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D-01405/2015

1634

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अन्वितबन्ग पश्चिम बंगाल WEST BENGAL

U 417829



Whereas the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

[Signature]
 District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 23 FEB 2015

THIS DEED OF CONVEYANCE made this 23th day of February, TWO THOUSAND AND FIFTEEN BETWEEN ASLAM UDDIN MOLLA, (INCOME TAX PAN BGZPM3878E), son of late Aftab Uddin Molla, by caste Muslim (Indian), by occupation business and at present residing at Bonhooghly (Mollapara), Post Office Bonhooghly, Police Station Sonarpur, District South 24 Parganas, Kolkata - 700 103, hereinafter referred to as the 'VENDOR', (which term or expression shall unless excluded by or

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20 FEB 2015

Sl. No. _____ DATE _____
NAME _____
ADD. _____
AMT. _____

Mayank Karan

Advocate

H.C. Calcutta

Rohol

MOUSUM GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



District Sub-Registrar - IV
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Identified by me
Haridan Sarda
S/o. Lt. B. Sarda
10A, Rowson Street
P.S. Shakespeare Sarani
Kolkata - 700017
Service.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01538 / 2015, Deed No. (Book - I , 01405/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Aslam Uddin Molla Bonhoogly Mollapara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India	 23/02/2015	 LTI 23/02/2015	<i>Aslam Uddin Molla</i> <i>23/2/15</i>

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Aslam Uddin Molla Address -Bonhoogly Mollapara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India	Self	 23/02/2015	 LTI 23/02/2015	<i>Aslam Uddin Molla</i> <i>23/2/15</i>

Name of Identifier of above Person(s)

Haridas Sardar
10 Rowdon St, Thana:-Shakespeare Sarani,
District:-Kolkata, WEST BENGAL, India, Pin :-700017

Signature of Identifier with Date

Haridas Sardar
22/02/15



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Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01405 of 2015
(Serial No. 01538 of 2015 and Query No. 1604L000002702 of 2015)

On 23/02/2015

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 4500/- is paid , by the draft number 527351, Draft Date 21/02/2015, Bank Name State Bank of India, ELGIN ROAD, received on 23/02/2015

(Under Article : A(1) = 4389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 72/- on 23/02/2015)

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.-4,00,000/-

Certified that the required stamp duty of this document is Rs.- 20010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 20000/- is paid , by the draft number 527352, Draft Date 21/02/2015, Bank : State Bank of India, ELGIN ROAD, received on 23/02/2015

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

Presented for registration at 13.41 hrs on :23/02/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Aslam Uddin Molla ,Executant.

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

Execution is admitted on 23/02/2015 by

1. Aslam Uddin Molla, son of Late Aftab Uddin Molla , Bonhoogly Mollapara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Business

Identified By Haridas Sardar, son of Late B Sardar, 10 Rowdon St, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By Profession: Service.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

repugnant or contrary to the subject or context mean and include and be deemed to mean and include his legal heirs, executors, successors, administrators, legal and personal representatives and assigns) of the **ONE PART AND (1) ASWINI SALES PVT. LTD., (INCOME TAX PAN AAHCA9837F)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Amit Sethia, **(2) CHAMPION SUPPLIERS PVT. LTD., (INCOME TAX PAN AADCC5710B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, **(3) CONCEPTION COMMERCIAL PVT. LTD., (INCOME TAX PAN AADCC5424A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, **(4) DIAGRAM SALES PVT. LTD., (INCOME TAX PAN AADCD0433C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, **(5) DURGAMATA VINTRADE PVT. LTD., (INCOME TAX PAN AADCD2527M)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Chowdhury, **(6) HIGHLIGHT COMMERCIAL PVT. LTD., (INCOME TAX PAN AACCH2778R)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sanjib Kumar Roy, **(7) KHAITAN LAND LTD. (PREVIOUSLY KNOWN AS PIONEER TOWNSHIP LTD.), (INCOME TAX PAN AACCP7499R)**, a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, **(8) LIMESTONE SALES PVT. LTD., (INCOME TAX PAN AABCL5608B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sailesh Nahata, **(9) MERIDIAN VINTRADE PVT. LTD., (INCOME TAX PAN AAGCM2052H)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, **(10) PIONEER MARBLES & INTERIORS PVT. LTD., (INCOME TAX PAN AACCP7501J)**, a private

