Heritage Trust under the said Agreement of Compromise dated 8th November 2019 and the said Agreement 21st August 2019, it was agreed that the Vendors shall sell and transfer the said Premises, with the Vendors entitled to 60% of the consideration and the First Confirming Party entitled to 40% of the consideration, which 40% of the consideration shall be in full and final settlement and satisfaction of all entitlements claims and demands of India Heritage Trust under the said Agreement of Compromise dated 8th November 2019 and the said Agreement 21st August 2019 and shall also include all claims and demands of the said Bathgate & Co. Ltd., Pires Private School, Comfort India Ltd., and other related entities of whatsoever nature; and India Heritage Trust shall continue to be liable and responsible to keep the Vendors (as well as the Purchasers, being the successor-in-interest of the Vendors) safe, harmless and indemnified from and against all actions, suits, loss, costs, charges, expenses, claims and demands whatsoever which may arise in future from it, and other parties namely, Bathgate & Co. Ltd., Pires Private School, Comfort India Ltd., and other related entities of whatsoever nature or in respect of any other litigations pending in respect of the said Premises filed by parties named above and others and further confirms and assures that if in future any claim or demand was received from the Vendors (or the Purchasers, being the successor-in-interest of the Vendors) then it shall make good the same.
- H. The Vendors and the First Confirming Party do and each of them doth hereby further represent assure and warrant in favour of the Purchasers as follows:
- (i) **Ownership free from all encumbrances:** The Vendors are the full and absolute lawful owners of the said Property and the Vendors have a good and marketable title to the said Property and the same is free from all encumbrances mortgages charges liens lispendens attachments debutters trusts wakfs uses leases tenancies thika tenancies licences occupancy rights claims demands vestings acquisitions requisitions alignments and liabilities whatsoever or howsoever, including free from claims and demands of the First

Confirming Party, and the Vendors have been exercising full rights of ownership and possession without any let hindrance or objection.

- (ii) **Mutation:** The said Property is mutated in the records of The Kolkata Municipal Corporation in the names of (1) Kesharshyam Constructions Private Limited, (2) Pawan Kumar Gupta, (3) Naveen Gupta, (4) Abhishek Gupta, (5) Manish Kumar Newar and (6) Suyash Tibrawalla, (7) Devansh Tibrawalla.
- (iii) **Possession:** That the entirety of the said Property is in khas peaceful vacant physical possession of the Vendors and no one else, including the First Confirming Party, has any right or claim with regard thereto.
- (iv) **No Previous Agreement:** There is no subsisting negotiation and/or agreement with any person or persons for sale or transfer or lease or development or otherwise of the said Property and the Vendors and the First Confirming Party confirm that they shall not enter into any negotiation or agreement at any time hereafter save in favour of the Purchasers and/or their nominees / assigns.
- (v) **No Power of Attorney:** There is no subsisting Power of Attorney executed by the Vendors or the First Confirming Party in respect of the said Property for any purpose whatsoever in favour of any person, and the Vendors and the First Confirming Party confirm that they shall not execute any such power of attorney at any time hereafter save in favour of the Purchasers and/or their nominees / assigns.
- (vi) **No Vesting:** That no part or portion of the said Property has vested in the State under the provisions of any Law, Act or Statute applicable to the said Property nor is there any case pending under any such Act or Statute;
- (vii) **No Impediment:** That there is no impediment in the Vendors' selling conveying and transferring the said Property under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or statute for the time being in force;
- (viii) **Taxes Paid:** That the Vendors shall be liable for payment of all applicable rates and taxes (including municipal rates and taxes) in respect of the said Property till the date hereof;
- (ix) **No Requisition or Acquisition:** The said Property or any part thereof is not affected by any requisition or acquisition or scheme of any authority or authorities under any law and/or otherwise.
- (x) **No Notice or Scheme:** That no portion of the said Property is affected by any notice or scheme of the Kolkata Metropolitan Development Authority or the Government or the Kolkata Municipal Corporation or any other Public or Statutory Body or Authority.

- (xi) **No Attachment:** That the said Property is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever or howsoever and there was or is now no Certificate Case or proceeding against the Vendors or any of them or their predecessors-in-title for realization of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- (xii) **No Charge / Mortgage:** That the Vendors have not created any registered or equitable mortgage or anomalous mortgage or charge or lien on the said Property or any part thereof and that the same is free from all charges encumbrances and liabilities whatsoever or howsoever. The First Confirming Party has not encumbered or charged or agreed to deal with any manner its entitlement under the above Agreement of Compromise dated 8th November 2019;
- (xiii) **No Claim Adversely:** That there is no claim of any person or persons claiming title to the said Property or any part thereof adversely to the Vendors or their predecessors-in-title;
- (xiv) **Not Subject To Any Right To Others etc.:** That the said Property or any part thereof is not affected by or subject to (a) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (b) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (c) any debutter wakf or devseva, (d) any right of way water light support drainage or any other easement with any person or property, (e) any burden or obligation other than payment of municipal rates and taxes, (f) any restrictive covenant, (g) any latent or hidden defect, (h) any other encumbrance of any kind whatsoever;
- (xv) **Vendors have Authority:** The Vendors have good and full right, power and authority to execute this conveyance and to comply with their obligations herein.
- (xvi) **No Prejudicial Act:** The Vendors have not done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict them from conveying the said Property and completing the sale herein envisaged.
- (xvii) **No Legal Proceedings or Restraining Order:** There are no pending legal or other proceedings and/or any subsisting order of any Court or authority or tribunal relating to or affecting the said Property or any part thereof in any manner whatsoever and there is no legal bar or restriction or impediment or decree judgement or any other order

having ever been made or passed affecting the said Property or any part thereof or the title / interest of the Vendors thereto;

