13338 Main deed 02829/08

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

003336

Main deed

Admissible under Rule 21, duly stamped under Indian Stamp Act 1899 as last amended by W. Bengal Stamp Amendment Act 1968. Schedule No. 23.50

Fee Paid as under :-

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA 17/3/08

Schedule "A" Fee Rs. 31,856/-

17.3.08

S.B.I. Kolkata Br.

Cheque No. 873020,18

12.9.07

(35050+35000)

Fee Paid as details Stamp

## DEED OF SALE

**THIS DEED OF SALE** made this the 12th day of Sept. 2007 **BETWEEN**

**(1) GAJENDRA RAJ COMMERCE PRIVATE LIMITED**, a joint stock company duly incorporated under the Companies Act, 1956 having its registered office at premises No. 34 Chittaranjan Avenue, Jaba kusum House, Police Station – Bowbazar, Kolkata – 700012 represented by its Director Sri Rajib Kumar Karnani, son of Sri Ramratan Karnani residing

For Gajendra Raj Commerce Private Ltd.

Rajiv Kumar Karnani

Director

| | | | |
|---|---|---|---|
| Baroda | 66'4948 | 13/3/08 | 45,000/- |
| | 49 | 4 | 45,000/- |
| | 50 | 4 | 45,000/- |
| | 68 | 14/3/08 | 40000/- |
| | 69 | 4 | 40150/- |

58007 11 SEP 2007

No. ..... Date .....

Sold to Rajkumar Agarwal

Address: Narendra Bhavan, Kamalgazi Narendrapur, Sonarpur, 24 Pgs(S)

Rs. 5000/-

L. S. VENDOR,
HIGH COURT, CAL.

— Parveen Agarwal

5547

— Parveen Agarwal

5548

— Bilkish Agarwal

5549

— Rajkumar Agarwal

5550

For Gajendra Raj Commerce Private Ltd.

— Rajiv Kumar Karmani

Director

Shekh Abulkalam Azad.
Shekh Abdul Wohab
327 N.S Road Kol-149
Business

Presented for Registration
at 4.40 on the 12th
days of Sept year 07
Vendor Residence at 34, Chittaranjan Avenue, Kol-12

Ag- Parveen Agarwal
me ofln Exh.

12/9/07

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

Parveen Agarwal, Bilkish Agarwal, Raj Kr. Agarwal all sons of Rajendra Kr. Agarwal, Rajiv Kr. Karmani Director for Gajendra Raj Commerce Pvt Ltd.

P.T.O.

Shekh Abul Kalam Azad
S/o Sk. Abul Wohab
327, N.S. Rd, Kol-149

Bonin.

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
12/9/07

at 29 B, Central Road, Police Station- Jadavpur, Kolkata – 700032, District – South 24- Parganas **(2) GANGOL TRACON PRIVATE LIMITED** a joint stock company duly incorporated under the Companies Act, 1956 having its registered office at premises No. 34 Chittaranjan Avenue, Police Station – Bowbazar, Kolkata – 700012 represented by its Director Sri Sunil Kumar Karnani, son of Sri Ramratan Karnani residing at 29 B, Central Road, Police Station- Jadavpur, Kolkata – 700032, District – South 24- Parganas **(3) ASPECTIVE COMMERCIAL PRIVATE LIMITED** a joint stock company duly incorporated under the Companies Act, 1956 having its registered office at premises No. 34 Chittaranjan Avenue, Police Station – Bowbazar, Kolkata – 700012 represented by its Director Sri Sanjib Kumar Karnani, son of Sri Ramratan Karnani residing at 29 B, Central Road, Police Station- Jadavpur, Kolkata – 700032, District – South 24- Parganas hereinafter referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context deemed to mean and include its successors, successor-in-interest and assigned) of the **ONE PART.**

**AND**

**1) PARVEEN AGARWAL, 2) BIKASH AGARWAL 3) RAJ KUMAR AGARWAL** son of Sri Rajendra Kumar Agarwal residing at Narendra Bhawan Kamalgazi, Narendrapur, Police station, Sonarpur, District South 24-Parganas hereinafter referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors legal representative administrator and assigned) of the **OTHER PART.**

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GANGOL TRACON PVT. LTD.