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limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, (11) **PIONEER ONLINE LTD., (INCOME TAX PAN AACCP7500K)**, a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, (12) **PRUDENT INFRAREALTY PVT. LTD. (PREVIOUSLY KNOWN AS PRUDENT PROJECTS PVT. LTD.), (INCOME TAX PAN AAFCP2060D)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ravindra Khaitan, (13) **RAMESHWAR SALES PVT. LTD., (INCOME TAX PAN AAECR5019D)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Santanu Pramanik, (14) **RAVINDRA KHAITAN (H.U.F.), (INCOME TAX PAN AAGHR1049Q)**, a Hindu Undivided Family represented by its Karta, Sri Ravindra Khaitan, having its office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, (15) **RECREATE TRADERS PVT. LTD., (INCOME TAX PAN AAECR5957J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Kamal Basu, (16) **SAPTARSHI TRADELINK PVT.LTD., (INCOME TAX PAN AANCS7460A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, (17) **SEABIRD BARTER PVT. LTD., (INCOME TAX PAN AAMCS7348L)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Joy Dutta Chowdhary, (18) **SEABIRD DEALERS PVT. LTD., (INCOME TAX PAN AAMCS6251J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ashish Kanti Ghosh, (19) **WRINKLE TRACOM PVT. LTD., (INCOME TAX PAN AAACH9217C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Choudhury, hereinafter collectively referred to as the 'PURCHASERS', (which term or expression shall unless excluded by or repugnant or contrary to the

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subject or context mean and include and be deemed to mean and include their respective successors, successors in office, successors in interest, the Karta and the other co-parceners and members for the time being of the H.U.F. and assigns) of the **OTHER PART**

W H E R E A S :

A. By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 6th July, 2013, made between Yakub Molla and 11 others, therein collectively referred to as the vendors of the one part and Aslam Uddin Molla, the vendor herein, therein referred to as the purchaser of the other part and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book No. I, C D Volume No. 22, Pages 3885 to 3905, Being Deed No. 09531 for the year 2013, (hereinafter referred to as the "**SAID DEED OF CONVEYANCE**"), the vendors therein, at or for the consideration therein mentioned, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Aslam Uddin Molla, and the said Aslam Uddin Molla thus became and still is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 4.0 (four) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1634, the nature of land being sali, R. S. Khatian No. 1887, L. R. Khatian Nos. 5845 and 5846, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South) **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas, telephone connection etc. independently from the main road, with men, materials and vehicles, (hereinafter referred to as the "**SAID LAND**"), as more fully and particularly mentioned and described in the **SCHEDULE** hereunder and also in the Schedule there under written and as shown and delineated in **RED** colour border on the map or plan annexed hereto and also thereto, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses,

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requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

B. At or before the execution of these presents, the vendor herein has represented, assured and undertaken to the purchasers and given warranties as follows:

- i) That the vendor herein is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part and/or portion thereof, and the said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.
- ii) That the vendor herein has a clear and marketable title in respect of the said land and each and every part and/or portion thereof and is in khas possession of the said land, without any claim or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.
- iii) That the said land and each and every part and/or portion thereof was and still is being used by the owner being the vendor herein for no other purposes other than what is recorded in the records of rights in respect of the said land and/or any part or portion thereof and the nature and character of the said land and/or any part or portion thereof has not been changed and/or altered by the vendor herein and is still the same as mentioned therein.
- iv) That the vendor herein of the said land only and none else other than the vendor herein is the only owner of the said land and no one else has any right, title, interest, claim and/or demand in respect of the said land or any part or portion thereof.
- v) That it will be possible for the vendor herein, to hand over vacant and peaceful khas possession of the said land to the purchasers herein.
- vi) That the said land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the

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Public Demand Recovery Act, or under the Income Tax Act, 1961, or any other law, for the time being in force.

- vii) That no part or portion of the said land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt. of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments and the vendor neither has any knowledge nor notice about the same.
- viii) That the vendor herein is not holding any excess vacant land under the West Bengal Land Reforms Act, 1955 and/or any other law for the time being in force, and there is no impediment or bar on the part of the vendor to sell, convey, transfer, assure and assign the said land or any part or portion thereof.
- ix) That the vendor herein being the owner of the said land, neither had nor has sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deed nor created any third party right in respect of any part or portion of the said land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party and was and still is in khas possession of the said land.
- x) That the vendor herein has paid all the panchayat rates, taxes and all other outgoing, including land revenue payable in respect of the said land, up to the date hereof and shall further pay and remain liable to pay the panchayat rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.
- xi) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said land or any part or portion thereof.

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xii) That the vendor herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the vendor and/or in case if any defect is found in the title of the vendor herein, in respect of the said land, or any part and/or portion thereof and the vendor herein shall remain responsible for the same, for all times hereafter and further indemnifies and keeps the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.

xiii) That no person and/or persons is in occupation of the said land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said land or any part of portion thereof.

xiv) That there is no thika tenant under the provisions of the West Bengal Thika Tenancy (Acquisition & Requisition) Act, 2001, or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981, or otherwise in or on the said land or any part or portion thereof.

xv) That there is no existing charge or mortgage in respect of the said land or any part or portion thereof.

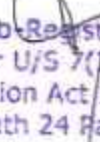
xvi) That the vendor has no difficulty in complying with all his obligations hereunder.

