

1247/17

(3)

I-1150/17

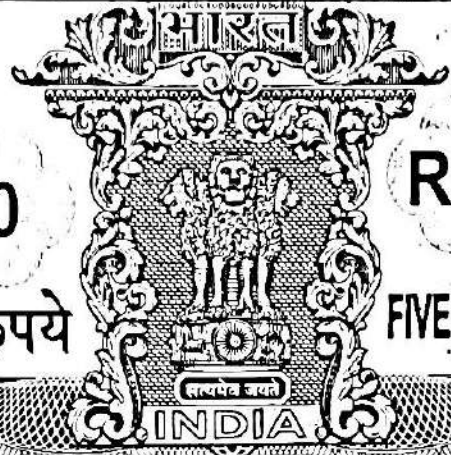
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 995665

Q-25094/17

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1/3/17  
ar  
11:30

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached with this Document are the part of this Document

Additional District Sub-Registrar  
Barasat, North 24 Parganas

01 MAR 2017

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 1<sup>st</sup> day of March 2017 AD

BETWEEN

Next Page 2 of 9.

Okay

ক্রমিক নং 1089  
 সন 2017 year  
 তারিখ 07/02/2017  
 প্রেরিত কর্তৃক Sri Natu Dasgupta  
 প্রাপ্ত কর্তৃক Srinagar Barasat, Kolkata - 129  
 সাক্ষর 5000 Five thousands only  
 টাকার মূল্য 5000  
 টাকার ভেতর 5000  
 হাবড়া, এ. ডি. এস, আর অফিস  
 জেলা - উত্তর 24 পরগণা  
 টি. ডি. নং 02 JAN 2017  
 ক্রমের নং 120000  
 মোট মূল্য  
 প্রিজারী অফিস বারাসাত  
 উত্তর 24 পরগণা  
 টাকার ভেতর ভরপূর্ণ বিবরণ



Additional District Sub-Registrar  
 Barasat, North 24 Parganas

01 MAR 2017

2.

**M/s NKNK CONSTRUCTION PVT. LTD.,(PAN-AAECN4304R )** having its office at Mercantile Building, B Block, 3<sup>rd</sup> Floor, Suit No-3049, 9/2 Lal Bazar Street, Kolkata-700001, represented by its Directors namely **1, KARAN KOCHAR,( PAN-ALMPK8040M ) 2. KUNALKOCHAR ( PAN-AXWPK6159M ),** both sons of Jagat Kochar, by faith Hindu, by occupation Business, residing at 82 Bidhan Nagar Main Road, Kolkata-700067,**3. SUSANTA NAIYA (PAN-ADCPN5862C)** son of Panchanan Naiya & **4. DIPANKAR NAIYA (PAN-AHSPN3426G)** son of Susanta Naiya, both by faith Hindu, by occupation Business, residing at A3/23 Srijani, Thakurpur, Kolkata-700104, hereinafter called and referred to as the **VENDORS** ( which terms and expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**SRI NATU BISWAS ( PAN-AUJPB7510M) , SRI TANTU BISWAS (PAN - AVVPB0063C) & SRI BABLA BISWAS, (PAN- ARJPB9883G)** all sons of Shambhu Biswas, by faith Hindu, by occupation Business, by nationality Indian, residing at Srinagar, PO & PS Barasat, District North 24 Parganas, Kolkata-700124, hereinafter called and referred to as the **PURCHASERS** (which terms and expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns ) of the **SECOND PART.**

**WHEREAS** the land measuring 5 Cothas marked as Scheme plot No 01, comprise in RS Dag No 274 under Khatian 04, Hal Khatian No 05 under Mouza Gholia PS Barasat, Dist-North 24 Parganas belonged to one Pradip Sinha, which he purchased by way of two separate registered sale deed bearing No Book-1, Deed No 5679 dated 21.06.1985 and bearing No Book-1, Deed No 7002 dated 31.07.1985 both registered at A D S R O Barasat.

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Additional District Sub-Registrar  
Barasat, North 24 Parganas

01 MAR 2017

**AND WHERE AS** said Pradip Sinha being owner of the said plot of land he transferred and sold the said land in favour of Jagadish Chandra Laskar and Smt Mukul Laskar on 4.12.1987 by way of a registered sale deed bearing No Book-1, Vol-153, Pages 120 to 128, Deed No 10014/87, registered at A D S R O Barasat.