Sunil Kumar Karnani

Director

Sunil Kr. Karnani Director
Gangol Tracon Pvt Ltd.
Sanjiv Kr. Karnani Director
Aspective Commercial Pvt Ltd.

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For ASPECTIVE COMMERCIAL PRIVATE LIMITED

Sanjiv Kumar Karnani

Director

Sheks Abul Kalam Azad.

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ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

**WHEREAS** one Tarapada Mondal was the absolute owner in respect of 11 (eleven) sataks of land more or less situated at R.S. Dag no.- 781 under R.S. Khatian No. 196, Mouza Rajpur, J.L. No.-55, Pargana-Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District- South 24-Parganas;

**AND WHEREAS** said Tarapada Mondal died intestate leaving behind him surviving his six sons namely 1) Sri Gobinda Mondal 2) Sri Satya Charan Mondal 3) Sri Krishna Mondal 4) Sri Tarun Mondal 5) Sri Arun Mondal 6) Sri Anil Mondal and two daughter namely 7) Smt. Latika Sandhukhan 8) Miss. Sanaka Mondal as her sole legal heris/heiress and legal representative in respect of the said property situated at R.S. Dag no.- 781 under R.S. Khatian No. 196, Mouza Rajpur, J.L. No.-55, Pargana-Medanmalla Police Station and Sub-Registrar Office at Sonarpur, District- South 24-Parganas as his wife predeceased of his death.

**AND WHEREAS** said 1) Sri Gobinda Mondal 2) Sri Satya Charan Mondal 3) Sri Krishna Mondal 4) Sri Tarun Mondal 5) Sri Arun Mondal 6) Sri Anil Mondal (7) Smt. Latika Sandhukhan and (8) Miss. Sanaka Mondal became the joint owners in respect of the said land situated at R.S. Dag no.- 781 under R.S. Khatian No. 196, Mouza Rajpur, J.L. No.-55, Pargana-Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District- South 24-Parganas;

And said Sri Anil Mondal became the owner of undivided 1/8th share of in respect of the land situated at R.S. Dag no.- 781 under R.S. Khatian No. 196, Mouza Rajpur, J.L. No.-55, Pargana-Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District- South 24-Parganas;

**AND WHEREAS** said Anil Mondal died intestate leaving behind him surviving his wife Smt. Anima Mondal and two daughter namely Smt. Champa Sandhukhan and Miss Pampa Mondal as his sole legal heiress and legal representative in respect said undivided 1/8 share in the said land situated at R.S. Dag no.- 781 under R.S. Khatian No. 196, Mouza Rajpur, J.L. No.-55, Pargana-Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District- South 24-Parganas;

**AND WHEREAS** said 1) Sri Gabinda Mondal 2) Sri Satya Charan Mondal 3) Sri Krishna Mondal 4) Sri Tarun Mondal 5) Sri Arun Mondal 6) Smt. Latika Sandhukhan 7)Miss. Sanaka Mondal 8) Smt. Anima Mondal 9) Smt. Champa Sandhukhan and 10) Miss Pampa Mandal sold and transferred the entire portion of the said land measuring about 11 (eleven) satak situated R.S. Dag no.- 781 under R.S. Khatian No. 196, Mouza Rajpur, J.L. No.-55, Pargana – Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District- South 24-Parganas in favour of the VENDOR NO.-1 herein by virtue of a registered deed of sale which was duly registered in the office of the Additional District Sub-Registrar at Sonarpur being Deed No. 5876 of 2007;

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

**AND WHEREAS** the Vendor No. –1 herein became the absolute owner in respect 11 (Eleven) satak of the of the said land situated at R.S. Dag no.- 781 under R.S. Khatian No. 196 Mouza Rajpur, Police Station and Sub-Registrar Office at Sonarpur, District- South 24-Parganas. and also in Khas possession in respect the said land and Vendor no-1 has full power and absolute authority to sale the said property morefully and particularly described in the schedule "A" hereunder written;

**AND WHEREAS** one Kshetra Mohan Mandal was the absolute owner in respect of 9 (Nine) satak of land situated at R. S. Dag no. 778 and 16 (sixteen) satak of land situated at R.S. Dag no – 777 under R.S. Khatian No.- 196, Mouza – Rajpur, J.L. No.-55, Pargana- Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District – South 24- Parganas;