C. Relying on the aforesaid assurances, representations, undertakings and warranties of the vendor herein, believing the same to be true and correct and acting on the faith thereof, the purchasers herein have agreed to purchase and acquire the said land, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights, obligations, stipulations and restrictions hereinafter contained.

D. It is expressly clarified, understood and confirmed that it is only on the basis of the aforesaid assurances, representations, undertakings, warranties and indemnities of the vendor, that the purchasers have agreed to purchase and acquire the said land and

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would not have otherwise agreed to purchase the said land and/or any part or portion thereof, nor would have agreed to pay the amount as hereinafter appearing, in the absence of any of such representations, undertakings, warranties, assurances and indemnities by the vendor herein.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid and in consideration of a total sum of **Rs. 4,00,000/- (Rupees four lacs) only**, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendor herein, (the receipt whereof the vendor doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be) the vendor doth hereby grants, conveys, transfers, sells, releases, assigns and assures unto and in favour of the purchasers **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 4.0 (four) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1634, the nature of land being sali, R. S. Khatian No. 1887, L. R. Khatian Nos. 5845 and 5846, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South) **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas, telephone connection etc. independently from the main road, with men, materials and vehicles, as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said land with full right, liberty and license to the purchasers, their respective successors, successors in office,

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successors in interest, co-parceners, members and assigns and the owners for the time being of the said land hereby sold, transferred, conveyed, released, granted and assigned or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at their will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession property claim and demand whatsoever both in law or in equity of the vendor into and upon the said land and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendor or persons from whom the vendor can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said land hereby sold, granted, transferred, conveyed or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their respective successors, successors in office, successors in interest, co-parceners, members and assigns absolutely and forever and free from all encumbrances whatsoever **AND** that the vendor doth hereby covenant with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendor to the contrary the vendor is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby sold granted transferred conveyed released assigned and assured as absolute and indefeasible and absolute estate or

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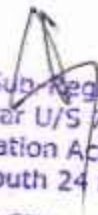
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inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid **AND** that the vendor as owner has full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendor and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendor **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs, charges and expenses of the vendor well and sufficiently saved, defended kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments whatsoever had made done executed occasioned or suffered or created by the vendor or any person or persons claiming from through under or in trust for him in to and upon the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchasers for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** that the vendor and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances

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whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby sold granted transferred conveyed assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required **AND** the purchasers shall be at liberty to get their respective names duly mutated with any authority or authorities for the time being appointed in this behalf and the vendor doth hereby grants his consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including panchayat proceedings **AND** the vendor herein shall remain liable to pay the panchayat rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future **AND** if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendor shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendor doth hereby authorizes the purchasers and gives his consent for the same **AND** the vendor shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney/s or agent/s or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendor's possession, in connection with the said land other than what are being handed over by the vendor to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncancelled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same **AND** the vendor has not at any time heretofore



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done or executed or knowingly suffered or been party or privy to any act, deed, matter, or thing whereby the said land hereby granted, sold, conveyed, transferred, released, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title **AND** the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendor nor any one on behalf of the vendor shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law **AND** the vendor doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

THE SCHEDULE ABOVE REFERRED TO:

"SAID LAND"

ALL THAT the piece or parcel of Raiyat Dakhali Satwa land containing an area of **4.0 (four) decimals**, be the same a little more or less, comprised in and being **R. S. and L. R. Dag No. 1634**, the nature of land being **sali**, R. S. Khatian No. 1887, L. R. Khatian Nos. 5845 and 5846, **Mouza Bonhooghly**, Pargana Magura, Touzi No. 148, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), as shown and delineated in **RED** colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

ON THE NORTH: By R. S. Dag No. 1629;

ON THE EAST: By R. S. Dag No. 2310;

ON THE WEST: By R. S. Dag No. 1633 and

ON THE SOUTH: By R. S. Dag No. 2310

TOGETHER WITH all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas, telephone connection etc. independently from the main road, with men, materials and vehicles

Contd. . .




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

IN WITNESS WHEREOF the vendor hereto has hereunto set and subscribed his hands, seals and signatures the day month and year first above written.

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

1. Kamal Basu
10A, Rowdon Street.
Kolkata-700017
2. Harideo Sarda
10A, Rowdon Street
Kolkata-17.

A. Somnath Das

Drafted by me:

Mayank
Mayank Kakrahia
Advocate,
High Court,
Calcutta.
Enrolment No. WB/1287A/99






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RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 4,00,000/- (Rupees four lacs) only, being the full consideration money payable to the vendor herein, as per the memo of consideration written herein below:

1. Paid by the purchaser no. 1 by Cheque No. 527498 dated 18.02.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
2. Paid by the purchaser no. 2 by Cheque No. 833270 dated 18.02.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
3. Paid by the purchaser no. 3 by Cheque No. 833110 dated 18.02.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
4. Paid by the purchaser no. 4 by Cheque No. 392139 dated 18.02.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
5. Paid by the purchaser no. 5 by Cheque No. 501497 dated 18.02.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
6. Paid by the purchaser no. 6 by Cheque No. 604587 dated 18.02.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 21,053/-

Contd. . .



