

7286/17

7643/2017



पश्चिम बंगाल WEST BENGAL

Y 635530



28.7.17  
25/435/17  
25,86,670/-  
M.V. PE  
Sub-Registrar, Kolkata

28 JUL 2017

Sub-Registrar  
of Registration, Kolkata

## DEED OF SALE

**THIS DEED OF SALE** is made on this the 28<sup>th</sup> day of July, 2017  
(Two Thousand Seventeen)

**BETWEEN**

JUL 2017

15285

Aditi Deb Adv

H.C Cal

1002

*Chak*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Identified by me

Aditi Deb

Advocate

High Court, Calcutta

Enrl. No: WB-530/2011

D/o Late Amal Kanti Deb

Residence: Praerona Apartment

Flat - 2A, 1, P.C. Ghosh Road,

P.S: Lake Town, Kolkata-700048

ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA

28 JUL 2017

**SRI SUBASH GAYEN**, son of Late Gopal Gayen, having PAN ALGPG2693A, by Religion – Hindu, by occupation – Business, by Nationality – Indian, residing at 25, S. K. Deb Road, Police Station – Lake Town, Kolkata- 700 048, hereinafter referred to and called as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors and assigns) of the **FIRST PART**.

**A N D**

**L. N. MULTIPLEX PVT. LTD.**, having Corporate Identification No. – U5400WB2007PTC119230 and PAN AABCL3698M, a company within the meaning of 'Companies Act, 1956', duly registered before the Deputy Registrar of Companies (W. B.) under the Govt. of India, dated 05.10.2007, having its registered office at 1, Amalangshu Sen Road, Natunpally, P. O. – Sreebhumii, P. S. – Lake Town, Dist – North 24 Parganas, Kokata – 700048, represented by its one of the Directors, **SRI ABHIRAM DAS**, son of Late Nagen Chandra Das, having PAN ADLPD0136E, by Religion – Hindu, by occupation – Business, by

Nationality - Indian, residing at 85, S.K Deb Road, previously Amalangshu Sen Road, Post - Sreebhumi, Police Station - Lake Town, Kolkata- 700 048, hereinafter referred to and called as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors - in - office, executors and assigns) of the **SECOND PART**.

**WHEREAS** one Biswanath Bhattacharya, vide a registered Deed of Sale, registered in the office of the Sub -Registrar, Cossipore, Dum Dum, District - North 24 Parganas, and recorded in Book No. 1, Volume No. 94, from pages 264 to 270 vide Deed No. 4951 for the year 1975, became the owner of a piece of Bastu land, by way of purchase, measuring about One (1) cottah, Seven (7) chittacks, Thirty Nine (39) sq.ft. more or less, along with a structure with dilapidated condition standing thereon situated at Mouza - Dakshindari, J.L. No. 25, Touzi No. 1298/2833, R.S. Dag No. 771 and 773, R.S. Khatian No. 207 within the jurisdiction of South Dum Dum Municipality, Ward No. 31,

being Premises No. 20, S. K. Deb Road, 5<sup>th</sup> Bye Lane, P. S. - Lake Town, Kolkata - 700 048, from the erstwhile owner Prodyut Kumar Halder. Subsequently the said Biswanath Bhattacharya (since deceased) mutated his name in the record of the South Dum Dum Municipality as absolute owner.

**AND WHEREAS** the said Biswanath Bhattacharya was bachelor and died intestate on 29.09.2004, leaving behind him the following legal heirs, namely:

1. Dipali Bhattacharya (Sister),
2. Madan Bhattacharjee alias Amarendra Bhattacharjee (Brother)
3. Dolly Mukherjee (Sister)

**AND WHEREAS** another two brothers of Late Biswanath Bhattacharya, namely Pashupati Nath Bhattacharya and Samarendra Bhattacharjee were predeceased him and accordingly as per the provisions of Dayabhaga School of Hindu Law and Hindu Succession

Act'1956, the surviving brother and sisters of Late Biswanath Bhattacharya, namely Madan Bhattacharjee alias Amarendra Bhattacharjee, Dipali Bhattacharya and Dolly Mukherjee, inherited the entire property, fully mentioned in Schedule - A, hereunder written, in equal share.