**AND WHERE AS** on 14.08.2013 by way of a registered sale deed bearing no Book-1, CD Vol-40, Pages 1531 to 1549, Deed No 11037/13 registered at DSR II Barasat the vendors purchased the said plot of land described in the schedule herein below from said Jagadish Chandra Laskar and Smt Mukul Laskar and recorded the same in the LR record as LR Khatian No 2284 and LR Dag No 727 and mutated the same with the Barasat municipality as separate holding in their Firm's name .

**AND WHERE AS** thus the vendors of these present became the absolute owner of the said 5 Cothas land by way of above numbered deed of sale and have acquired good right title, interest and possession on the said plot of land hereunder written and the same is free from all encumbrances, lien or charges and has got marketable title over the property and the vendors have every right to sell the property. And the vendors bare offered or declared to sell of 5 Cothas of land marked as plot no 01 specifically described in the schedule hereunder to the intending buyer/second party and the purchasers have inspected all the papers and documents of the title relating to the said property described in the Schedule and also made all necessary and relevant investigation, enquires and searches as to the title of the Vendors in the said property, thereafter the purchasers have accepted the Vendors' offer for purchasing the said land measuring 5 Cothas more or less described in the schedule hereunder.

Next Page 4 of 9





Additional District Sub-Registrar  
Barisal, North 24 Parganas

01 MAR 2017

AND WHERE AS the Vendors are agreed to sell and the Purchasers are agreed to purchase the said plot of land measuring 5 Cothas more or less more fully identified in the annexed plan prepared by the Vendor at or price of Rs. 45,00,000/- ( Rupees Forty Five Lac) only

AND WHEREAS the Vendors have agreed to finally sell out the said plot of land as was approached to them i.e. measuring 5 Cothas more or less more marked as plot No 01, mentioned in the Schedule hereto and free from all encumbrances, charges, liens, lispendences, attachments, claims to the purchasers hereto at or for total consideration of Rs. 45,00,000/- ( Rupees Forty Five Lac) only.

NOW THIS INDENTURE WITNESSETH IN CONSIDERATION OF THE SUM of Rs 45,00,000/- ( Rupees Forty Five Lac) only well and sufficiently and truly paid by the purchasers in favour of the Vendors before execution of these present and the vendors do hereby grant, convey, transfer, sell, release, assign and assure all that the property mentioned in the schedule free from all encumbrances, attachments charges lien claims demands liabilities whatsoever to the purchasers absolutely and forever and delivered the khas possession of ALL THAT the land measuring 5 Cothas. be the same a little more or less fully described in the schedule more particularly delineated in color RED in the annexed plan hereto TOGETHER with easements and appurtenances whatsoever thereunto belonging or held or occupied therewith AND reversion or reversions remainder or remainders and the rents issues and profits of the property hereby conveyed AND all the estate right title interest property claim and demand whatsoever of the vendor into or upon the property hereby conveyed or expressed or intend so to be and every part or parts thereof respectively or arising out therefrom TOGEHER WITH all deeds monuments'

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Additional District Sub-Registrar  
Barasat, North 24 Parganas

01 MAR 2017

paths instruments of title whatsoever in any wise relating to or concerning the said piece and parcel of land intended to be hereby transferred or any part thereof AND TOGETHER WITH rights liberties and appurtenances whatsoever to and unto the purchasers free from all encumbrances trust liens and attachments whatsoever AND TOGETHER ALSO WITH easement or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the land TO HAVE AND TO HOLD the said piece and parcel of land and all other benefits and rights hereby sold and conveyed transferred or expressed or intended so to be and every part or parts thereof respectively or arising out therefrom unto and in favour of the purchasers absolutely and forever free from all encumbrances trust. Liens, lispendens, charges, attachments, claims, requisitions. Acquisitions, vesting and alignments whatsoever AND the vendors doth hereby covenant with the purchasers that the interest which the vendors doth hereby propose to transfer, subsists and that notwithstanding any act deed or thing by the vendors or any of her done or executed or knowingly suffered to the contrary, the vendors now have good right, full power, absolute authority, indefeasible title or otherwise well and sufficiently entitled to grant, convey, transfer, assign and assure the said land and all other benefits and rights hereby sold and conveyed transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the purchasers in the manner aforesaid according to the true intent and meaning of these presents AND the vendors have not at any time done or executed or knowingly suffered or been party or privy to any deed, matter or things whereby the said land and all other benefits and rights hereby sold and conveyed transferred, assigned and assured or expressed or intended so to be and each and every part thereof can or may be impeached, encumbered or affected in title AND the said land and all other benefits and rights hereby sold and conveyed transferred, assigned and