[Signature]
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7. Paid by the purchaser no. 7 by
Cheque No. 128072 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
8. Paid by the purchaser no. 8 by
Cheque No. 833358 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
9. Paid by the purchaser no. 9 by
Cheque No. 838784 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
10. Paid by the purchaser no. 10 by
Cheque No. 265091 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
11. Paid by the purchaser no. 11 by
Cheque No. 385067 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
12. Paid by the purchaser no. 12 by
Cheque No. 091322 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,046/-
13. Paid by the purchaser no. 13 by
Cheque No. 765990 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
14. Paid by the purchaser no. 14 by
Cheque No. 872435 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-



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15. Paid by the purchaser no. 15 by
Cheque No. 159101 dated 18.02.2015, drawn
on State Bank of Patiala, Camac Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
16. Paid by the purchaser no. 16 by
Cheque No. 159295 dated 18.02.2015, drawn
on State Bank of Patiala, Camac Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
17. Paid by the purchaser no. 17 by
Cheque No. 833167 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
18. Paid by the purchaser no. 18 by
Cheque No. 897542 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-
19. Paid by the purchaser no. 19 by
Cheque No. 827523 dated 18.02.2015, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 21,053/-

Total: Rs. 4,00,000/-

(Rupees four lacs) only.

WITNESSES:

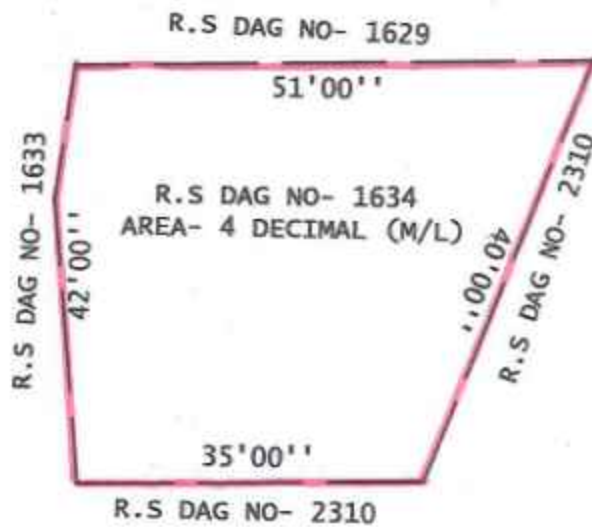
1. Kamal Basu.
10A, Rowdon Street
Kolkata - 700017
2. Haridas Sarda
10A, Rowdon Street
Kolkata - 700017.

A. S. Sarda




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SITE PLAN OF R,S DAG NO-1634 OF MOUZA-
BONHOOGHLY J.L NO-65,P,S- SONARPUR,
DIST- 24 PGS(S),UNDER-BONHOOGHLY 1 NO
GRAM PANCHAYEAT
AREA CONVEYED IS SHOWN IN RED LINE,
AREA- 4 DECIMAL (M/L, SCALE-1''33'6''



DROWN BY

A. U. Mollah
Surveyar A. U. Mollah
Regd. No. 0423
Bonhooghly Mollahpara
Kolkata - 700 103

A. Somendra Mollah

VENDORS SIGNATURE




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SPECIMEN FORM FOR TEN FINGERPRINTS



Rakesh Kumar Khaitan	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Rakesh Kumar Khaitan	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Rakesh Kumar Khaitan	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Rakesh Kumar Khaitan	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER




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SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjib Kumar Roy	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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




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



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




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SPECIMEN FORM FOR TEN FINGERPRINTS



Satish Choudhary

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



Arjun Kishor Ravi

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



Jay Sheth Chavhan


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



Santosh Ravi

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




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Registration Act 1908
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23 FEB 2015

SPECIMEN FORM FOR TEN FINGERPRINTS

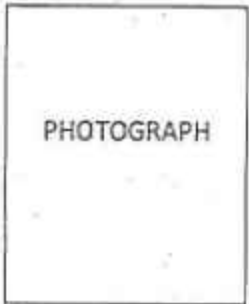


A. S. ...

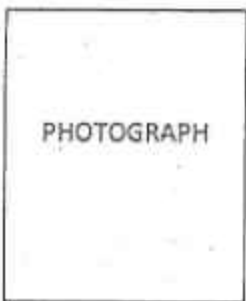
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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




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



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




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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4079 to 4103
being No 01405 for the year 2015.




(Tridip Misra) 26-February-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal