

03457/20

Checked & verified with original
24/2/2022

I- 3367/2020

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 518332

Certified that the document is admitted to registration. The signature and seal in the endorsement when attached with this document are the part of this document.

District Sub-Registrar-II
Alibore, South 24 Parganas

29 JUN 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 29th day June Two thousand Twenty (2020);

BETWEEN

14303

M/s. Ekam Hotels Pvt Ltd.

NAME	
ADD.	Electronic City
Rs.	
26 JUN 2020	
SUHANJAN MUKHERJEE	
Licensed Chartered Accountant	
C.C. 6041	
22383, 3rd Floor, 1st	
Bengaluru	
360/02	

26 JUN 2020

26 JUN 2020



Identified by me

Munmun Mazumder
Advocate

w/o Mr. Abhijit Mazumder
Hastings Chamber
7c, Kiran Shankar Roy Road
Kolkata - 700001.
Office No. GD, Ground floor.

District Sub-Registrar-in-charge
Allipore, South 24 Parganas

28 JUN 2020

(1) M/S. NEERAJ ESTATES PRIVATE LIMITED having PAN AABCN5877A, a Private Limited Company incorporated in accordance with the provisions of the Companies Act 1956, having its Registered office at 224A, A J C Bose Road, Post Office - Ballygunge and Police Station Karaya, Kolkata- 700017, represented by one of its Director Ms. Shruti Ghosh having PAN Card No. ARGPG8037N, daughter of Lt. Rama Prasanna Mukherjee, Aadhar Card No 515563878480 and Mobile No. 9007014939, by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at FE - 359, sector 3, Salt lake, Bidhannagar, Kolkata, 700106 Post Office IB Market AND Police Station South Bidhannagar, and (2) M/S. TRIDEV ESTATE having PAN Card No. AADFT2504M a partnership Firm, carrying on its Business at 7, Ballygunge Circular Road, Post Office - Ballygunge, Police Station Karaya, Kolkata - 700 019 represented by its partners (a) Mrs. Sumedha Singh having PAN Card No. AHGPV2242Q, Aadhar Card No. 904127463909 and Mobile No. 9831670250 , wife of Mr. Ranveer Singh, by Faith - Hindu, by Occupation - Business, by Nationality - India, residing at 11 Hindustan Park, Flat 2A, Post Office -Gariahat and Police Station - Gariahat, Kolkata - 700029 and (b) Mrs. Megha Babaycon alias Mrs. Megha Nadir Babaycon, having PAN Card No.

ADSPV7153N, Aadhar Card No. - 203499343793 and Mobile no. 9831670287, wife of Mr. Nadir Rohinton Babaycon and daughter of Sri Bipin Kumar Vohra, by Faith - Hindu, by Occupation - Service, by Nationality - India, residing at Manikaran, Flat Number 1EE, 3B, Ram Mohan Mallick Garden Lane, Kolkata 700010, Post Office Beliaghata and Police Station Beliaghata, hereinafter called and referred to as the "VENDORS" (which expression shall unless repugnant to the context or otherwise be deemed to mean include its/their share holder(s), Director or Directors, Partners, successors-in-interest, Successor-in-Office, legal heirs representatives and/or assigns) FIRST PART

AND

M/S EKRAM HOTELS PRIVATE LIMITED having PAN Card No. AACCE7579H, a private Limited Company incorporated in accordance with the provisions of the Companies Act 1956, having its Registered Office at No 56/A, Opp: Wipro Gate 5, Electronic city, Doddthogur, Begur Hobli, Post Office Electronic City and Police Station - Electronic city, Bangalore, 560100, Karnataka, India, represented by its authorized signatory MR. RAM KRISHNA ADHIKARY alias RAM KRISHAN ADHIKARY alias RAM KRISHNA ADHIKARI having PAN Card No. AKQPA9022N, Aadhar Card No. 3125-4344-7720 and Mobile No.

9830548493, son of Late Sakti Sadhan Adhikary, by Faith-Hindu, by Occupation-Service, residing at 5F/2, Mon Mohan Banerjee Road, Kolkata-700038, P.S. Behala & P.O. Sahapur, hereinafter called and referred to as the "PURCHASER" (which expression shall unless repugnant to the context or otherwise be deemed to mean include its share holder(s), Director or Directors, successor-in-interest, successor-in-office, legal representatives and/or assigns) of the SECOND PART.

WHEREAS M/S. NEERAJ ESTATES PRIVATE LIMITED being the Vendor No.1 herein had purchased part of land of being premises No. 7, Ballygunge Circular Road, (at present known as Promotosh Barua Sarani), Kolkata - 700 019) with old dilapidated structure from (1) Kabiruddin Ahmed (2) Kutubuddin Ahmed, (3) Mohiuddin Ahmed (4) Shabbiruddin Ahmed (5) Mst Nasima Akhter (6) Saleha Khatoon (7) Fatima Begum (8) Zohra Khatoon and (9) Hafiza Khatoon vide a registered Deed of Conveyance dated 10.12.1992, which was duly registered and executed before the office of the ADSR - Sealdah and recorded in Book No. I, Volume No.5, Pages - 41 to 55, Being No. 162 for the year 1992.

AND WHEREAS the said M/S. NEERAJ ESTATES PRIVATE LIMITED being Vendor No. 1 herein took physical khas possession of the said property and started to use and enjoy the said property without any hindrance and/or encumbrances and/or litigations from any corner/body/person whatsoever and subsequently duly and formally mutated their names as the recorded owner of the said premises with the office of the Kolkata Municipal Corporation and since then has been regularly being paying necessary taxes and levies as per the demand of the Kolkata Municipal Corporation authorities.

AND WHEREAS One Lotika Sarkar executed an Indenture for Deed of Indemnity dated 20.09.2002 in favour of one M/S. TRIDEV ESTATE being Vendor No. 2 herein and which was duly registered and executed before the Office of ADSR - Sealdah and recorded in Book No. I, Volume No. 1, Page -- 1 to 18, Being No. 06544 for the year 2002, in the said Indenture the said Lotika Sarkar stated and Indemnified that she is owner of 36.63% of share in the said premises.