- (xviii) **Original Title Documents:** All original documents of title in respect of the said Property ("**Original Title Documents**") are in the exclusive possession and custody of the Vendors and no other person or entity has any right or entitlement in respect of the same and the Vendors have not created any charge or mortgage by depositing the title deeds or any of them or otherwise;
  - (xix) **Urban Land Ceiling:** That there never was nor is there any excess vacant land in the said Property within the meaning of the Urban Land (Ceiling & Regulation) Act 1976.
  - (xx) **No Thika Tenancy:** That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981 and that all the structures and constructions at the said Property have been constructed and erected by the Vendors and/or the predecessors-in-title of the Vendors and they all belong to the Vendors.
  - (xxi) **Boundary walls:** That entirety of the said Property is bounded by Pucca Brick-built Boundary Walls with Gate on west side opening on Ballygunge Circular Road.
  - (xxii) **No impediment :** That there is no impediment or restriction of any nature whatsoever in the Vendors or the First Confirming Party executing these presents or in the Vendors' transferring and conveying the said Property in favour of the Purchasers;
- I. The Vendors and the First Confirming Party have contracted to sell convey and transfer to the Purchasers **All That** the said Property, and the Purchasers relying on the representations assurances declarations and warranties of the Vendors and the First Confirming Party and believing the same to be true and correct and acting on faith thereof, agreed to purchase the same absolutely and forever free from all encumbrances mortgages charges liens lispens attachments trusts wakfs uses debutters claims demands leases tenancies thika tenancies occupancy rights vestings alignments acquisitions requisitions and liabilities whatsoever or howsoever and with complete peaceful vacant physical and exclusive possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.
- J. The matter of sale and transfer of the said Property was discussed and deliberated upon by the members and coparceners of the said Manish Kumar Newar HUF, being the abovenamed Karta and the Second Confirming Parties herein, who all decided to sell and transfer the HUF's undivided share in the said Property.

K. The Purchasers have at or before execution of this deed of conveyance paid to the Vendors and the First Confirming Party the entire amount of the said mutually agreed consideration and the Vendors have delivered khas peaceful vacant physical possession of the said Property to the Purchasers and are now conveying the same in favour of the Purchasers.

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of **Rs.18,60,00,000/= (Rupees Eighteen Crores Sixty Lacs)** only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo of consideration No.1 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers as also the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) and in further consideration of the sum of **Rs.12,40,00,000/= (Rupees Twelve Crore Forty Lacs)** only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the First Confirming Party paid at or before the execution hereof (the receipt whereof the First Confirming Party doth hereby as also by the receipt and memo of consideration No.2 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers as also the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure, and the First Confirming Party doth hereby concur confirm release assign and assure, unto and to the Purchasers **ALL THAT** the said Property fully described in the **Schedule** hereunder written **TOGETHER WITH** all and entire ownership share rights title interest of the Vendors and/or its predecessors in interest and the First Confirming Party into or upon the said Property and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **TOGETHER WITH** all ownership share rights title and interest of the Vendors and the First Confirming Party in all paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound compound walls areas sewers drains ways paths passages driveways fences hedges ditches trees walls boundary walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever to the said Property belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders **and** the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and the First Confirming Party and each of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds

pattahs muniments writings and evidences of title which in anywise relate to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be which now are or hereafter shall or may be in possession power or control of the Vendors or the First Confirming Party or any other person or persons from whom the Vendors or the First Confirming Party can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters wakfs leases tenancies thika tenancies occupancy rights claims demands liabilities restrictions restrictive covenants acquisition requisition and alignment and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the entirety of the said Property.

**II. THE VENDORS AND THE FIRST CONFIRMING PARTY DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (a) **THAT** notwithstanding any act deed matter or thing by the Vendors or the First Confirming Party or any of them or their predecessors-in-interest done executed or knowingly permitted or suffered to the contrary the Vendors have been and are now lawfully rightfully and absolutely seized and possessed of and otherwise well and sufficiently entitled to all the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be as an absolute and indefeasible estate or an estate equivalent or analogous thereto and without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (b) **AND THAT** the interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right, full power, absolute authority and indefeasible title to sell, grant, convey, transfer, assign and assure all and singular the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents.
- (c) **AND THAT** the Vendors or the First Confirming Party or any of them have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title.
- (d) **AND THAT** it shall be lawful for the Purchasers from time to time and at all times hereafter to enter into upon hold use possess and

enjoy all the properties benefits advantages and rights hereby granted sold conveyed and transferred or expressed or intended so to be and receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, claim or demand or disturbance whatsoever from or by the Vendors or the First Confirming Party or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.