**AND WHEREAS** said Kshetra Mohan Mondal died intestate on 24.01.1960 leaving behind him surviving his wife Smt. Amritabala Mondal and two sons namely Sri Sashi Bhusan Mondal and Sri Biswanath Mondal as his legal heirs/heiress in respect of 09 (nine) satak of land situated at R. S. Dag no. 778 and 16 (sixteen) satak of land situated at R.S. Dag no –777 under R.S. Khatian No.- 196, Mouza – Rajpur, J.L. No.-55, Pargana-Medanmalla Police Station and Sub-Registrar Office at Sonarpur, District – South 24- Parganas;

**AND WHEREAS** said Smt. Amrita Bala Mondal died intestate on 03.12.1992 leaving behind her two sons namely Sri Sashi Bhusan

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Mondal and Sri Biswanath Mondal as her legal heirs in respect of here share in 09 (nine) satak of land situated at R. S. Dag no.778 and 16 (sixteen) sataks of land situated at R.S. Dag no – 777 under R.S. Khatian No.- 196, Mouza – Rajpur, J.L. No.-55, Pargana-Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District – South 24-Parganas;

**AND WHEREAS** said Sri Sashi Bhusan Mondal and Sri Biswanath Mondal became the joint owners in respect of 09 (nine) satak of land situated at R. S. Dag no. 778 and 16 (sixteen) satak of land situated at R.S. Dag no – 777 under R.S. Khatian No.- 196, Mouza – Rajpur, Police Station and Sub-Registrar Office at Sonarpur, District – South 24-Parganas and were in khas possession of the said property without any interruption and free from all encumbrances;

**AND WHEREAS** said Sri Sashi Bhusan Mondal and said Sri Biswanath Mondal sold and transferred the land measuring about 09 (nine) sataks of land situated at R.S. Dag no. –778 under R.S. Khatian No.- 196, Mouza- Rajpur, J.L. No.-55, Pargana- Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District South 24-Parganas in favour of the Vendor no.2 herein by virtue of a registered deed of sale which was duly registered in the office of the Additional District Sub-Registrar at Sonarpur being deed no.- 5877 of 2007.

**AND WHEREAS** the Vendor no.-2 herein became the absolute owner in respect of 9 (nine) sataks of land situated at at R.S. Dag no. –

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

778 under R.S. Khatian No.- 196, Mouza- Rajpur, J.L. No.-55, Pargana-Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District South 24-Parganas;

**AND WHEREAS** said Sri Sashi Bhusan Mondal and said Sri Biswanath Mondal sold and transferred the land measuring about 16 sataks of land situated at R.S. Dag no. –777 under R.S. Khatian No.-196, Mouza- Rajpur, J.L. No.-55, Pargana-Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District South 24-Parganas in favour of the Vendor no.3 herein by virtue of a registered deed of sale which was duly registered in the office of the Additional District Sub-Registrar at Sonarpur being deed No. 5878 of 2007;

**AND WHEREAS** the Vendor no.-3 herein became the absolute owner in respect of 16 sataks of land situated at at R.S. Dag no. –777 under R.S. Khatian No.- 196, Mouza- Rajpur, J.L. No.-55, Pargana-Medanmalla, Police Station and Sub-Registrar Office at Sonarpur, District South 24-Parganas;

**AND WHEREAS** the VENDORS no. 1, 2 and 3 herein jointly decided to sale of the said property and were in search of a intending purchaser/purchasers for sale the said property described in the schedule hereunder written;

**AND WHEREAS** the purchasers herein approached the Vendors herein to purchase the said property with a total consideration amount of Rs. 12,50000/- (Rupees Twelve lakhs fifty thousand only).

**AND WHEREAS** said **VENDORS** herein agreed to sale the said property at the total considerations amount of Rs. 12,50000/- (Rupees Twelve lakhs fifty thousand only).

**AND WHEREAS** the **VENDORS** are lawfully seized and possessed of or otherwise sufficiently entitled to sale transfer the property morefully and particularly mentioned in the schedule below A, B and C hereunder written;

**NOW THIS DEED WITNESSES** that in pursuance of the said agreement and in consideration of a sum of Rs.12,500,00/- (Rupees Twelve lacs and fifty thousand) only paid by the PURCHASERS to the VENDORS simultaneously with execution of these presents the **VENDORS** hereby admit and acknowledge does hereby and hereunder grant, convey, sale, transfer, assign and assure all their estate and interest in the scheduled property with all appurtenances, together with all homestead, trees, tanks, hedges, ditches, ways, waters, watercourse, lights, liberties, privileges easements whatsoever to the land morefully and particularly described in the Schedule hereunder written to the **PURCHASERS**.