Next Page 6 of 9

*OKay*



Additional District Sub-Registrar  
Barasat, North 24 Parganas

0.1 MAR 2017

assured or expressed or intended so to be and each and every part thereof is free from all claims, demands, encumbrances liens, attachments, leases, restrictions, covenants, lispending, uses, debuttar trust made or suffered by the Vendors or any person or persons arising or lawfully rightfully or equitably claiming any estate or interest therein from under or in trust for the vendors or any of her AND the purchasers shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said land and all other benefits and rights hereby sold and conveyed transferred, assigned and assured or expressed or intended so to be and each and every part thereof and receive the rents, issues and profits thereof and all other benefits rights and property hereby granted, sold, conveyed, transferred, assigned and assured or expressed unto and to the purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the vendors or any of their or any person/s lawfully or equitably claiming any right or estate therein from under or in trust from the vendors AND no declaration have been made or published for the acquisition of the said land and all other benefits and rights hereby sold and conveyed transferred and each and every part thereof under the Land Acquisition Act or any other acts for the time being in force and that the same is not affected by any notice of acquisition or requisition under any other acts or enactments whatsoever AND all rates, taxes and other outgoing and or taxes and or levies and/or imposition by any other body or authority has been or is paid and/or cleared up to the date hereof the said land and all other benefits and rights hereby sold and conveyed and each and every part thereof by the vendor and nothing is due and payable in respect of the same and in case any supplementary bill or any other dues are raised in respect thereof for the period prior thereto the vendors hereby undertake to pay the same together with interest penalty or any other imposition thereon AND the vendors doth hereby

Next Page 7 of 9



Additional District Sub-Registrar  
Barasat, North 24 Parganas

01 MAR 2017

further declare that upon the vendors transferring the said land and all other benefits and rights hereby sold, conveyed & transferred in favour of the purchasers as being done hereby the vendors have not any and shall not have right, title and/or interest, claim or demand of any nature whatsoever in or upon the same AND the vendors doth hereby accord their consent to the purchasers for mutation and/or separation and/or apportionment of the said land in the records, if any, maintained by the Government and/or non-government body or proper authority AND the vendors shall from time to time and at all times hereafter upon every request and at the costs of the purchasers make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better or more perfectly assuring the property hereby sold and conveyed transferred or expressed or intended so to be and every part or parts thereof unto the Purchasers and in the manner aforesaid AND the Vendors shall not do anything or make be prejudicially affected and shall do all acts as be necessary to ensure the rights available to the Purchasers as the purchasers hereunder.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of Bastu land measuring an area of 5 (five) Cothas more or less, marked as Scheme plot No 01, specified in the annexed site plan with RED ink border, being Holding 228, Ghola Kachhari Road ward no 23, under Barasat Municipality, situate in RS Dag No 274 corresponding to LR Dag No 727, RS Khatian No 5 corresponding to LR Khatian No 2284 under, J.L.No 77, Re-Sa No 103, Touzi No 0-B-2, Pargana Anwarpur, Mouza Ghola, Police Station, Municipality & A D S R O Barasat, Dist- North 24 Parganas Which is butted and bounded by-  
 On the North- <sup>20 feet</sup> Ghola Kachhari Road, On the South- Scheme Plot No-02, On The East- Scheme Plot No-2&3 and On the West- Land of Dag No 273.

Next Page 8 of 9

Kanan Kachari

*OK*



Additional District Sub-Registrar  
Barasat, North 24 Parganas

01 MAR 2017

IN WITNESS WHEREOF the VENDORS and PURCHASERS hereunto set and subscribed their respective hands and seals in execution hereof on the day of the month and year first above written.

SIGNED, SEALED AND DELIVERED In Presence of

WITNESSES

1. *Pomprey Bhujar*  
*Madhu murechi*
2. *Pravin Roy*  
*Adipauli*

*Karan Kochan*

*Kunal Kochan*

*Su Sonka Naive*  
*DiPam Ken Naiga*

(Signature of the Vendors)  
*of M/s NKNK Construction*  
*Pvt Ltd.*

MEMO OF CONSIDERATION

RECEIVED on behalf of M/s NKNK Construction Pvt. Ltd., having its office at Mercantile Building, B Block, 3<sup>rd</sup> floor, Suit No 3049, 9/2 Lal Bazar Street, Kolkata 700001 the following amount out of total Consideration of Rs. 45,00,000/- (Rupees Forty Five Lac) only from the Purchasers Natu Biswas, Tantu Biswas & Babla Biswas of Srinagar, Barasat, Kolkata-700124, Dist-North 24 Parganas:-

Received by Cheque being No 955556 of SBI Barasat Dt.30.10.16.

Rs. 5,00,000/-

Received by Cheque being No 955557 of SBI Barasat Dt.30.10.16.

Rs. 3,00,000/-

Received by Cheque being No 195109 of AXIS Barasat Dt.30.10.16.

Rs. 2,00,000/-

Received by Cheque being No 955564 of SBI Barasat Dt.11.12.16.

Rs. 2,00,000/-

Received by Cheque being No 238190 of PNB Barasat Dt.7.01.17.

Rs. 2,00,000/-

Next Page 9 of 9

*Chay*



Additional District Sub-Registrar  
Barasat, North 24 Parganas

01 MAR 2017

Received by Cash

Dt. 7.02.17.

Rs. 1,00,000/-

Received by R T G S in favour of A/c No 1962002100068500  
 PNB, M.G.Road Branch from BOI Sajirhat branch dated 27.02.17.

Rs. 30,00,000/-

Total Rs. 45,00,000/- (Rupees Forty Five Lac) only

Karon Kochar

Kunal Kochar

Su Sonu Nwige

Dipankar Nwige

(Signature of Directors Vendors )  
 M/S NKNK Construction Pvt.Ltd.

## WITNESSES

1. Poojay Bhingra  
 Mohanmurali
2. Birin Ray  
 Adv

Prepared by

*Birendra Ch. Roy*  
 (Birendra Ch. Roy)  
 Advocate

En No-WB 319/1983

ND LAYOUT  
J. MOUZA  
ARASAT



A handwritten signature in black ink, consisting of a stylized 'J' followed by a long horizontal stroke.

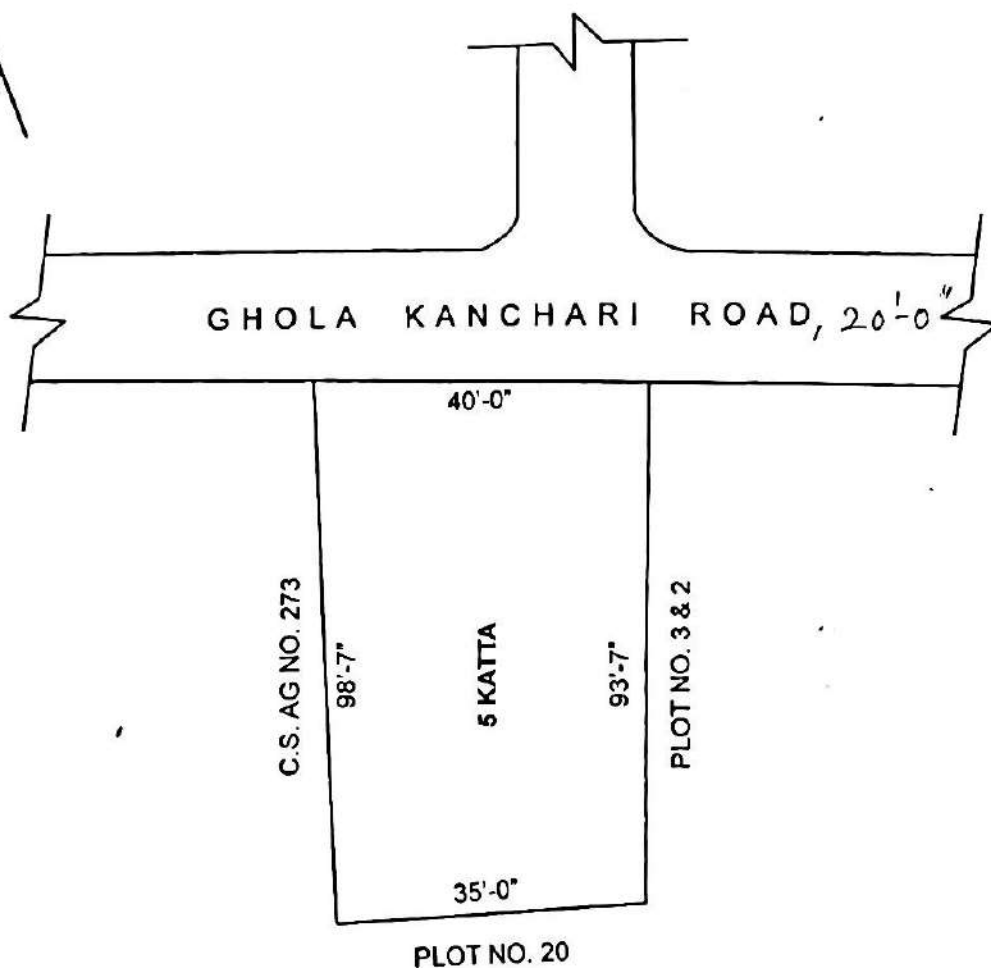
Additional District Sub-Registrar  
Barasat, North 24 Parganas

01 MAR 2017

AD LAYOUT PLAN OF SCHEME PLOT NO. 1, R.S. DAG NO. 274, KHATIAN NO. 5, R.S. NO. 1, MOUZA - GHOLA, J.L. NO. 77, P.S. - BARASAT, DIST. - NORTH 24 PARGANAS, UNDER BARASAT MUNICIPALITY, WARD NO. - 23, HOLDING NO. 228, GHOLA KANCHARI ROAD.

AREA OF LAND : 5 KATTAIL.

NOT TO SCALE



Karan Kochar  
Runal Kochar  
Su Santa Neiya  
Dipankar Neiya

SIGNATURE OF THE VENDORS

Re-Sketch by :

Gostela

DERV  
Name...  
TITLE



Additional District Sub-Registrar  
Barasat, North 24 Parganas

0.1 MAR 2017

# UNDER RULE 44A OF THE I.R. ACT 1908

Name.....

|        |      |        |      |        |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB  |
|        |      |        |      |        |
| THUMB  | FORE | MIDDLE | RING | LITTLE |
|        |      |        |      |        |

বাম হাত



ডান হাত

Natubiswas.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

|        |      |        |      |        |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB  |
|        |      |        |      |        |
| THUMB  | FORE | MIDDLE | RING | LITTLE |
|        |      |        |      |        |

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

স্বাক্ষর

Signature of the Presentant

(3) Name.....

|        |      |        |      |        |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB  |
|        |      |        |      |        |
| THUMB  | FORE | MIDDLE | RING | LITTLE |
|        |      |        |      |        |

বাম হাত



ডান হাত

Bulab Biswas.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

IDER  
Name...  
TITLE



Additional District Sub-Registrar  
East Sikkim, North 24 Parganas

01 MAR 2017

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

| LITTLE | RING | MIDDLE | FORE | THUMB |         |
|--------|------|--------|------|-------|---------|
|        |      |        |      |       | বাম হাত |
|        |      |        |      |       | ডান হাত |

বাম হাত



ডান হাত

Natasha Biswas.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

| LITTLE | RING | MIDDLE | FORE | THUMB |         |
|--------|------|--------|------|-------|---------|
|        |      |        |      |       | বাম হাত |
|        |      |        |      |       | ডান হাত |

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

স্বাক্ষর

Signature of the Presentant

(3) Name.....

| LITTLE | RING | MIDDLE | FORE | THUMB |         |
|--------|------|--------|------|-------|---------|
|        |      |        |      |       | বাম হাত |
|        |      |        |      |       | ডান হাত |

বাম হাত



ডান হাত

Rakha Biswas.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDE  
(1) Nam  
L



Additional District Sub-Registrar  
East Sikkim, North 24 Parganas

0.1 MAR 2017

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

| LITTLE                                                                            | RING                                                                              | MIDDLE                                                                            | FORE                                                                              | THUMB                                                                             |                                                                                                    |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|   |  |  |  |  | <p>বাম হাত</p>  |
| THUMB                                                                             | FORE                                                                              | MIDDLE                                                                            | RING                                                                              | LITTLE                                                                            |                                                                                                    |
|  |  |  |  |  | <p>ডান হাত</p>                                                                                     |

Susanta Nayak  
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

| LITTLE                                                                              | RING                                                                                | MIDDLE                                                                              | FORE                                                                                | THUMB                                                                               |                                                                                                      |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  |  |  |  |  | <p>বাম হাত</p>  |
| THUMB                                                                               | FORE                                                                                | MIDDLE                                                                              | RING                                                                                | LITTLE                                                                              |                                                                                                      |
|   |  |  |  |  | <p>ডান হাত</p>                                                                                       |

All the above fingerprints are of the above named person and attested by the said person.

DiPankaj Nayak  
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar  
Laxasat, North 24 Parganas

01 MAR 2017

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

GRN: 19-201617-004761797-1

Payment Mode Online Payment

GRN Date: 27/02/2017 14:41:12

Bank : Corporation Bank

BRN : RS27022017806286

BRN Date: 27/02/2017 14:36:00

DEPOSITOR'S DETAILS

Id No. : 15030000250941/1/2017

[Query No./Query Year]

Name : Natu Biswas

Contact No. :

Mobile No. : +91 9831657520

E-mail :

Address : Srinagar, Barasat, 700124

Applicant Name : Mr Birendra Chandra Roy

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount(₹) |
|---------|-----------------------|------------------------------------------|--------------------|-----------|
| 1       | 15030000250941/1/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 49514     |
| 2       | 15030000250941/1/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 310020    |

Total

359534

In Words : Rupees Three Lakh Fifty Nine Thousand Five Hundred Thirty Four only



## Major Information of the Deed

|                                         |                                                                                                                                                                       |                                               |            |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|
| Deed No :                               | I-1503-01150/2017                                                                                                                                                     | Date of Registration                          | 01/03/2017 |
| Query No / Year                         | 1503-0000250941/2017                                                                                                                                                  | Office where deed is registered               |            |
| Query Date                              | 27/02/2017 10:54:17 AM                                                                                                                                                | A D.S.R. BARASAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | Birendra Chandra Roy<br>Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL,<br>PIN - 700124, Mobile No. : 9831657520, Status : Advocate |                                               |            |
| Transaction                             | Additional Transaction                                                                                                                                                |                                               |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]                                                                                             |                                               |            |
| Set Forth value                         | Market Value                                                                                                                                                          |                                               |            |
| Rs. 45,00,000/-                         | Rs. 45,00,004/-                                                                                                                                                       |                                               |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                                                                                 |                                               |            |
| Rs. 3,15,020/- (Article:23)             | Rs. 49,514/- (Article:A(1), E)                                                                                                                                        |                                               |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                                        |                                               |            |

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola

| Sch No        | Plot Number | Khatlan Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-------------|----------------|-------------------|--------------|--------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1            | LR-727      | LR-2284        | Bastu             | Danga        | 5 Katha      | 45,00,000/-             | 45,00,004/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |                   |              | 8.25Dec      | 45,00,000 /-            | 45,00,004 /-          |                                                         |

### Seller Details :

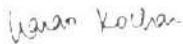
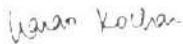
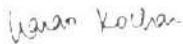
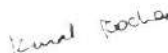
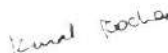
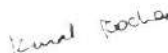
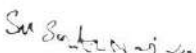
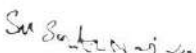
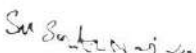
| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | M/S. NKNK CONSTRUCTION PVT. LTD.<br>Mercantile Building, B Block, 3rd Floor, 9/2 Lal B, P.O:- Lal Bazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECN4304R, Status :Organization, Executed by: Representative |

### Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                               |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Shri Natu Biswas</b><br>Son of Sambhu Biswas Srinagar, Barasat, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AUJPB7510M, Status :Individual  |
| 2     | <b>Shri Tantu Biswas</b><br>Son of Sambhu Biswas Srinagar, Barasat, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVVPB0063C, Status :Individual |
| 3     | <b>Shri Babla Biswas</b><br>Son of Sambhu Biswas Srinagar, Barasat, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARJPB9883G, Status :Individual |



# Representative Details :

| Sl No                                                                                                                                                                          | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                          |                                                                                                    |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                              | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Karan Kochar</b><br/> Son of Jagat Kochar<br/> Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office </td> <td> <br/> Mar 1 2017 12:01PM </td> <td> <br/> LTI<br/> 01/03/2017 </td> <td> <br/> 01/03/2017 </td> </tr> </tbody> </table> <p>82, Bidhannagar Main Road, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALMPK8040M, Status : Representative, Representative of : M/S. NKNK CONSTRUCTION PVT. LTD. (as director)</p>              | Name                                                                                                     | Photo                                                                                              | Finger Print | Signature | <b>Karan Kochar</b><br>Son of Jagat Kochar<br>Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office      | <br>Mar 1 2017 12:01PM   | <br>LTI<br>01/03/2017   | <br>01/03/2017   |
| Name                                                                                                                                                                           | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Finger Print                                                                                             | Signature                                                                                          |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |
| <b>Karan Kochar</b><br>Son of Jagat Kochar<br>Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office      | <br>Mar 1 2017 12:01PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <br>LTI<br>01/03/2017   | <br>01/03/2017   |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |
| 2                                                                                                                                                                              | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Kunal Kochar</b><br/> Son of Jagat Kochar<br/> Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office </td> <td> <br/> Mar 1 2017 11:58AM </td> <td> <br/> LTI<br/> 01/03/2017 </td> <td> <br/> 01/03/2017 </td> </tr> </tbody> </table> <p>82, Bidhannagar Main Road, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXWPK6159M, Status : Representative, Representative of : M/S. NKNK CONSTRUCTION PVT. LTD. (as director)</p>              | Name                                                                                                     | Photo                                                                                              | Finger Print | Signature | <b>Kunal Kochar</b><br>Son of Jagat Kochar<br>Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office      | <br>Mar 1 2017 11:58AM   | <br>LTI<br>01/03/2017   | <br>01/03/2017   |
| Name                                                                                                                                                                           | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Finger Print                                                                                             | Signature                                                                                          |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |
| <b>Kunal Kochar</b><br>Son of Jagat Kochar<br>Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office      | <br>Mar 1 2017 11:58AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <br>LTI<br>01/03/2017   | <br>01/03/2017   |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |
| 3                                                                                                                                                                              | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Susanta Naiya</b><br/> Son of Panchanan Naiya<br/> Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office </td> <td> <br/> Mar 1 2017 11:58AM </td> <td> <br/> LTI<br/> 01/03/2017 </td> <td> <br/> 01/03/2017 </td> </tr> </tbody> </table> <p>A3/23, Srijani, Thakurpukur, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADCPN5862C, Status : Representative, Representative of : M/S. NKNK CONSTRUCTION PVT. LTD. (as director)</p>  | Name                                                                                                     | Photo                                                                                              | Finger Print | Signature | <b>Susanta Naiya</b><br>Son of Panchanan Naiya<br>Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office  | <br>Mar 1 2017 11:58AM | <br>LTI<br>01/03/2017 | <br>01/03/2017 |
| Name                                                                                                                                                                           | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Finger Print                                                                                             | Signature                                                                                          |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |
| <b>Susanta Naiya</b><br>Son of Panchanan Naiya<br>Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office  | <br>Mar 1 2017 11:58AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <br>LTI<br>01/03/2017 | <br>01/03/2017 |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |
| 4                                                                                                                                                                              | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Dipankar Naiya</b><br/> Son of Panchanan Naiya<br/> Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office </td> <td> <br/> Mar 1 2017 11:57AM </td> <td> <br/> LTI<br/> 01/03/2017 </td> <td> <br/> 01/03/2017 </td> </tr> </tbody> </table> <p>A3/23, Srijani, Thakurpukur, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHSPN3426G, Status : Representative, Representative of : M/S. NKNK CONSTRUCTION PVT. LTD. (as director)</p> | Name                                                                                                     | Photo                                                                                              | Finger Print | Signature | <b>Dipankar Naiya</b><br>Son of Panchanan Naiya<br>Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office | <br>Mar 1 2017 11:57AM | <br>LTI<br>01/03/2017 | <br>01/03/2017 |
| Name                                                                                                                                                                           | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Finger Print                                                                                             | Signature                                                                                          |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |
| <b>Dipankar Naiya</b><br>Son of Panchanan Naiya<br>Date of Execution - 01/03/2017, , Admitted by: Self, Date of Admission: 01/03/2017, Place of Admission of Execution: Office | <br>Mar 1 2017 11:57AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <br>LTI<br>01/03/2017 | <br>01/03/2017 |              |           |                                                                                                                                                                                |                                                                                                           |                                                                                                          |                                                                                                    |



**Identifier Details :****Name & address**

Mr Birendra Chandra Roy

Son of Late R.M. Roy

Barasat, F.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Karan Kochar, Kunal Kochar, Susanta Naiya, Dipankar Naiya

01/03/2017

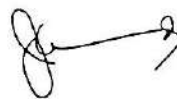
**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola

| Sch No | Plot & Khatian Number                                                  | Details Of Land                                                                                                                                  |
|--------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| L1     | LR Plot No:- 727(Corresponding RS Plot No:- 274), LR Khatian No:- 2284 | Owner:এন কে এন কে কনস্ট্রাকশন প্রাঃ লিঃ, Gurdian:পক্ষে ডাইরেক্টর করন কোচার, Address:কলিকাতা 700001, Classification:ডাঙ্গা, Area:0.08000000 Acre, |

**Endorsement For Deed Number : I - 150301150 / 2017****On 27-02-2017****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 45,00,004/-



Joyjit Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal

**On 01-03-2017****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 11:30 hrs on 01-03-2017, at the Office of the A.D.S.R. BARASAT by Karan Kochar .

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

Execution is admitted on 01-03-2017 by Karan Kochar, director, M/S. NKNK CONSTRUCTION PVT. LTD., Mercantile Building, B Block, 3rd Floor, 9/2 Lal B, P.O:- Lal Bazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001



Witnessed by Mr Birendra Chandra Roy, . . Son of Late R.M. Roy, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2017 by Kunal Kochar, director, M/S. NKNK CONSTRUCTION PVT. LTD., Mercantile Building, B Block, 3rd Floor, 9/2 Lal B, P.O:- Lal Bazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Birendra Chandra Roy, . . Son of Late R.M. Roy, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2017 by Susanta Naiya, director, M/S. NKNK CONSTRUCTION PVT. LTD., Mercantile Building, B Block, 3rd Floor, 9/2 Lal B, P.O:- Lal Bazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Birendra Chandra Roy, . . Son of Late R.M. Roy, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2017 by Dipankar Naiya, director, M/S. NKNK CONSTRUCTION PVT. LTD., Mercantile Building, B Block, 3rd Floor, 9/2 Lal B, P.O:- Lal Bazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Birendra Chandra Roy, . . Son of Late R.M. Roy, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

#### **Payment of Fees:**

Certified that required Registration Fees payable for this document is Rs 49,514/- ( A(1) = Rs 49,500/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 49,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2017 2:36PM with Govt. Ref. No: 192016170047617971 on 27-02-2017, Amount Rs: 49,514/-, Bank: Corporation Bank ( CORP0000052), Ref. No. RS27022017806286 on 27-02-2017, Head of Account 0030-03-104-001-16

#### **Payment of Stamp Duty**

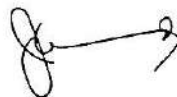
Certified that required Stamp Duty payable for this document is Rs. 3,15,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,10,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1089, Amount: Rs.5,000/-, Date of Purchase: 07/02/2017, Vendor name: J BISWAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2017 2:36PM with Govt. Ref. No: 192016170047617971 on 27-02-2017, Amount Rs: 3,10,020/-, Bank: Corporation Bank ( CORP0000052), Ref. No. RS27022017806286 on 27-02-2017, Head of Account 0030-02-103-003-02



**Joyjit Chanda**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume Number 1503-2017, Page from 28617 to 28652  
being No 150301150 for the year 2017.



Digitally signed by JOYJIT CHANDA  
Date: 2017.03.01 16:11:18 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 01/03/2017 16:11:16  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)