- (e) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges leases tenancies occupancy rights thika tenancies liens lispens attachments trusts wakfs uses debutters claims demands liabilities restrictions restrictive covenants vesting acquisition requisition alignment prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or the First Confirming Party or any of them or any person or persons claiming as aforesaid.
- (f) **AND THAT** the Purchasers shall be and remain free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and the First Confirming Party and each of them and effectually saved defended kept harmless and indemnified of from and against all and all manner of former and other estate right title interest liens lispens mortgages charges encumbrances leases tenancies occupancy rights restrictions restrictive covenants attachments uses debutters trusts wakfs acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created made done or occasioned or suffered by the Vendors or the First Confirming Party or any of them or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendors or the First Confirming Party or any of them or their respective predecessors-in-interest.
- (g) **AND THAT** the Vendors and the First Confirming Party further covenant that if it transpires that the properties benefits advantages and rights hereby granted sold conveyed and transferred or expressed or intended so to be or in any part thereof are not free from all encumbrances, then the Vendors and the First Confirming Party and all person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendors or the First Confirming Party will be liable to the Purchasers and their respective heirs, executors, administrators legal representatives and assigns, under both civil and criminal laws, and will be bound to make good any loss or damage sustained by the Purchasers and indemnify the Purchasers with regard thereto.
- (h) **AND THAT** the Vendors and the First Confirming Party and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate right title or interest in the properties benefits advantages and rights hereby granted sold conveyed and

transferred or expressed or intended so to be or in any part thereof through under or in trust for the Vendors or the First Confirming Party or any of them or their predecessors-in-interest shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

- (i) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers produce or cause to be produced to the Purchasers or their agent or agents or any person or persons as the Purchasers may direct or appoint or in any suit or proceeding or otherwise the documents-of-title in anywise relating to the said Property, including those herein mentioned, which are subsequently found to not have been delivered to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (j) **AND ALSO THAT** the Vendors and the First Confirming Party and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchaser's successors or successors in title or interest by reason of any defect or deficiency in the title of the Vendors to the said Property or by reason of any of the representations declarations and assurances made by the Vendors or the First Confirming Party or any of them herein being found to be untrue, incorrect, false or misleading.
- (k) **AND FURTHER THAT** the First Confirming Party shall continue to be liable and responsible to keep the Purchasers safe, harmless and indemnified from and against all actions, suits, loss, costs, charges, expenses, claims and demands whatsoever which may arise in future from it, and others namely, Bathgate & Co. Ltd., Pires Private School, Comfort India Ltd., and other related entities of whatsoever nature or in respect of any other litigations pending in respect of the said Premises filed by said parties named above and others and further confirms and assures that if in future any claim or demand was received from the Purchasers, then it shall make good the same.

**III. IT IS FURTHER MUTUALLY AGREED DECLARED AND COVENANTED BY AND BETWEEN THE PARTIES HERETO** as follows:

1. **That** all municipal and all other rates taxes surcharges arrears and all other outgoings (including penalty interest etc.) in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be the liability of the Vendors and the Vendors shall pay the same on a demand being made by the Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof.
2. **And That** the Vendors have simultaneously with the execution hereof delivered to the Purchasers peaceful vacant 'khas' physical exclusive possession of the entirety of the said Property;

**THE SCHEDULE ABOVE REFERRED TO:**  
**(said Property / Premises)**

**ALL THAT** the piece and parcel of land containing an area of **15 Cottahs 13 Chittacks** more or less, Together With 1 (One) two storied building and 6 (Six) one storied building and 1 (One) Corrugated Shed standing thereon or on the parts thereof (having a total area of 10788 Square Feet, out of which 9888 Square Feet is on the Ground floor and 900 Square Feet is on the First floor), situate lying at and being Municipal Premises No.62/11, Ballygunge Circular Road (formerly 8/1, Rainey), Police Station-Ballygunge, P.O. Ballygunge, Kolkata-700019, under Ward No.69, within the Kolkata Municipal Corporation, as delineated in the **Plan** annexed hereto duly bordered thereon in "**Red**" and butted and bounded as follows:-

On the **North** : By the junction of Ballygunge Circular Road and Gurusaday Road;  
 On the **South** : By Premises No.22, Gurusaday Road;  
 On the **West** : By Ballygunge Circular Road; and  
 On the **East** : By Gurusaday Road.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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

**SIGNED SEALED AND DELIVERED** by the abovenamed **VENDORS** at **Kolkata** in the presence of:

Sudranil Bhattacharya  
Udayan Housing Complex,  
Pratapshah, Kcl-103

Samiran Samaddar  
43/3 Naskar Para, Raynagar  
Bansdroni, Kol-70

**SIGNED SEALED AND DELIVERED** by the abovenamed **PURCHASERS** at **Kolkata** in the presence of:

Sudranil Bhattacharya  
Samiran Samaddar

KESHARSHYAM CONSTRUCTION (P) LTD

Sharonile Tibrawalle  
Director

Anindoli Gupta  
(ANIKUDH GUPTA)  
As Constituted Attorney of  
Pawan Kumar Gupta, Navan  
Gupta & Abhishek Gupta

MANISH KUMAR NEWAR (HUF)

Manish  
Katta  
(MANISH KUMAR NEWAR)

Devansh Tibrawalla  
(Suyash Tibrawalla)


(DEVANSH TIBRAWALLA)

Ajay Kumar Shrestha  
(Ajay Kumar Shrestha)  
And as constituted  
attorney of Ankit Shrestha

**SIGNED SEALED AND DELIVERED** by  
the abovenamed **FIRST CONFIRMING**  
**PARTY** at **Kolkata** in the presence of:


Indranil Bhattachaya  
Samiran Samaddar

For India Heritage Trust

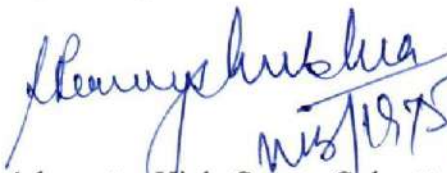
  
Authorised Signatory  
(KRISHNAMURTHY B.G.)

**SIGNED SEALED AND DELIVERED** by  
the abovenamed **SECOND CONFIRMING**  
**PARTIES** at **Kolkata** in the presence of:

Indranil Bhattachaya  
Samiran Samaddar

  
(MANISH KUMAR NEWAR)  
AS CONSTITUTED ATTORNEY OF  
CHARULATA NEWAR,  
ANUBESH NEWAR and  
YASHAS NEWAR

Drafted by:

  
21/05/2001

Advocate, High Court, Calcutta  
Saraogi & Co., Advocates  
7B Kiran Shankar Roy Road  
Kolkata 700001  
High Court Calcutta

**RECEIPT AND MEMO OF CONSIDERATION NO.1**

**Received** of and from the withinnamed Purchasers the withinmentioned sum of **Rs.18,60,00,000/= (Rupees Eighteen Crore Sixty Lacs)** only including TDS being the consideration in full payable under these presents to the Vendors as per memo written hereinbelow:

**MEMO OF CONSIDERATION NO.1**

<b>Payee</b>	<b>Amount (INR)</b>	<b>Mode of Payment</b>	<b>Bank</b>	<b>Date</b>	<b>UTR / DD No.</b>
Keshar Shyam Constructions (P) Ltd.	8,10,00,000/=	Demand Draft	SBI	30-Dec-23	856833
Pawan Kumar Gupta	1,35,00,000/=	Demand Draft	SBI	30-Dec-23	856832
Naveen Gupta	1,35,00,000/=	Demand Draft	SBI	30-Dec-23	856831
Abhishek Gupta	1,35,00,000/=	Demand Draft	SBI	30-Dec-23	856830
Manish Kumar Newar (HUF)	2,03,00,000/=	Demand Draft	SBI	30-Dec-23	856829
Suyash Tibrawalla	1,01,00,000/=	Demand Draft	SBI	30-Dec-23	856827
Devansh Tibrawalla	1,01,00,000/=	Demand Draft	SBI	30-Dec-23	856828
Keshar Shyam Constructions (P) Ltd.	92,10,000/=	RTGS	IOB	16-Feb-24	IOBAR520240-21600607788
Pawan Kumar Gupta	15,35,000/=	RTGS	IOB	16-Feb-24	IOBAR520240-21600608049
Naveen Gupta	15,35,000/=	RTGS	IOB	16-Feb-24	IOBAR520240-21600608149
Abhishek Gupta	15,35,000/=	RTGS	IOB	16-Feb-24	IOBAR520240-21600608249
Manish Kumar Newar (HUF)	22,52,500/=	RTGS	IOB	16-Feb-24	IOBAR520240-21600665868
Suyash Tibrawalla	11,76,250/=	RTGS	IOB	16-Feb-24	IOBAR520240-21600608757
Devansh Tibrawalla	11,76,250/=	RTGS	IOB	16-Feb-24	IOBAR520240-21600608647

Keshar Shyam Constructions (P) Ltd.	18,60,000/=	Refer Note (i) below	IOB	16-Feb-24	Refer Note (i) below
Pawan Kumar Gupta	3,10,000/=	Refer Note (i) below	IOB	16-Feb-24	Refer Note (i) below
Naveen Gupta	3,10,000/=	Refer Note (i) below	IOB	16-Feb-24	Refer Note (i) below
Abhishek Gupta	3,10,000/=	Refer Note (i) below	IOB	16-Feb-24	Refer Note (i) below
Manish Kumar Newar (HUF)	4,65,000/=	Refer Note (i) below	IOB	16-Feb-24	Refer Note (i) below
Suyash Tibrawalla	2,32,500/=	Refer Note (i) below	IOB	16-Feb-24	Refer Note (i) below
Devansh Tibrawalla	2,32,500/=	Refer Note (i) below	IOB	16-Feb-24	Refer Note (i) below
TDS	18,60,000/=				
<b>Total:</b>	<b>18,60,00,000/=</b>				

**Note:**

- (i) Paid out of RTGS (UTR No. IOBAR52024021600609710) of INR 37,20,000/= done in the name of M/s. Keshar Shyam Constructions (P) Ltd. on 16-Feb-24

**WITNESSES:**

Indranil Bhattachaya  
Samiran Samaddar

KESHARSHYAM CONSTRUCTION (P) LTD

Shamika Tibrawalla  
Director

Anirudh Gupta  
As constituted Attorney of  
Pawan Kumar Gupta, Naveen  
Gupta & Abhishek Gupta

MANISH KUMAR NEWAR (HUF)

Manish  
Karta

Manish  
Karta

**(VENDORS)**

**RECEIPT AND MEMO OF CONSIDERATION NO.2**

**Received** of and from the withinnamed Purchaser the withinmentioned sum of **Rs.12,40,00,000/= (Rupees Twelve Crore Forty Lacs)** only including TDS being the consideration in full payable under these presents to the First Confirming Party as per memo written hereinbelow:

**MEMO OF CONSIDERATION NO.2**

Payee	Amount (INR)	Mode of Payment	Bank	Date	UTR / DD No.
India Heritage Trust	10,80,00,000/=	Demand Draft	SBI	30-Dec-23	856834
India Heritage Trust	1,22,80,000/=	RTGS	IOB	16-Feb-24	IOBAR52024021600607649
India Heritage Trust	24,80,000/=	RTGS	IOB	14-March-24	IOBAR52024031400227156
TDS	12,40,000/=				
<b>Total:</b>	<b>12,40,00,000/=</b>				

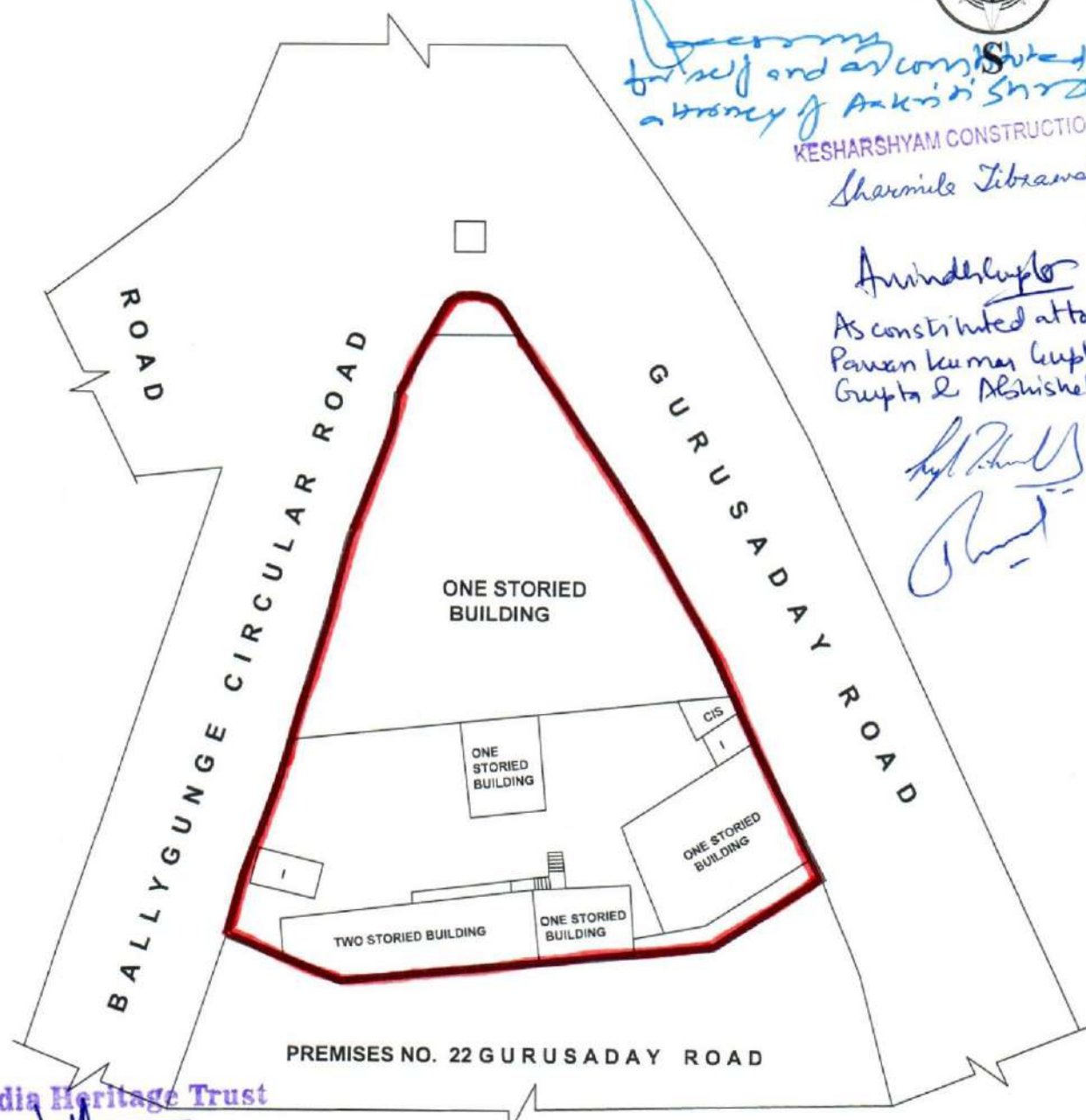
**For India Heritage Trust**  
  
 Authorised Signatory

**(FIRST CONFIRMING PARTY)**

**WITNESSES:**

*Indranil Bhattacharya*  
*Samiran Samadhar*

**PLAN OF PREMISES NO. 62 / 11, BALLYGUNGE  
CIRCULAR ROAD KOLKATA - 700019**



*for self and as constituted attorney of Ankiti Sharma*  
**KESHARSHYAM CONSTRUCTION (P) LTD**

*Sharmila Tribavalle*  
 Director

*Anindh Gupta*  
 As constituted attorney of  
 Pawan Kumar Gupta, Nandani  
 Gupta & Abhishek Gupta

*[Handwritten signature]*

**For India Heritage Trust**

*[Handwritten signature]*  
 Authorised Signatory

**MANISH KUMAR NEWAR (HUF)**

*[Handwritten signature]*  
 Manish

☐ **TOTAL LAND AREA : 15 COTTAH - 13 CHITTACKS (1057.692 SQMT) AND AS CONSTITUTE  
 STRUCTURE AREA : 10788 SQFT.**

*Attorney of CHARULATA  
 NEWAR, ANURBHU NEWAR  
 AND YASHAS NEWAR.*

**SPECIMEN FORM FOR TEN FINGERPRINTS**



<i>Sharnika Tibrawalle</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Animally Gupta</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Anurag</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Abhinav</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

**SPECIMEN FORM FOR TEN FINGERPRINTS**



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*[Handwritten signature]*



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*[Handwritten signature]*



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*[Handwritten signature]*



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*[Handwritten signature]*

### Major Information of the Deed

Deed No :	I-1603-04766/2024	Date of Registration	18/03/2024
Query No / Year	1603-2000647997/2024	Office where deed is registered	
Query Date	07/03/2024 2:59:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SARAOGI AND CO Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9564346783, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,40,00,000/-]		
Set Forth value	Market Value		
Rs. 31,00,00,000/-	Rs. 31,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,55,00,121/- (Article:23)	Rs. 43,40,046/- (Article:A(1), 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:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (A. J. C. Bose Rd – Rainy Park On Road) , , Premises No: 62/11, , Ward No: 069 Pin Code : 700019

Sch No	Pict Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	7 Katha 13 Chatak	14,50,00,000/-	14,50,00,000/-	Property is on Road
L2	(RS :- )		Semi-Commercial	8 Katha	14,50,00,000/-	14,50,00,000/-	Property is on Road
		<b>TOTAL :</b>		<b>26.0906Dec</b>	<b>2900,00,000 /-</b>	<b>2900,00,000 /-</b>	
	<b>Grand Total :</b>			<b>26.0906Dec</b>	<b>2900,00,000 /-</b>	<b>2900,00,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10788 Sq Ft.	2,00,00,000/-	2,00,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 9888 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 53 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 900 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 53 Years, Roof Type: Pucca, Extent of Completion: Complete				
	<b>Total :</b>	<b>10788 sq ft</b>	<b>200,00,000 /-</b>	<b>200,00,000 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KESHARSHYAM CONSTRUCTIONS PVT LTD</b> 7, Old Ballygunge Second Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Mr PAWAN KUMAR GUPTA</b> Son of Mr Vilaytiram Gupta 47-10-28,Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (urban), City:- , P.O:- Akkayyapalem, P.S:-VSP TOWN 2 CRIME PS, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6G, Aadhaar No: 73xxxxxxxx2294, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>Mr NAVEEN GUPTA</b> Son of Mr Pawan Kumar Gupta 47-10-28,Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (urban), City:- , P.O:- Akkayyapalem, P.S:-VSP TOWN 2 CRIME PS, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5D, Aadhaar No: 91xxxxxxxx3366, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>Mr ABHISHEK GUPTA</b> Son of Shri Pawan Kumar Gupta 47-10-28,Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (urban), City:- , P.O:- Akkayyapalem, P.S:-VSP TOWN 2 CRIME PS, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9D, Aadhaar No: 78xxxxxxxx5666, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>MANISH KUMAR NEWAR HUF</b> 23, Pankaj Mallick Sarani, City:- , P.O:- Ballygunge, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>Mr SUYASH TIBRAWALLA</b> Son of Late Ashish Tibrawalla 41 Old Ballygunge, 2nd Lane, City:- , P.O:- Ballygunge, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx4E, Aadhaar No: 87xxxxxxxx7828, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Pvt. Residence
7	<b>Mr DEVANSH TIBRAWALLA</b> Son of Late Ashish Tibrawalla 41 Old Ballygunge, 2nd Lane, City:- , P.O:- Ballygunge, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx7Q, Aadhaar No: 89xxxxxxxx5491, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Pvt. Residence
8	<b>INDIA HERITAGE TRUST</b> Gokulam Complex, Doddakallasandra, 8th Mile, Kanakpura Road, City:- , P.O:- Doddakallasandra, P.S:-SUBRAMANYAPURA, District:-Bangalore, Karnataka, India, PIN:- 560052 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
9	<b>Smt CHARULATA NEWAR</b> Wife of Mr MANISH KUMAR NEWAR 8, Amrtia Shergill Marg, New Delhi, City:- , P.O:- Lodi Road, P.S:-LODI COLONY, District:-South, Delhi, India, PIN:- 110003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx2K, Aadhaar No: 97xxxxxxxx4732, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney
10	<b>Mr AVNEESH NEWAR</b> Son of Mr Manish Kumar Newar 11 Gurusaday Road, Flat No: 64, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6P, Aadhaar No: 47xxxxxxxx9092, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney

11	<b>Mr YASHAS NEWAR</b> Son of Mr Manish Kumar Newar 8, Amrtia Shergill Marg, New Delhi, City:- , P.O:- Lodi Road, P.S:-LODI COLONY, District:-South, Delhi, India, PIN:- 110003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. PAN No.:: AExxxxxx6M, Aadhaar No: 92xxxxxxxx5640, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney
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**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt AAKRITI SHROFF</b> Wife of Mr Yashaswi Shroff 68/2 Harish Mukherjee Road, City:- , P.O:- Bhowanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GNxxxxxx9B, Aadhaar No: 97xxxxxxxx5608, Status :Individual, Executed by: Attorney
2	<b>Shri AJAY KUMAR SHROFF (Presentant )</b> Son of Shri Amarnath Shroff 68/2 Harish Mukherjee Road, City:- , P.O:- Bhowanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri AJAY KUMAR SHROFF</b> Son of Shri Amarnath Shroff 68/2 Harish Mukherjee Road, City:- , P.O:- Bhowanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Smt AAKRITI SHROFF
2	<b>Mr Anirudh Gupta</b> Son of Mr Rajesh Kumar Gupta 29B, Ballygunge Park, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0E, Aadhaar No: 34xxxxxxxx4015 Status : Attorney, Attorney of : Mr PAWAN KUMAR GUPTA, Mr NAVEEN GUPTA, Mr ABHISHEK GUPTA
3	<b>Mr Manish Kumar Newar</b> Son of Mr Arvind Kumar Newar 8, Amrtia Shergill Marg, New Delhi, City:- , P.O:- Lodi Road, P.S:-LODI COLONY, District:-South, Delhi, India, PIN:- 110003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx0B, Aadhaar No: 69xxxxxxxx0657 Status : Attorney, Attorney of : Smt CHARULATA NEWAR, Mr AVNEESH NEWAR, Mr YASHAS NEWAR

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Sharmila Tibrawalla</b> Wife of Late Ashish Tibrawalla 41 Old Ballygunge, 2nd Lane, Ballygunge, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3A, Aadhaar No: 42xxxxxxxx1678 Status : Representative, Representative of : KESHARSHYAM CONSTRUCTIONS PVT LTD (as Director)
2	<b>Mr Manish Kumar Newar</b> Son of Mr Arvind Kumar Newar 8, Amrtia Shergill Marg, New Delhi, City:- , P.O:- Lodi Road, P.S:-LODI COLONY, District:-South, Delhi, India, PIN:- 110003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx0B, Aadhaar No: 69xxxxxxxx0657 Status : Representative, Representative of : MANISH KUMAR NEWAR HUF (as Karta)

**3 Mr KRISHNAMURTHY BG**

Son of Mr Govinda B C N.R. Pura (t), Binthravalli, Megaramakki Grma, Koppa, Chickmagalur, City:- , P.O:- Balehonnur, P.S:-BALEHONNUR, District:-Chikmagalur, Karnataka, India, PIN:- 577112, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: CRxxxxxx1Q, Aadhaar No: 56xxxxxxx8365 Status : Representative, Representative of : INDIA HERITAGE TRUST

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Indranil Bhattacharya</b> Son of Late Asish Bhattacharya - Kamal Apartment Udayan Housing Complex, Pratappa, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103			

Identifier Of Shri AJAY KUMAR SHROFF, Shri AJAY KUMAR SHROFF, Mr SUYASH TIBRAWALLA, Mr DEVANSH TIBRAWALLA, , Smt Sharmila Tibrawalla, Mr Manish Kumar Newar, Mr KRISHNAMURTHY BG, Mr Anirudh Gupta , Mr Manish Kumar Newar

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	KESHARSHYAM CONSTRUCTIONS PVT LTD	Smt AAKRITI SHROFF-0.920759 Dec, Shri AJAY KUMAR SHROFF-0.920759 Dec
2	Mr PAWAN KUMAR GUPTA	Smt AAKRITI SHROFF-0.920759 Dec, Shri AJAY KUMAR SHROFF-0.920759 Dec
3	Mr NAVEEN GUPTA	Smt AAKRITI SHROFF-0.920759 Dec, Shri AJAY KUMAR SHROFF-0.920759 Dec
4	Mr ABHISHEK GUPTA	Smt AAKRITI SHROFF-0.920759 Dec, Shri AJAY KUMAR SHROFF-0.920759 Dec
5	MANISH KUMAR NEWAR HUF	Smt AAKRITI SHROFF-0.920759 Dec, Shri AJAY KUMAR SHROFF-0.920759 Dec
6	Mr SUYASH TIBRAWALLA	Smt AAKRITI SHROFF-0.920759 Dec, Shri AJAY KUMAR SHROFF-0.920759 Dec
7	Mr DEVANSH TIBRAWALLA	Smt AAKRITI SHROFF-0.920759 Dec, Shri AJAY KUMAR SHROFF-0.920759 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	KESHARSHYAM CONSTRUCTIONS PVT LTD	Smt AAKRITI SHROFF-0.942857 Dec, Shri AJAY KUMAR SHROFF-0.942857 Dec
2	Mr PAWAN KUMAR GUPTA	Smt AAKRITI SHROFF-0.942857 Dec, Shri AJAY KUMAR SHROFF-0.942857 Dec
3	Mr NAVEEN GUPTA	Smt AAKRITI SHROFF-0.942857 Dec, Shri AJAY KUMAR SHROFF-0.942857 Dec
4	Mr ABHISHEK GUPTA	Smt AAKRITI SHROFF-0.942857 Dec, Shri AJAY KUMAR SHROFF-0.942857 Dec
5	MANISH KUMAR NEWAR HUF	Smt AAKRITI SHROFF-0.942857 Dec, Shri AJAY KUMAR SHROFF-0.942857 Dec
6	Mr SUYASH TIBRAWALLA	Smt AAKRITI SHROFF-0.942857 Dec, Shri AJAY KUMAR SHROFF-0.942857 Dec
7	Mr DEVANSH TIBRAWALLA	Smt AAKRITI SHROFF-0.942857 Dec, Shri AJAY KUMAR SHROFF-0.942857 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	KESHARSHYAM CONSTRUCTIONS PVT LTD	Smt AAKRITI SHROFF-770.57142857 Sq Ft, Shri AJAY KUMAR SHROFF-770.57142857 Sq Ft
2	Mr PAWAN KUMAR GUPTA	Smt AAKRITI SHROFF-770.57142857 Sq Ft, Shri AJAY KUMAR SHROFF-770.57142857 Sq Ft
3	Mr NAVEEN GUPTA	Smt AAKRITI SHROFF-770.57142857 Sq Ft, Shri AJAY KUMAR SHROFF-770.57142857 Sq Ft
4	Mr ABHISHEK GUPTA	Smt AAKRITI SHROFF-770.57142857 Sq Ft, Shri AJAY KUMAR SHROFF-770.57142857 Sq Ft
5	MANISH KUMAR NEWAR HUF	Smt AAKRITI SHROFF-770.57142857 Sq Ft, Shri AJAY KUMAR SHROFF-770.57142857 Sq Ft
6	Mr SUYASH TIBRAWALLA	Smt AAKRITI SHROFF-770.57142857 Sq Ft, Shri AJAY KUMAR SHROFF-770.57142857 Sq Ft
7	Mr DEVANSH TIBRAWALLA	Smt AAKRITI SHROFF-770.57142857 Sq Ft, Shri AJAY KUMAR SHROFF-770.57142857 Sq Ft

Endorsement For Deed Number : I - 160304766 / 2024

On 14-03-2024

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 31,00,00,000/-



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 15-03-2024

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

Presented for registration at 16:30 hrs on 15-03-2024, at the Private residence by Shri AJAY KUMAR SHROFF , one of the Claimants.