AND WHEREAS by a Deed of Conveyance dated 20.09.2002 which was duly registered and executed before the office of ADSR-Sealdah and recorded in Book - I, Volume -1, Pages 1 to 74, being No. 02300 for the

year 2003, the said Lotika Sarkar sold, conveyed and transferred her 36.63% share in respect of right, title, interest and possession of the said property to M/S TRIDEV ESTATE being Vendor No. 2 herein .

AND WHEREAS said M/S TRIDEV ESTATE being Vendor No. 2 herein claim their share and interest in respect of right to use and possession of the said property with M/s Neeraj Estates Pvt. Ltd. being Vendor No. 1 herein.

M/s. Neeraj Estates Pvt. Ltd.

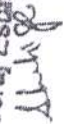
M/s. Neeraj Estates Pvt. Ltd.

AND WHEREAS one Afakuzaman Khan who was the Mutawalli of the Wakf Estates of Jumman Mistry, comprising Premises Nos. 5, 5/1A, 5/1, 6/1, 6/2, 6/3 and 6/4, Ballygunge Circular Road which are adjacent to the Said Premises lodged a complaint before The Chief Executive Officer, The Board of Wakf, West Bengal alleging that M/S TRIDEV ESTATE being the Vendor No.2 herein and its predecessor-in-interest had encroached into a part of premises No. 5, Ballygunge Circular Road which was a Wakf property.

AND WHEREAS on 26th March, 2003, a show-cause notice was issued to the M/S. TRIDEV ESTATE being the Vendor No. 2 herein by The

Chief Executive Officer, The Board of Wakf, West Bengal Estates on the basis of the said Complaint and on 6th February, 2004 issued an impugned Order being No. 9235 directing M/S TRIDEV ESTATE being Vendor no. 2 herein to remove the encroachment from the Wakf Properties.

AND WHEREAS said M/S. TRIDEV ESTATE being Vendor No.2 herein raised objection for the possession of the M/s Neeraj Estates Pvt. Ltd. being Vendor No. 1 herein of the said entire property.

For. Neeraj Estates Pvt. Ltd.


Director

AND WHEREAS said M/S. NEERAJ ESTATES PRIVATE LIMITED being vendor No. 1 herein filed a Title Suit being No. 203 of 2004 before the Ld. 2nd Civil Judge (Jr. Div.) at Alipore against the said M/S. TRIDEV ESTATE being Vendor No. 2 herein for (1) Decree of Declaration that the said M/S. NEERAJ ESTATES PVT. LTD. being vendor No. 1 herein was the owner of suit property, (2) Decree for Declaration that said M/S. NEERAJ ESTATES PVT. LTD. being vendor No. 1 herein was in possession, use and enjoyment of the said suit property, by having mutated their name in the record of KMC and by way payment of taxes to the KMC, (3) Decree for Declaration that M/S.

TRIDEV ESTATE being the defendant therein and being vendor No. 2 herein has no right and authority to interfere with the possession and enjoyment of the suit property by the said M/S. NEERAJ ESTATES PVT. LTD. as Plaintiff therein and being vendor No. 1 herein, (4) Decree for Permanent Injunction restraining M/S TRIDEV ESTATE being the defendant therein and being vendor No. 2 herein, their men and agents from interfering with the possession and enjoyment of the suit property by the said M/S. NEERAJ ESTATES PVT. LTD being the Plaintiff therein and being vendor No. 1 herein, (5) all cost of the Suit, (6) any other relief and reliefs which will be appropriate in the facts and circumstances of the Suit.

AND WHEREAS the said M/S. TRIDEV ESTATE being the defendant therein contested the said Title Suit with the M/S NEERAJ ESTATE PVT. LTD. being vendor no. 1 herein, the said Title Suit was pending before Ld. 2nd Civil Judge (Junior Division) at Alipore.

AND WHEREAS a Writ Petition being W.P. No. 149 of 2005 was filed before the Hon'ble High Court at Calcutta by the M/S. TRIDEV ESTATE being the Vendor No.2 herein against Board of Wakf & Ors.,

For Neeraj Estates Pvt. Ltd.
[Signature]

Director

challenging the said Show Cause notice which had been issued by The Chief Executive Officer. At the date of hearing of the said Writ Petition, it was submitted by the said M/S TRIDEV ESTATE being vendor No. 2 herein that it had duly filed and submitted its written objections to the said Show Cause Notice contending therein that it had not encroached on any part of Premises No. 5, Ballygunge Circular Road or any other Wakf properties and had produced the Smart Survey Plan prepared in 1963 which showed Premises No. 7, Ballygunge Circular Road comprises an area of 18 (eighteen) Cottahs 11 (eleven) Chittacks and 21 (twenty one) Square Feet.

AND WHEREAS the said M/S. NEERAJ ESTATES PVT. LTD. being vendor No. 1 herein executed a "Registered Deed of Declaration for widening of Road" relinquishing/Gifting a part and portion of land measuring about 1 Cottah 15 Chittaks 39 Sq. Ft. in front of the existing building at the said premises in favour of the Kolkata Municipal corporation which was duly and formally registered and executed before the office of ARA - I, Kolkata dated 23.05.2007 and recorded in Book - I, Volume -1, Volume 1 to 6, Being No. 05955 for the year 2007 and handed over the possession of the said land area to the Kolkata

Municipal Corporation for the purpose of extension of the road breadth.

AND WHEREAS by a Judgement dated 15.12.2009 passed by Hon'ble Justice Indira Banerjee of High Court at Calcutta it was held that the impugned order passed by The Chief Executive Officer, The Board of Wakf, West Bengal was cryptic, vague and devoid of particulars and consequently in flagrant violation of principles of natural justice and the same, not being supported by any cogent reasons, the G.A. No. 2832 of 2009 arising out of said in the W.P. No. 149 of 2005 was allowed and the impugned order passed by The Chief Executive Officer, The Board of Wakf, West Bengal was set aside.

AND WHEREAS the said M/S. TRIDEV ESTATE being Vendor No. 2 herein and the said M/S NEERAJ ESTATES PVT. LTD. being Vendor No. 1 herein subsequently amicably settled their disputes and grievances in the year 2010 and the said M/S. TRIDEV ESTATE being Vendor No. 2 herein and issued a No Objection Certificate for obtaining the necessary sanction plan, dismantling/demolishing the old structure thereat and undertook not to raise objection in future and the said M/S

AND WHEREAS M/S. NEERAJ ESTATES PVT. LTD. as plaintiff therein and being Vendor No. 1 herein and M/S. TRIDEV ESTATE as defendant therein and being Vendor No. 2 herein both were jointly filed a compromise petition in the matter of title suit being No. 203 of 2004 which was pending before the Ld. 2nd Civil Judge (Junior Division) at Alipore and it was prayed by the both parties in the said suit, the said compromise petition, be decree in terms of said compromise petition.

AND WHEREAS by an order dated 19.04.2012 being No.33 passed by the 2nd Civil Judge junior Division (said Order) it was ordered that the said Suit i.e. Title Suit being No. 203 of 2004 be decreed in terms of Compromise Petition under Order 23 Rule 3 of C.P.C. in so far as they are legal and relates to the subject matter of the suit and the said Compromise petition be made part of the Decree.

AND WHEREAS subsequently, a Decree dated 19th April, 2012 was passed by the 2nd Civil Judge (Junior Division), Alipore (Said Decree) wherein and where-under the said suit was decreed in terms of Compromise petition under Order 23 Rule 3 of C.P.C.

AND WHEREAS as per the said order/decreed dated 19.04.2012 passed by the said Ld. 2nd Civil Judge (Junior Division) at Alipore in the matter being T.S. No. 203 of 2004, the M/S NEERAJ ESTATES PVT. LTD. being the plaintiff therein and the Vendor No.1 herein became the owner of undivided 63.37% share of the said property and the said M/S. TRIDEV ESTATE the defendant therein and the Vendor No.2 herein became the owner of undivided 36.63% share of the said property.

For. Neeraj Estates Pvt. Ltd.
M. K. G.

Director

AND WHEREAS said M/S. TRIDEV ESTATE issued again a No Objection Certificate/give consent and handover of its share, interest and possession in the said property in favour of said M/S. NEERAJ ESTATES PVT. LTD. being Vendor no. 1 herein for construction of the New Proposed building as per the revised sanctioned plan being No. 2011080014 dated 20.04.2011 approved by the Kolkata Municipal Corporation authorities.

AND WHEREAS subsequently the said M/S. NEERAJ ESTATES PVT. LTD. being Vendor no. 1 herein revised their plan and the Kolkata Municipal Corporation authorities duly sanctioned the said revised

plan being No. 2011080014 dated 20.04.2011 valid till 19.04.2016 as B (Basement) + G (Ground) + V storied building therein.

AND WHEREAS the said M/S. NEERAJ ESTATES PVT. LTD. being Vendor no. 1 herein efforts finance and construction work alone and there was no any contribute in finance and construction work M/S TRIDEV ESTATE being Vendor no. 2 herein.

AND WHEREAS the said M/S. NEERAJ ESTATES PVT. LTD. being Vendor no. 1 herein have constructed till date only R.C.C. frame work of (1) Basement measuring about 475.806 Sq. Mtr. (5123 Sq. Ft.) (2) Ground floor measuring about 376.293 Sq. Mtr. (4052 Sq. Ft.), (3) First floor measuring about 396.823 Sq. Mtr. (4273 Sq. Ft.) (4) Second floor measuring about 387.271 Sq. Mtr. (4170Sq. ft.), (5) Third floor measuring about 387.271 Sq. Mtr. (4170 Sq. ft.), and (6) Forth floor measuring about 387.271 Sq. Mtr. (4170 Sq. ft.) (only foundation Dhalai work (R.C.C. frame work only upto foundation level and thereafter no any construction work has been done any further).

AND WHEREAS the said M/S. EKRAM HOTELS PRIVATE LIMITED Being the Purchaser herein are willing to purchase the said Municipal

Premises No. 7, Pramotosh Barua Sarani, (previously known as Ballygunge Circular Road), Kolkata - 700 019 in Ward No. 69, Borough - VIII under the Kolkata Municipal Corporation, P.S. - Karaya (formerly Ballygunge) land measuring about 16 Cottahs 14 Chittaks 27 Sq. Ft. with partly constructed new structure as per the said sanction plan, the said property is morefully described in the Schedule hereunder written on as it is and where it is basis.

AND WHEREAS the said M/S NEERAJ ESTATES PVT. LTD. being the Vendor No. 1 herein and the said M/S. TRIDEV ESTATE being the Vendor No. 2 herein are jointly willing to sell of the same Schedule property to the Purchaser at a consideration amount of Rs.16,00,00,000/- (*Rupees Sixteen Crores only*) on as it is and where it is basis.

AND WHEREAS the said Vendors and the Purchaser herein have agreed to sell and purchase the said schedule property herein at the consideration amount of Rs.16,00,00,000/- (*Rupees Sixteen Crores only*).

NOW THIS DEED OF CONVEYANCE WITNESSETH:

1. That in consideration of a sum of Rs.16,00,00,000/- (Rupees Sixteen Crores only) paid by the Purchaser to the Vendors on or before the execution of these presents subject to deduction of necessary TDS if applicable, towards Tax Deducted at Source as per Section 194-IA of the Income Tax Act, 1961, the receipt whereof the Vendors doth hereby admit and acknowledge and also by the **MEMO OF CONSIDERATION** written hereunder and from the same do hereby release and discharge the property sold by these presents, the Vendors doth hereby sell, transfer, grant, convey, assign and assure unto and to the use of the said Purchaser free from all encumbrances and without any defects in title, the Schedule Property, i.e. **ALL THAT** piece and parcel of demarcated land with partly constructed building being land measuring 16 (Sixteen) Cottahs 14 (fourteen) Chittacks and 29 (twenty nine) Square Feet, more or less together with structures thereupon, lying, situate at and being Municipal Premises No. 7, Pramathes Barua Sarani (previously known as Ballygunge Circular Road), within the limits of Ward No. 69 of the Kolkata

Municipal Corporation, Police Station Karaya (formerly Ballygunge), Kolkata- 700019, District 24 Parganas (South), Sub-Registration Office Sealdah, bearing Assesse No. 110693800092

TOGETHER WITH only R.C.C. Construction of B (basement) + Ground + 3 ½ storied building constructed, till date only R.C.C. frame work of (1) Basement measuring about 475.806 Sq. Mtr. (5123 Sq. Ft.) (2) Ground floor measuring about 376.293 Sq. Mtr. (4052 Sq. Ft.), (3) First floor measuring about 396.823 Sq. Mtr. (4273 Sq. Ft.) (4) Second floor measuring about 387.271 Sq. Mtr. (4170Sq. ft.), (5) Third floor measuring about 387.271 Sq. Mtr. (4170 Sq. ft.), and (6) Forth floor measuring about 387.271 Sq. Mtr. (4170 Sq. ft.) (only foundation Dhalai work (R.C.C. frame work only upto foundation level and thereafter no any construction work has been done any further) **And Together With** (1) the existing electricity connections (2) the existing water connection and (3) the existing sewerage connection **together with** all easements rights and other advantages appurtenant to the said Premises No. 7, Pramathes Barua Sarani (previously known as

Ballygunge Circular Road), within the limits of Ward No. 69 of the Kolkata Municipal Corporation, Police Station Karaya (formerly Ballygunge), Kolkata- 700019, District 24 Parganas (South) **TOGETHER WITH** the benefit of the Sanctioned Plan of the subsisting building and with the right of making further construction thereon the Schedule Property **ALONG WITH** right of egress and ingress to the Schedule Property **TOGETHER WITH** erections, fixtures, walls, yards, courtyards and benefit and advantages of liberties, easements, privileges, appendages and appurtenance whatsoever to the Schedule Property or any part thereof belonging or in any ways appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong thereto and the reversion/s, remainder and remainders thereof and of every part thereof **TOGETHER WITH** all further estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and equity of the Vendors.

2. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- (a) The Vendors are the sole and joint absolute owners of the Schedule Property which is free from all encumbrances, lispendens and from all defects in title, whatsoever.
- (b) The Vendors further represented to the Purchaser that the Schedule Property is not subject to any acquisition or requisition or under any notice of acquisition or requisition.
- (c) There is no litigation and/or any Suit or legal proceedings pending with respect to the Schedule Property.
- (d) The Schedule Property is not subject to any attachment or demand under any law or Act.
- (e) All land revenue, municipal rates taxes and other outgoing payables in respect to the Schedule Property till date have been paid and discharged.

- (f) The Vendors have a clear, indefeasible and marketable title in respect of the Schedule Property.
- (g) The said Schedule Property or any part thereof are not vested with the Government as per the provisions of the West Bengal Thika Tenancy (Acquisition and Regulation) Act, 2001.
- (h) There is no other adjacent premises owner/s or any other person/s having any pre-emptive right to purchase the Schedule Property.
- (i) The Vendors have not entered into any agreement or agreement for sale or encumbered with anybody in respect of the said Schedule Property save and except the Purchaser herein.
- (j) There is no Certificate Case or proceedings pending against the Vendors for realization of arrears of Income Tax or other taxes or otherwise under the Public Demand Recovery Act or any other Act for the time being in force.

- (k) The Schedule Property is not affected by any notice or scheme of the concerned local authority or any other authority, Metropolitan Development Authority or the Government or any other public body or bodies.
- (l) No declaration has been made or published for the acquisition of the said Schedule Property or any part thereof under the Land Acquisition Act for the time being in force for the acquisition of the said Schedule Property.
- (m) The said Schedule Property or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rules, framed thereunder or any other acts or enactments whatsoever.
- (n) There is no impediment under provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for transferring and conveying the Schedule Property by the Vendors in favour the Purchaser.
- (o) There is no other adjacent plot owner/s or any other person/s having any pre-emptive right to purchase the Schedule Property.

- (p) There is no tenancy, license or lease with respect to the Schedule Property and the Schedule Property is in khas possession of the Vendors herein.

3. THE VENDORS DOTH HEREBY FURTHER COVENANT WITH THE PURCHASER AS FOLLOWS:

- a) That notwithstanding any acts, deeds or things hereinbefore done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the Schedule Property which is free from all encumbrances, attachments or any defects in title whatsoever;
- b) That the interest, the Vendors doth hereby profess to transfer, subsist and it has a good right, full power and absolute authority to sell, transfer, grant, convey, assign, possess and assure the Schedule Property by these Deed of Conveyance in favour of the Purchaser herein.
- c) That the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the Schedule Property without any claim or demand from any body

- d) That the Vendors covenant with the Purchaser that it has a clear and being marketable title in the Schedule Property being sold to the purchaser herein.
- e) That upon execution of this Deed of Conveyance by the Vendors herein in favour of the Purchaser herein entire the said schedule property herein and transfer all rights, title, interest and possession to the purchaser herein forever.
- f) That the Vendors covenant with the Purchaser, its successors-in-interest and assigns that it shall at the request and cost of the Purchaser do or execute or caused to be done or executed all lawful acts, deed or things whatsoever for further and more perfecting the title of the Schedule Property or any part thereof sold by these presents. Alternatively, the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly through a declaration without affecting the right of the Vendors in any manner;
- g) That the Purchaser shall be entitled to mutate its name in all the records of the Kolkata Municipal Corporation and/or all the competent authority(s) as the owner with respect to the Schedule Property;

- h) The Vendor represents and covenants with the Purchaser that the Schedule Property is fit for any sort of lawful use and as per sanction of the K.M.C. authority use. However, in the event the Purchaser faces any trouble or disturbance in course of its free and peaceful enjoyment of the Schedule Property, the Vendors shall indemnify and keep the Purchaser harmless by bearing all costs and damages.
- i) The Vendors shall be liable to pay all municipal rates, taxes, arrears and other dues in respect to the Schedule Property till the date of registration of this Deed of Conveyance and after the execution and registration of this Deed of Conveyance, the same will be devolved upon the Purchaser who will pay all the municipal rates, taxes, etc.
- j) That upon execution of this Deed of Conveyance the Purchaser have full right and/or entitled to use and enjoy and/or sell, transfer, mortgage, lease, gift and all other acts of ownership with respect to the in part or entire Schedule Property without any restriction or permission from the Vendors or any persons claiming under them;
- k) That upon execution of this Deed of Conveyance the Vendors deliver vacate, physical *khas* and peaceful possession of the Schedule Property to the Purchaser;

- l) That the Vendors shall make all necessary arrangements and extend assistance in order to ensure that the Purchaser can cause transfer of name in respect of the concerned electricity meter/s with regard to the Schedule Property.
- m) That the Purchaser shall renew the said sanction plan as per the law and provision of the Kolkata Municipal Corporation Act and complete the construction work of the unfinished/under construction of the Schedule property and also claim for extra F.A.R. from the competent authority.
- n) That the purchaser shall obtained all necessary premises, formalities for the construction work of the said schedule property and also obtain completion certificate of the said schedule property.
- o) That the Purchaser shall install all the necessary facilities, amenities, machineries etc for the use of the said to be constructed building of the said schedule property.
- p) That the Purchaser shall revise the said sanction plan from the Kolkata Municipal Corporation authorities.
- q) That the Purchaser shall use and enjoy in any manner whatsoever as per the approval of concern authorities and/or in lawfull manner.

SCHEDULE ABOVE REFERRED TO :

Director
ALL THAT piece and parcel land with partly constructed area up to B + G + 3½ floor, land measuring about 16 Cottahs 14 Chittaks 29 Sq. Ft. to be little more or less being municipal Premises No. 7, Pramatosh Barua Saorani, (previously known as Ballygunge Circular Road), Kolkata - 700 019, P.S. - Karaya (formerly Ballygunge) in Ward No. 69 at present Borough - VIII under the Kolkata Municipal Corporation, (1) Basement measuring about 475.806 Sq. Mtr. (5123 Sq. Ft.) (2) Ground floor measuring about 376.293 Sq. Mtr. (4052 Sq. Ft.), (3) First floor measuring about 396.823 Sq. Mtr. (4273 Sq. Ft.) (4) Second floor measuring about 387.271 Sq. Mtr. (4170 Sq. ft.), (5) Third floor measuring about 387.271 Sq. Mtr. (4170 Sq. ft.), and (6) Forth floor measuring about 387.271 Sq. Mtr. (4170 Sq. ft.) (only foundation Dhalai work (R.C.C. frame work only upto foundation level and thereafter no any construction work has been done any further)(no roof) having cemented flooring, which is butted and bounded as follows :-

ON THE NORTH : By 5, Ballygunge Circular Road;

ON THE SOUTH : By Rowland Road;

ON THE EAST : By Ballygunge Circular Road;

ON THE WEST : By 5, Ballygunge Circular Raod.

TRIDEV ESTATE

Mezha Ballygun

Partner
For: Neeraj Estates Pvt. Ltd.

TRIDEV ESTATE

Suresha Singh

Partner

EKRAM HOTELS PRIVATE LIMITED

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day month and year first above written after meticulous examination of the particulars contained herein and upon being satisfied.

SIGNED SEALED & DELIVERED
by the VENDORS at Kolkata in the presence of:

1. *Ramces Singh*
11, Hindustan Park,
Flat 2A, Kol - 29
2. *Sandhya Kumar*
Abhinav Kumar
WZ 22

For. Neeraj Estates Pvt. Ltd.

Shashi Ghosh

Director

1. M/S NEERAJ ESTATES PVT. LTD.

TRIDEV ESTATE

a. *Surendra Singh*

Partner

b. *Megha Babayan*

TRIDEV ESTATE

2. M/S TRIDEV ESTATE

SIGNATURE OF THE VENDORS

SIGNED SEALED AND DELIVERED by the PURCHASER at Kolkata in the presence of:

1. *Ramces Singh*
11, Hindustan Park,
Flat 2A, Kol - 29

2. *Sandhya Kumar*

EGRAM HOTELS PRIVATE LIMITED

[Signature]

Authorised Signatory

M/S EGRAM HOTELS PRIVATE LIMITED

SIGNATURE OF THE PURCHASER

Drafted by me as per the instructions
And information by the parties herein

[Signature]
DEOBRA UPADHYAY
Advocate
High Court, Calcutta
M/s Upadhyay & Associates
Hastings Chambers
7C, Kiran Shankar Roy Road,
Office no.-GD, Ground Floor,
Kolkata 700001
Phone: 09830105765, 03340619989
legalsolutionsandrelief@gmail.com
Enrolment No. F/1735/2008



MEMO OF CONSIDERATION

RECEIVED by the Vendors herein from the Purchaser herein the within mentioned sum of Rs.16,00,00,000/- (Rupees Sixteen Crores only) being the consideration money in full as per Memo below for the Schedule property herein.

DATE	BANK DETAILS	AMOUNT
13/12/2019	cheque No. 997850 Axis Bank Limited	15,00,00,000/-
29/06/2020	cheque No. 998231 Axis Bank Limited	59,25,000/-
	TDS	15,75,000/-
29/06/2020	cheque No. 998234 Axis Bank Limited	25,00,000/-
Total		<u>Rs. 16,00,00,000/-</u>

TOTAL: Rs.16,00,00,000/- (Rupees Sixteen Crores only).

WITNESSES :

1. Ramvire Singh
11, Hindustan Park,
Flat 2A, Kol - 29
2. Shri Kumar Ram

For. Neeraj Estates Pvt. Ltd.

(Signature)

Director

1. M/S NEERAJ ESTATES PVT. LTD.

TRIDEV ESTATE

a. Suresha Singh

TRIDEV ESTATE Partner

b. Megha Babayan

Partner

2. M/S TRIDEV ESTATE

SIGNATURE OF THE VENDORS

For. Neeraj Estates Pvt. Ltd.

Authorised Signatory

EKRAM HOTELS PRIVATE LIMITED

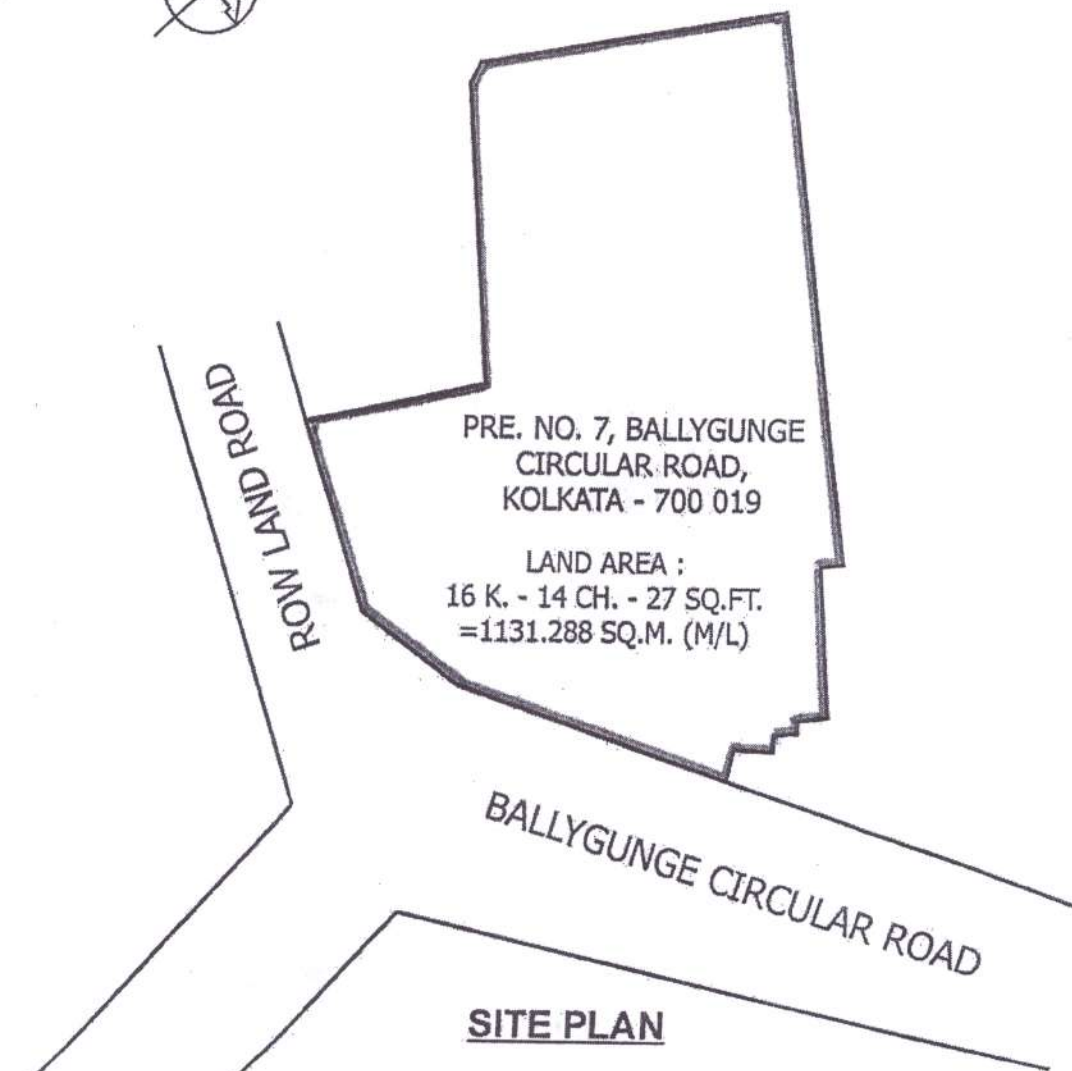
TRIDEV ESTATE

Partner

Partner

SITE PLAN OF PREMISES NO. 7, PRAMATHESH BARUA SARANI,
OLD NO. 7, BALLYGUNGE CIRCULAR ROAD, KOLKATA - 700 019,
WARD NO. 69, BOROUGH NO. VIII.

AREA OF LAND :- 16 K. - 14 CH. - 28 SQ.FT. (MORE OR LESS)
= 1131.288 SQ.M. (MORE OR LESS)
SHOWN IN RED COLOUR



For. Neera Estates Pvt. Ltd.

Shri P. S.
Director
TRIDEV ESTATE
Surendra Singh
Partner
TRIDEV ESTATE
Megha Babayan
Partner

SIG. OF VENDORS


































EGRAM HOTELS PRIVATE LIMITED

[Signature]
Authorised Signatory
















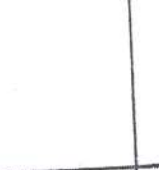
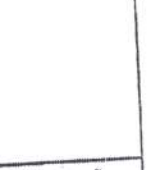


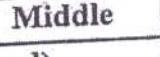
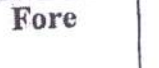
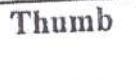
SIG. OF PURCHASER

Traced By:
A. N. S.
3A, N. S. S. S.
Kot-1.

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Shigheela</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Javedha Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Neelha Babayan</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS

						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
Little	Ring	Middle	Fore	Thumb		
(Left Hand)						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
Little	Ring	Middle	Fore	Thumb		
(Left Hand)						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NEERAJ ESTATES PRIVATE LIMITED

27/11/1989

Permanent Account Number

AABCN5877A

32-100010

For. Neeraj Estates Pvt. Ltd.

Shubh G. Patel
Director



ভারত সরকার
Identification Authority of India
Government of India

Enrollment No.: 1062/11017/32040

T-3: NTC
 South Green
 F4-350 SECTOR 3
 GAL LAKE
 Bichannagar (G)
 Bichannagar IB Market
 North 24 Parganas North 24 Parganas
 West: Bengal 700105
 9007014039



আপনার আদhaar সংখ্যা / Your Aadhaar No. :

5155 6387 8480

ভাষ্য - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

५६५ ॥

Shirley Ghorah

पिछा : प्रसा पुसठ घुषाणी

Fainer, Rama Prasanna Mukherjee

3545010 / DOB 12/21/1972

महिला / Female



5155 6387 8480

আমার - সাধারণ মানুষের অধিকার



... is valid throughout the country.

INFORMATION

[illegible]

456





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOY1583434



নির্বাচকের নাম : শ্রুতি ঘোষ

Elector's Name : Shruti Ghosh

স্বামীর নাম : সৌগত ঘোষ

Husband's Name : Sougata Ghosh

লিঙ্গ/Sex : স্ত্রী/F

জন্ম তারিখ
Date of Birth : 12/01/1972

Shruti Gh.

XOY1583434

ঠিকানা:

F E-359, সল্ট লেক, সেক্টর-III, ব্লক-এফ ই, বিধান নগর
(সাউথ), উত্তর ২৪ পরগণা, 700106

Address:

F E-359, SALT LAKE, SEC-III, BLOCK-F
E, BIDHANNAGAR (SOUTH), NORTH 24
PARGANAS, 700106



Date: 09/12/2011

116-বিধান নগর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

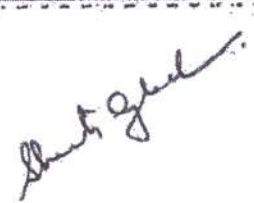
Facsimile Signature of the Electoral
Registration Officer for

116-Bidhannagar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in
the roll at the changed address and to obtain the
card with same number.

134/1165





भारत सरकार
GOVERNMENT OF INDIA

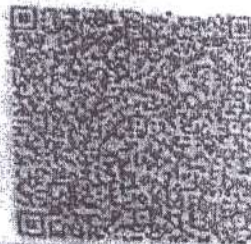


মোঘা বেবিকন

Megha Babaycon

জন্মতারিখ/ DOB: 19/08/1985

মহিলা / FEMALE



2034 9934 3793

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
মনি করান ফ্ল্যাট 1 ই ই, আর এম মল্লিক
জি লেন, বেলেঘাটা, বেলেঘাটা,
কলকাতা,
পশ্চিমবঙ্গ - 700010

Address

MANI KARAN FLAT 1E E, 3 B
R.M.MALLIK G.LANE,
BELEGHATA, Belegghata,
Kolkata,
West Bengal - 700010



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 004

Megha Babaycon

पुस्तक को सुरक्षित रखें। पुस्तक को खोलने से पहले इसे धीरे-धीरे खोलें। पुस्तक को खोलने के बाद इसे धीरे-धीरे खोलें। पुस्तक को खोलने के बाद इसे धीरे-धीरे खोलें।

पुस्तक को सुरक्षित रखें। पुस्तक को खोलने से पहले इसे धीरे-धीरे खोलें। पुस्तक को खोलने के बाद इसे धीरे-धीरे खोलें। पुस्तक को खोलने के बाद इसे धीरे-धीरे खोलें।

पुस्तक को सुरक्षित रखें। पुस्तक को खोलने से पहले इसे धीरे-धीरे खोलें। पुस्तक को खोलने के बाद इसे धीरे-धीरे खोलें। पुस्तक को खोलने के बाद इसे धीरे-धीरे खोलें।

REGISTRATION

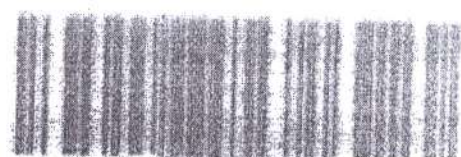
INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSTOR AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD REMAIN IN THE CUSTODY OF THE HOLDER OR A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE LOST OR STOLEN IN ANY WAY.

IF THERE IS DISSEMINATION OF THIS PASSPORT, IT SHALL BE CONSIDERED A VIOLATION OF THE PASSTOR AUTHORITY. THE PASSTOR AUTHORITY IS RESPONSIBLE FOR THE RECOVERY OF THIS PASSPORT AND FOR THE RECOVERY OF THE PASSTOR AUTHORITY. THE PASSTOR AUTHORITY IS RESPONSIBLE FOR THE RECOVERY OF THIS PASSPORT AND FOR THE RECOVERY OF THE PASSTOR AUTHORITY.



72267576

Name of Father / Legal Guardian

BIPIN KUMAR VOHRA

Name of Mother

SANJUKTA VOHRA

Name of Spouse

NADIR ROHINTON BABAYCON

3B, RAM MOHAN MALLICK GARDEN LANE

MONIKARAN, FLAT- 1EE, KOLKATA

PIN: 700010, WEST BENGAL, INDIA

Passport No. with Date and Place of Issue

65173044

02/01/2008

DUBAI

File No.

CA2071589056912

Neelha Babayan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MEGHA NADIR BAGAYCON

BIPIN KUMAR VOHRA

19/08/1985

Permanent Account Number

ADSPV7153N

Megha Bagaycon

Signature

आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार

आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार

आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार

Megha Bagaycon



ভারত সরকার

Government of India

সুমিধা সিং

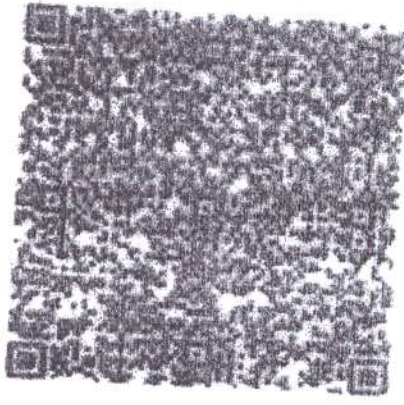
Sumedha Singh

পিতা : বিপিন কুমার ভোহরা

Father : Bipin Kumar Vohra

জন্মতারিখ / DOB : 10/08/1988

মহিলা / Female



Sumedha Singh

9041 2746 3909

সম্মান

সাধারণ মার্গশেতর

নিম্নোক্ত

Unique Identification Authority of India

ঠিকানা

১১, হিন্দুস্থান পার্ক
বোস রোড, শরৎ
কোলকাতা, পশ্চিম
বঙ্গ, ৭০০০২৯

Address:

11, HINDUSTAN PARK FLAT 2A,
Sarat Bose Road, Sarat Bose
Road, Kolkata, West Bengal,
700029

Surekha Singh

9041 2746 3909



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

SUMEDHA SINGH

BIPIN KUMAR VOHRA

10/08/1988

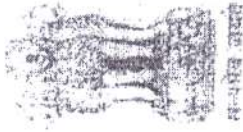
Permanent Account Number

AHGPV2242Q

Sumedha Singh

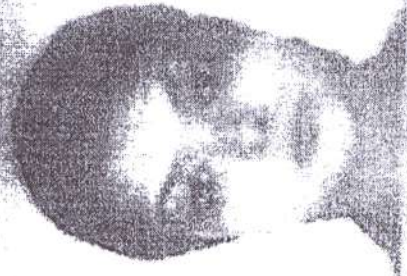
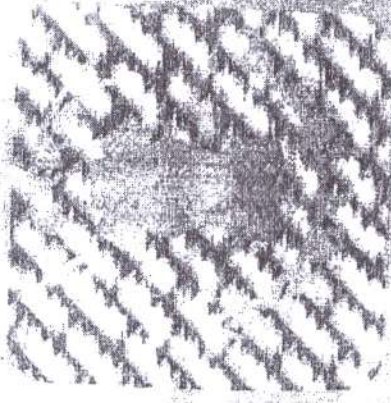
Signature

Sumedha Singh



भारत सरकार

GOVT. OF INDIA



15022012

BIPIN KUMAR VOHRA

SANJUKTA VOHRA

RANVEER SINGH

11 HINDUSTAN PARK, 2ND FLOOR

FLAT-2A, KOLKATA

PIN: 700029, WEST BENGAL, INDIA

JY600605

22/07/2011

KOLKATA

CA2079625331516

Sunedha Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAM KRISHNA ADHIKARI
SHAKTI SADHAN ADHIKARI

04/05/1968

Permanent Account Number

AKQPA9022N

Signature



[Handwritten signature]

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, यूटीएस
प्लॉट नं: ३, सेक्टर ११, एन सी डी बेलपुर,
नवी मुंबई-४०० ६१४.

Major Information of the Deed

Deed No :	I-1602-03367/2020	Date of Registration	29/06/2020
Query No / Year	1602-2000568550/2020	Office where deed is registered	
Query Date	30/05/2020 1:57:26 PM		1602-2000568550/2020
Applicant Name, Address & Other Details	Munmun Mazumder Hastings Chamber 7C, Kiran Shankar Roy Road Office No. GD, Ground Floor, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062610373, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 16,00,00,000/-	Rs. 17,00,65,217/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,19,04,685/- (Article:23)	Rs. 17,00,698/- (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: Pramathesh Barua Sarani, Road Zone : (A. J. C. Bose Rd -- Rainy Park) , , Premises No: 7, , Ward No: 069 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	16 Katha 14 Chatak 29 Sq Ft	14,50,00,000/-	15,05,96,717/-	Property is on Road
Grand Total :				27.9102Dec	1450,00,000/-	1505,96,717 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5123 Sq Ft.	25,00,000/-	38,42,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 5123 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L1	20835 Sq Ft.	1,25,00,000/-	1,56,26,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 4052 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 4273 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 4170 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 4170 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 4170 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		25958 sq ft	150,00,000 /-	194,68,500 /-	



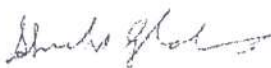
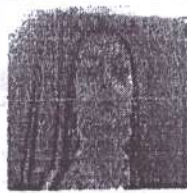

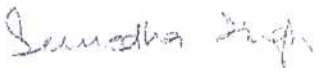


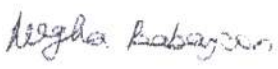
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEERAJ ESTATES PRIVATE LIMITED 224A, A J C Bose Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.:: AABCN5877A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	TRIDEV ESTATE 7, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AADFT2504M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EKRAM HOTELS PRIVATE LIMITED 56/A, Opp: Wipro Gate 5, Electronic City, Doddthog, P.O:- Electronic City, P.S:- DODDABELAVANGALA, District:-Bangalore, Karnataka, India, PIN - 560100 , PAN No.:: AACCE7579H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ms Shruti Ghosh (Presentant) Daughter of Late Rama Prasanna Mukherjee Date of Execution - 29/06/2020, , Admitted by: Self, Date of Admission: 29/06/2020, Place of Admission of Execution: Office	 <small>Jun 29 2020 3:16PM</small>	 <small>LTI 29/06/2020</small>	 <small>29/06/2020</small>
FE – 359, Sector 3, Salt Lake, Bidhannagar,, P.O:- IB Market, P.S:- South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARGPG8037N, Aadhaar No: 51xxxxxxx8480 Status : Representative, Representative of : NEERAJ ESTATES PRIVATE LIMITED				
2	Name	Photo	Finger Print	Signature
	Mrs Sumedha Singh Wife of Mr Ranveer Singh Date of Execution - 29/06/2020, , Admitted by: Self, Date of Admission: 29/06/2020, Place of Admission of Execution: Office	 <small>Jun 29 2020 3:16PM</small>	 <small>LTI 29/06/2020</small>	 <small>29/06/2020</small>
11 Hindustan Park, Flat 2A,, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHGPV2242Q, Aadhaar No: 90xxxxxxx3909 Status : Representative, Representative of : TRIDEV ESTATE				
3	Name	Photo	Finger Print	Signature
	Ms Megha Nadir Babaycon Daughter of Mr Bipin Kumar Vohra Date of Execution - 29/06/2020, , Admitted by: Self, Date of Admission: 29/06/2020, Place of Admission of Execution: Office	 <small>Jun 29 2020 3:16PM</small>	 <small>LTI 29/06/2020</small>	 <small>29/06/2020</small>
Manikaran, Flat Number 1EE, 3B, Ram Mohan Mallick Garden Lane,, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADSPV7153N, Aadhaar No: 20xxxxxxx3793 Status : Representative, Representative of : TRIDEV ESTATE (as partner)				

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,19,04,585/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,19,04,585/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14303, Amount: Rs.100/-, Date of Purchase: 26/06/2020, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2020 5:20PM with Govt. Ref. No: 192020210020504478 on 24-06-2020, Amount Rs: 1,19,04,585/-,
Bank: SBI EPay (SBIPay), Ref. No. 0077169771329 on 24-06-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 131481 to 131542
being No 160203367 for the year 2020.



Digitally signed by SAMAR KUMAR
PRAMANICK

Date: 2020.06.29 15:56:29 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/06/29 03:56:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

DATED THIS 29th DAY OF June 2020

BETWEEN

- (1) M/S NEERAJ ESTATES PVT. LTD.
(2) M/S TRIDEV ESTATE

... VENDORS

AND

**M/S EKRAM HOTELS PRIVATE
LIMITED**

...PURCHASER

For. Neeraj Estates Pvt. Ltd.

Director

DEED OF CONVEYANCE



DEOBRAT UPADHYAY

Advocate

M/s Upadhyay & Associates

Hastings Chambers

7C, Kiran Shankar Roy Road,

Office no.-GD, Ground Floor,

Kolkata - 700001

09830105765, 03340619989

legalsolutionsandrelief@gmail.com



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District Sub-Registrar
Alipore, South 24 Parganas

29 JUN 2020