**AND WHEREAS** the legal heirs of Late Biswanath Bhattacharya's predeceased brothers are not entitled to any portion of the Schedule - A mentioned property. Accordingly Madan Bhattacharjee alias Amarendra Bhattacharjee, Dipali Bhattacharya and Dolly Mukherjee became the joint owners of the Schedule - A mentioned property, having undivided  $1/3^{\text{rd}}$  share each, by virtue of inheritance.

**AND WHEREAS** the said Dolly Mukherjee, being the sister of Late Biswanath Bhattacharya, became the owner of  $1/3^{\text{rd}}$  undivided share of the Schedule - A mentioned property. Subsequently she



executed a Deed of Gift on 25.01.2017 with the intention to gift her 1/3<sup>rd</sup> share in the property in favour of her Nephew, namely Soumitra Bhattacharjee (son of her predeceased brother, namely Samarendra Bhattacharjee). The said Deed of Gift was registered with the office of Additional Registrar of Assurances – IV, Kolkata, in Volume No. 1904 – 2017, from pages 26014 to 26039, vide Deed No. 599 for the year 2017.

**AND WHEREAS** on death of Biswanath Bhattacharya, the said Madan Bhattacharjee alias Amarendra Bhattacharjee, being the brother of Late Biswanath Bhattacharya, also became the absolute owner in respect of 1/3<sup>rd</sup> undivided share of the Schedule – A mentioned property. Subsequently, he also executed a Deed of Gift on 30.01.2017 with the intention to gift his 1/3<sup>rd</sup> share in the property in favour of his Nephew, namely Soumitra Bhattacharjee, being the son of his predeceased brother, namely Late Samarendra

Bhattacharjee. The said Deed of Gift was registered with the office of Additional Registrar of Assurances – IV, Kolkata, in Volume No. 1904 – 2017, from pages 30996 to 31021, vide Deed No. 745 for the year 2017.

**AND WHEREAS** the said Soumitra Bhattacharjee became the owner of 2/3<sup>rd</sup> undivided share of the Schedule – A mentioned property by virtue of two Deeds of Gift as mentioned hereinabove.

It is pertinent to mention herein that the rest of 1/3<sup>rd</sup> undivided share of the Schedule – A mentioned property belonged to Smt. Dipali Bhattacharya, being the sister of Late Biswanath Bhattacharya. The said Dipali Bhattacharya sold her 1/3<sup>rd</sup> undivided share in the Schedule – A mentioned property to one L. N. Multiplex Pvt. Ltd., the Purchaser herein.

**AND WHEREAS** the said Soumitra Bhattacharjee being the owner of the 2/3<sup>rd</sup> undivided share of the Schedule – A mentioned



property, morefully and particularly described in the Schedule - B, hereunder written, sold and conveyed the undivided 2/3<sup>rd</sup> share of the Schedule - A mentioned property to one Subash Gayen on 25<sup>th</sup> day of February, 2017, vide a registered Deed of Sale, which was registered with the Additional Registrar of Assurances - IV, Kolkata and recorded in Book No. I, Volume No. 1904 - 2017, pages from 66151 to 66182, being No. 1641 for the year 2017. Since the date of the abovementioned Sale, the **VENDOR** is in occupation and enjoyment with absolute right, title and interest of the Schedule - B mentioned property.

**AND WHEREAS,** the **VENDOR** herein, by virtue of said Sale as mentioned hereinabove, is enjoying and possessing the said Schedule - B property with valid right, title and interest thereon and the **VENDOR** declares that there is no such hypothecation and/ or mortgage before any of the financial institution or agency till date and the **VENDOR** declares that the said Schedule of property is free from all encumbrances with regard to the title of the said property.

**AND WHEREAS** the **VENDOR** due to some personal difficulty and in urgent need of money, intends to transfer by way of sale, the right, title and interest together with physical possession of the said Schedule-B property for a consideration to the tune of Rs.20,00,000/- (Rupees Twenty lakhs) only when the present **PURCHASER** has agreed to purchase the said Schedule - B property with the above consideration amount of Rs. 20, 00, 000/- (Rupees Twenty lakhs) only.

**NOW THIS DEED WITNESSETH AS FOLLOWS: -**

The **PURCHASER** herein having gone through all the documents and/or papers, has expressed its desire and has agreed to purchase the Schedule - B mentioned property.

**A N D** in consideration of the said amount of **Rs. 20, 00, 000/-** (Twenty Lakhs) only paid by the **PURCHASER** to the **VENDOR A N D** the **VENDOR** herein, do hereby release, surrender and hand over the possession in favour of the **PURCHASER** of the Schedule - B mentioned property hereunder written forever **A N D** The First Part herein do hereby grant, convey, transfer, assign and assure unto the

**PURCHASER** ALL THAT undivided share or interest of the piece and parcel of land, as mentioned in the Schedule - B hereunder written **TOGETHER WITH** every of the respective right, liberties and appurtenances, trusts, liens and attachments whatsoever to and unto the **PURCHASER** free from all encumbrances and the **VENDOR** shall deliver peaceful possession of the same including the right of enjoyment of common passage and all other facilities which are common for the owner of rest 1/3<sup>rd</sup> portion, including the easement right unto and in favour of the **PURCHASER** for the sole use and benefit absolutely and unconditionally forever.

**TO HAVE AND TO HOLD** the said Schedule - B mentioned property and all other benefits and rights hereby sold, conveyed, transferred or expressed or intended so to be and every part or parts thereof respectively or arising out therefrom absolutely and forever.

Be it stated that by virtue of this Deed of Sale, the **PURCHASER** shall be at liberty to mutate its name in the Record of Right and shall act which the **PURCHASER** may think fit and proper according to its will in respect of the **Schedule - B property**, described hereunder.

**THE VENDOR AND THE PURCHASER DOTH HEREBY  
COVENANT WITH EACH OTHER AS FOLLOWS:-**

1. Notwithstanding any act, deed, matter or thing whatsoever hereto before done, committed or knowingly suffered by the **VENDOR** to the contrary, the **VENDOR** is lawfully and absolutely seized and possessed of or otherwise well sufficiently entitled to the said Schedule - B property hereby sold, granted, transferred, conveyed, assigned and assure as an absolute estate or estates equivalent and analogous thereto and free from all encumbrances whatsoever.
2. That the **VENDOR** declared that he has good right and title of the said Schedule - B property and has got full power and absolute and indefeasible authority to sell, grant, transfer the said Schedule - B property unto and to the use of **PURCHASER** in the manner aforesaid and according to the true intent and meaning of these presents.
3. That it shall be lawful to the **PURCHASER** at all times hereafter peaceably and quietly to enter into and upon and to

hold, occupy and enjoy the said Schedule - B property and undivided share in the land and receive the rents, issues and profits thereof without any lawful eviction, hindrance, disturbance, claim or demand whatsoever from or by the **VENDOR** or any person or persons or any of the legal heir or heirs or any representatives of the **VENDOR** allegedly claiming any estate, right, title and interest in respect of the Schedule - B property from/ under/ through or in trust for the **VENDOR** and free and clear and freely and clearly and absolutely ceased, exonerated forever discharged absolutely by the **VENDOR**.

4. That all rated , taxes and impositions in respect of the said Schedule - B property upto the date of executing and registering this Deed shall be borne and paid by the **VENDOR** and he shall keep the **PURCHASER** indemnified from and against all act, deed, claim and demands arising in this connection.
5. The **VENDOR** has the absolutely authority to transfer the said Schedule - B property to the **PURCHASER** and the

**VENDOR** has not created any encumbrances on the said Schedule - B property.

6. The **VENDOR** shall execute and undertakes to do all such further acts, deeds, things and assurances as may be necessary for further better and more perfectly assuring the title of the said unit to the **PURCHASER** and the said **VENDOR** shall hand over all the original documents relating to his title in the Schedule - B property by or within the period of registration.
7. That the **PURCHASER** shall pay and bear Municipal Tax and other expenses regularly in respect of the said Schedule - B mentioned property.

**SCHEDULE - A PROPERTY ABOVE REFERRED TO**  
**(Total property)**

**ALL THAT** piece and parcel of land , measuring about total land of 1 (One) cottah 7 (Seven) chittaks 39 (Thirty Nine) sq. ft. as well as 1074 Sq. ft. (One thousand seventy four Sq. ft.) together with a 40 years old dilapidated cemented floor tiles shed structure having total 300 Sq. ft. (Three hundred Sq. ft.), which lying and situated at Mouza - Dakshindari, J. L. No. 25, Touzi No. 1298/2833, R. S. Dag No. 771



and 773, R.S. Khatian No. 207 within the jurisdiction of South Dum Dum Municipality, Ward No. 31, Premises No. 20, S. K. Deb Road, 5<sup>th</sup> By Lane, P. S. – Lake Town, P. O. – Sreebhumi, Kolkata – 700 048 together with all easement right which is butted and bounded in the following manner: -

|              |   |                                      |
|--------------|---|--------------------------------------|
| ON THE SOUTH | : | Plot of other person                 |
| ON THE NORTH | : | 16' wide Road                        |
| ON THE WEST  | : | Plot No.13                           |
| ON THE EAST  | : | common passage of other plot owners. |

**SCHEDULE- B PROPERTY ABOVE REFERRED TO**

**ALL THAT undivided 2/3<sup>rd</sup> (Two Third) share of the land measuring about 716 (Seven hundred Sixteen) Sq. ft. including the **constructed area** measuring about **200** (One Hundred) Sq. ft., more or less, including all the facilities which are in common with other owner, enjoyment of electricity and water supply, is the **sold property** and transferable by the present DEED.**

**IN WITNESSES WHEREOF** the PARTIES hereto have executed these presents on the day, month and year first above written.

WITNESSES: -

1. Monoj Sarkar

Add: PB-80 Arjunpur West Para  
Kolkata 700059



Signature of the **VENDOR**

2. SAMIR BISWAS

Sulenguri, Kolkata 700059

For and on behalf of L. N. Multiplex

**For L.N. MULTIPLEX PRIVATE LIMITED**  
Aditi Deb

Drafted by me



Aditi Deb  
Advocate, High Court, Calcutta.  
Enrolment No. WB - 530/2011

.....  
Signature of the **PURCHASER**

Director

Received a sum of Rs.20, 00, 000/- (Rupees Twenty Lakhs) only from the Purchaser being the total consideration money **for the Schedule - B mentioned property. The details are given below:**

**MEMO OF CONSIDERATION**

| Cheque No.                      | Dated      | Drawn on                 | Amount                |
|---------------------------------|------------|--------------------------|-----------------------|
| 1.000063                        | 16.05.2017 | HDFC Bank, Lake Town Br. | Rs.10,00,000/-        |
| 2.000080                        | 26.07.2017 | HDFC Bank, Lake Town Br. | Rs.10,00,000/-        |
| <b>Rupees Twenty Lakhs only</b> |            | <b>Total</b>             | <b>Rs.20,00,000/-</b> |

**Witnesses:**

1. Monoj Sankar  
PB-80 Arjun Pur West Para  
Kolkata 700059



Subash Gayen

VENDOR

2. JAMIR BISWAS  
Sulangunji, Kolkata 700059

SPECIMEN FROM FOR TEN FINGER PRINTS



*Suleman Giger*

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



*Atik Khan Vada*

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

PHOTO

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

PHOTO

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

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

GRN: 19-201718-004302679-1

GRN Date: 25/07/2017 16:34:11

BRN: IK00GHIBP5

Payment Mode

Online Payment

Bank: State Bank of India

BRN Date: 25/07/2017 16:35:03

DEPOSITOR'S DETAILS

Name: ABHIRAM DAS

Contact No.:

E-mail:

Mobile No.: +91 9830712227

Address: 1, AMALANGSHU SEN ROAD, KOLKATA - 700048

Applicant Name: Smt ADITI DEB

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale Document Payment No 3

Id No.: 19041000251435/4/2017

[Query No./Query Year]

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|------------------------------------------|--------------------|------------|
| 1       | 19041000251435/4/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 155120     |
| 2       | 19041000251435/4/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 25965      |

In Words: Rupees One Lakh Eighty One Thousand Eighty Five only

Total

181085



आयकर विभाग

INCOME TAX DEPARTMENT

L N MULTIPLEX PRIVATE  
LIMITED

05/10/2007

Permanent Account Number

AABCL3698M



भारत सरकार  
GOVT. OF INDIA



Signature

नमिठरा नमः

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

DKN0828319



निर्वाहक-नाम : मुहम्मद ग़ादियन

Electrol's Name : Subash Gayen

निष्ठावर्धन : दृष्टान्तवाद

Father's Name : Gopal Gayen

Age/Sex : 40/ M

जनम तिथि : 15/08/1974

Subm. gez.

DKN0828319

 Springer

25-4778 994 937, 994 112, 138 (4 937),  
70048

Address:

25, S. K. DEB ROAD, LAKE TOWN,  
NORTH 24 PARGANAS, 791208

Date 30/01/2018

J. Biol. Chem. 268:11171-11175 (1993)

[illegible]

Facsimile Signature of the Electoral  
Registration Officer by

116 Bichannagar Constituency

[illegible]



आयकर विभाग  
INCOME TAX DEPARTMENT  
SUBASH GAYEN  
GOPAL GAYEN



भारत सरकार  
GOVT. OF INDIA



15/08/1974

Permanently Assigned

ALGPG2693A

*Subash Gayen*

Signature



*Subash Gayen*

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

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें -  
आयकर पैन सेवा यूनिट, UTHISL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

  
 भारतीय निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

DKN0357409




निर्वाचक नाम : अशिम दास  
 Elector's Name : Ashim Das  
 पोलिंग स्थान : बंगलूर  
 Polling Station : Bangalore  
 पिता/पति का नाम : नगेन्द्र दास  
 Father's Name : Nagendra Das  
 लिंग : पुरुष  
 Sex : M  
 जन्म तिथि : 20/01/1966  
 Date of Birth : 20/01/1966

*ASHIM DAS*

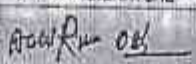
DKN0357409

65, AMALANGSHU SEN ROAD, (PRE-  
 NO. 45 ONLY), PART-1, SOUTH DUM  
 DUM, LAKE TOWN, NORTH 24  
 PARGANAS-700048

Date: 14/12/2012

115, बंगलूर निर्वाचन क्षेत्र  
 115-Bangalore Constituency  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115-Bangalore Constituency

ध्यान दें: यह पहचान कार्ड केवल निर्वाचन के लिए है। इसे सुरक्षित रखें।  
 If you lose this card, please report it to the Electoral Registration Officer.  
 Be aware of change in address as shown on the Card and  
 in the follow-up letter by including your name in the  
 list of the changed address and to obtain the new  
 card immediately.

|                                                                                   |               |                                                                                     |
|-----------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|
| NAME / PERMANENT ACCOUNT NUMBER                                                   |               |  |
| ADLPD0136E                                                                        |               |                                                                                     |
|  | NAME          |                                                                                     |
|                                                                                   | ABHIRAM DAS   |                                                                                     |
|                                                                                   | FATHER'S NAME |                                                                                     |
| NAGEN CHANDRA DAS                                                                 |               |                                                                                     |
| DATE OF BIRTH                                                                     |               |                                                                                     |
| 30-12-1967                                                                        |               |                                                                                     |
| SIGNATURE                                                                         |               |                                                                                     |
|  |               |   |
|                                                                                   |               | COMMISSIONER OF INCOME-TAX, W.D. - XI                                               |

*Abhiram Das*

इस कार्ड के खो / गिर जाने पर दुरुस्त जारी करने वाले अधिकारी को सूचित / बयान कर दें संयुक्त आयकर अधिकारी (पट्टाई एवं तकनीकी), पी-7, चौरांगी स्क्वार्, कलकत्ता - 700 069.

In case this card is lost/damaged, kindly inform/return to the issuing authority: Joint Commissioner of Income-tax (System & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

## Major Information of the Deed

|                                         |                                                                                                                                                        |                                        |            |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                               | I-1904-07643/2017                                                                                                                                      | Date of Registration                   | 28/07/2017 |
| Query No / Year                         | 1904-1000251435/2017                                                                                                                                   | Office where deed is registered        |            |
| Query Date                              | 17/07/2017 12:19:38 PM                                                                                                                                 | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details | ADITI DEB<br>1, P C GHOSH ROAD, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700048, Mobile No. : 9830631866, 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. 20,00,000/-                         | Rs. 25,86,670/-                                                                                                                                        |                                        |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                                                                  |                                        |            |
| Rs. 1,55,220/- (Article:23)             | Rs. 25,965/- (Article:A(1), E, M(a), M(b), I)                                                                                                          |                                        |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                         |                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, Premises No. 20, Ward No: 31

| Sch No | Plot Number          | Khatian Number | Land Use Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|--------|----------------------|----------------|-------------------|---------|------------------|-------------------------|-----------------------|---------------------------------|
| L1     | RS-771               | RS-207         | Bastu             | Bastu   | 358 Sq Ft        | 9,00,000/-              | 11,93,335/-           | Width of Approach Road: 16 Ft., |
| L2     | RS-773               | RS-207         | Bastu             | Bastu   | 358 Sq Ft        | 9,00,000/-              | 11,93,335/-           | Width of Approach Road: 16 Ft., |
|        |                      | <b>TOTAL :</b> |                   |         | <b>1.6408Dec</b> | <b>18,00,000 /-</b>     | <b>23,86,670 /-</b>   |                                 |
|        | <b>Grand Total :</b> |                |                   |         | <b>1.6408Dec</b> | <b>18,00,000 /-</b>     | <b>23,86,670 /-</b>   |                                 |

### Structure Details :

| Sch No                                                                                                                                                    | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                        | On Land L1        | 200 Sq Ft.        | 2,00,000/-              | 2,00,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
|                                                                                                                                                           | <b>Total :</b>    | <b>200 sq ft</b>  | <b>2,00,000 /-</b>      | <b>2,00,000 /-</b>    |                           |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                               |                                                                                     |                                                                                     |                                                                                      |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                        | Photo                                                                               | Fingerprint                                                                         | Signature                                                                            |
|       | <b>Shri SUBASH GAYEN (Presentant )</b><br>Son of Late GOPAL GAYEN<br>Executed by: Self, Date of Execution: 28/07/2017<br>, Admitted by: Self, Date of Admission: 28/07/2017 ,Place : Office |  |  |  |
|       |                                                                                                                                                                                             | 28/07/2017                                                                          | LTI<br>28/07/2017                                                                   | 28/07/2017                                                                           |

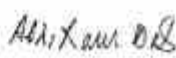


25, S K DEB ROAD, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALGPG2693A, Status :Individual, Executed by: Self, Date of Execution: 28/07/2017 , Admitted by: Self, Date of Admission: 28/07/2017 ,Place : Office

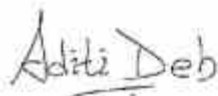
#### Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                 |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>L N MULTIPLEX PVT LTD</b><br>1, AMALANGSHU SEN ROAD, NATUNPALLY, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AABCL3698M, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No                                                                                                                                                                                                                                                                                           | Name,Address,Photo,Finger print and Signature                                                                                                                                           |                                                                                   |                                                                                   |                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                               | Name                                                                                                                                                                                    | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|                                                                                                                                                                                                                                                                                                 | <b>Shri ABHIRAM DAS</b><br>Son of Late NAGEN CHANDRA DAS<br>Date of Execution - 28/07/2017, , Admitted by: Self, Date of Admission: 28/07/2017, Place of Admission of Execution: Office |  |  |  |
|                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                         | Jul 28 2017 11:55AM                                                               | LTI<br>28/07/2017                                                                 | 28/07/2017                                                                          |
| 85, S K DEB ROAD, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADLPD0136E Status : Representative, Representative of : L N MULTIPLEX PVT LTD (as DIRECTOR) |                                                                                                                                                                                         |                                                                                   |                                                                                   |                                                                                     |

#### Identifier Details :

| Name & address                                                                                                                                                                                                                                                                                     |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Smt ADITI DEB<br>Daughter of Late AMAL KANTI DEB<br>1, P C GHOSH ROAD, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri SUBASH GAYEN, Shri ABHIRAM DAS |            |
|                                                                                                                                                                                                                 | 28/07/2017 |

#### Transfer of property for L1

| Sl.No | From              | To. with area (Name-Area)          |
|-------|-------------------|------------------------------------|
| 1     | Shri SUBASH GAYEN | L N MULTIPLEX PVT LTD-0.820418 Dec |

#### Transfer of property for L2

| Sl.No | From              | To. with area (Name-Area)          |
|-------|-------------------|------------------------------------|
| 1     | Shri SUBASH GAYEN | L N MULTIPLEX PVT LTD-0.820418 Dec |

#### Transfer of property for S1

| Sl.No | From              | To. with area (Name-Area)                |
|-------|-------------------|------------------------------------------|
| 1     | Shri SUBASH GAYEN | L N MULTIPLEX PVT LTD-200.00000000 Sq Ft |

**Endorsement For Deed Number : I - 190407643 / 2017**

**On 17-07-2017**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 25,86,670/-



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 28-07-2017**

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

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

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

Presented for registration at 11:19 hrs on 28-07-2017, at the Office of the A.R.A. - IV KOLKATA by Shri SUBASH GAYEN ,Executant.

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

Execution is admitted on 28/07/2017 by Shri SUBASH GAYEN, Son of Late GOPAL GAYEN, 25, S K DEB ROAD, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Smt ADITI DEB, , , Daughter of Late AMAL KANTI DEB, 1, P C GHOSH ROAD, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-07-2017 by Shri ABHIRAM DAS, DIRECTOR, L N MULTIPLEX PVT LTD, 1, AMALANGSHU SEN ROAD, NATUNPALLY, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Indetified by Smt ADITI DEB, , , Daughter of Late AMAL KANTI DEB, 1, P C GHOSH ROAD, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,965/- ( A(1) = Rs 25,867/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,965/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/07/2017 4:35PM with Govt. Ref. No: 192017180043026791 on 25-07-2017, Amount Rs: 25,965/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00GHIBP5 on 25-07-2017, Head of Account 0030-03-104-001-16



#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,55,220/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,55,120/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 15285, Amount: Rs.100/-, Date of Purchase: 24/07/2017, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2017 4:35PM with Govt. Ref. No: 192017180043026791 on 25-07-2017, Amount Rs: 1,55,120/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00GHIBP5 on 25-07-2017, Head of Account 0030-02-103-003-02



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 288792 to 288822  
being No 190407643 for the year 2017.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2017.07.31 17:15:43 +05:30  
Reason: Digital Signing of Deed.

*AS*

(Asit Kumar Joarder) 31-07-2017 17:15:42  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)