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

Execution is admitted on 15/03/2024 by 1. Shri AJAY KUMAR SHROFF, Son of Shri Amarnath Shroff, 68/2 Harish Mukherjee Road, P.O: Bhawanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 2. Mr SUYASH TIBRAWALLA, Son of Late Ashish Tibrawalla, 41 Old Ballygunge, 2nd Lane, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Mr DEVANSH TIBRAWALLA, Son of Late Ashish Tibrawalla, 41 Old Ballygunge, 2nd Lane, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr Indranil Bhattacharya , , Son of Late Asish Bhattacharya , - Kamal Apartment Udayan Housing Complex, Pratappa, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-03-2024 by Smt Sharmila Tibrawalla, Director, KESHARSHYAM CONSTRUCTIONS PVT LTD, 7, Old Ballygunge Second Lane, City:- , P.O:- Bullygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Indranil Bhattacharya , , Son of Late Asish Bhattacharya , - Kamal Apartment Udayan Housing Complex, Pratappa, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

Execution is admitted on 15-03-2024 by Mr Manish Kumar Newar, Karta, MANISH KUMAR NEWAR HUF, 23, Pankaj Mallick Sarani, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Indranil Bhattacharya , , Son of Late Asish Bhattacharya , - Kamal Apartment Udayan Housing Complex, Pratappa, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

Execution is admitted on 15-03-2024 by Mr KRISHNAMURTHY BG, AUTHORIZED SIGNATORY, INDIA HERITAGE TRUST, Gokulam Complex, Doddakallasandra, 8th Mile, Kanakpura Road, City:- , P.O:- Doddakallasandra, P.S:- SUBRAMANYAPURA, District:-Bangalore, Karnataka, India, PIN:- 560052

Identified by Mr Indranil Bhattacharya , , Son of Late Asish Bhattacharya , - Kamal Apartment Udayan Housing Complex, Pratappa, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

Executed by Attorney

1. Execution by Shri AJAY KUMAR SHROFF, , Son of Shri Amarnath Shroff, 68/2 Harish Mukherjee Road, P.O: Bhawanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Business as constituted attorney for Smt AAKRITI SHROFF 68/2 Harish Mukherjee Road, P.O: Bhawanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025 is admitted by him

Identified by Mr Indranil Bhattacharya , , Son of Late Asish Bhattacharya , - Kamal Apartment Udayan Housing Complex, Pratapga, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

2. Execution by Mr Anirudh Gupta , , Son of Mr Rajesh Kumar Gupta , 29B, Ballygunge Park, P.O: Ballygunge, Thana: Ballygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business as constituted attorney for 1. Mr PAWAN KUMAR GUPTA 47-10-28,Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (urban), P.O: Akkayyapalem, Thana: VSP TOWN 2 CRIME PS, , Visakhapatnam, ANDHRA PRADESH, India, PIN - 530016, 2. Mr NAVEEN GUPTA 47-10-28,Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (urban), P.O: Akkayyapalem, Thana: VSP TOWN 2 CRIME PS, , Visakhapatnam, ANDHRA PRADESH, India, PIN - 530016, 3. Mr ABHISHEK GUPTA 47-10-28,Ground Floor, Dwarkanagar (Urban) Akkayyapalem, Visakhapatnam (urban), P.O: Akkayyapalem, Thana: VSP TOWN 2 CRIME PS, , Visakhapatnam, ANDHRA PRADESH, India, PIN - 530016 is admitted by him

Identified by Mr Indranil Bhattacharya , , Son of Late Asish Bhattacharya , - Kamal Apartment Udayan Housing Complex, Pratapga, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

3. Execution by Mr Manish Kumar Newar, , Son of Mr Arvind Kumar Newar , 8, Amrtia Shergill Marg, New Delhi, P.O: Lodi Road, Thana: LODI COLONY, , South, DELHI, India, PIN - 110003, by caste Hindu, by profession Business as constituted attorney for 1. Smt CHARULATA NEWAR 8, Amrtia Shergill Marg, New Delhi, P.O: Lodi Road, Thana: LODI COLONY, , South, DELHI, India, PIN - 110003, 2. Mr AVNEESH NEWAR 11 Gurusaday Road, Flat No: 64, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, 3. Mr YASHAS NEWAR 8, Amrtia Shergill Marg, New Delhi, P.O: Lodi Road, Thana: LODI COLONY, , South, DELHI, India, PIN - 110003 is admitted by him

Identified by Mr Indranil Bhattacharya , , Son of Late Asish Bhattacharya , - Kamal Apartment Udayan Housing Complex, Pratapga, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 18-03-2024**

**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 43,40,046.00/- ( A(1) = Rs 31,00,000.00/- ,B = Rs 12,40,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 43,40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2024 2:06PM with Govt. Ref. No: 192023240421966308 on 13-03-2024, Amount Rs: 43,40,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5004116985837 on 13-03-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,55,00,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,55,00,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 250854, Amount: Rs.100.00/-, Date of Purchase: 01/02/2024, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2024 2:06PM with Govt. Ref. No: 192023240421966308 on 13-03-2024, Amount Rs: 1,55,00,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 5004116985837 on 13-03-2024, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2024, Page from 116546 to 116581  
being No 160304766 for the year 2024.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.03.19 17:30:52 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 19/03/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**