**AND ALL** the estates, right, title, interest, claim and demand whatsoever of the **VENDORS** into or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the **PURCHASERS** their heirs, executors, administrators, assigns absolutely

and forever together with title deeds writings, muniments and other evidences of title AND the **VENDORS** do hereby covenant with the purchasers, their heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the **VENDORS** are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the **VENDORS** have full power and absolute authority to sell the said property in manner aforesaid AND the **PURCHASERS** shall hereafter peaceably and quietly hold, possessed and enjoy the said property in khas without any claim or demand whatsoever from the **VENDORS** or any person claiming through or under them.

**AND FURTHER THAT THE VENDORS**, their heirs, executors, administrators or assigns covenant with the **PURCHASERS** their heirs executors administrators and assigns to save harmless indemnify and keep indemnified the **PURCHASERS,** their heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. **AND THE VENDOR, THEIR HEIRS, ADMINISTRATORS OR ASSIGNS FURTHER COVENANT THAT THEY SHALL AT THE REQUEST AND COST OF THE PURCHASER,** their, heirs, executors, administrators or assigns do or execute or cause to be done or executed

all such lawful acts, deeds, and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

in manner aforesaid according to the true intent and meaning of this deed.

**THE SCHEDULE 'A' ABOVE REFERRED TO**

**ALL THAT** the pieces and parcel of land measuring about 11(eleven) sataks be the same little more or less along with 5'-0" wide common passage situated at R.S. Dag No.-781 under R.S. Khatian No.-196, Mouza-Rajpur, J.L. No.-55, Pargana Medanmalla, Touzi no.-250, R.S. No.-109, Police Station and Sub–Registry Office at Sonarpur District- South 24-Parganas and butted and bounded in the manner following that is to say :

**ON THE EAST** :

**ON THE WEST** :

**ON THE NORTH** :

**ON THE SOUTH** :

**THE SCHEDULE 'B' ABOVE REFERRED TO**

**ALL THAT** the pieces and parcel of land measuring about 09(nine) sataks be the same little more or less situated at R.S. Dag No.-778 under R.S. Khatian No.-196, Mouza- Rajpur, J.L. No.-55, Pargana Medanmalla, Touzi no.-250, R.S. No.-109, Police Station and Sub–Registry Office at

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Sonarpur District- South 24-Parganas and butted and bounded in the manner following that is to say :

| | | |
|---|---|---|
| **ON THE EAST** | : | Dag No.777. |
| **ON THE WEST** | : | Dag No.781. |
| **ON THE NORTH** | : | 5 ft. common passage. |
| **ON THE SOUTH** | : | Dag No.773, 774. |

**THE SCHEDULE 'C' ABOVE REFERRED TO**

**ALL THAT** the pieces and parcel of land measuring about 16(sixteen) sataks be the same little more or less along with 5'-0" wide common passage situated at R.S. Dag No.-777 under R.S. Khatian No.-196, Mouza-Rajpur, J.L. No.-55, Pargana Medanmalla, Touzi no.-250, R.S. No.-109, Police Station and Sub-Registry Office at Sonarpur District- South 24-Parganas and butted and bounded in the manner following that is to say :

| | | |
|---|---|---|
| **ON THE EAST** | : | 5 ft. common passage. |
| **ON THE WEST** | : | Dag No.776, 718. |
| **ON THE SOUTH** | : | 7 ft. Drain. |
| **ON THE NORTH** | : | Dag No.778. |

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**IN WITNESS WHEREOF** the parties to this Deed have set and subscribed their hands and seals the day, month and year first above written.

**SIGNED SEALED** and **DELIVERED**
by the Vendors at Kolkata in presence of :

1. Shekh Abulkalam Azad
327/N.S. Road Kol-149

2. Rajendra Kumar Agarwal
Kamalgazi Kol 103

For Gajendra Raj Commerce Private Ltd.
Rajiv Kumar Karnani
Director

GANGOL TRACON PVT. LTD.
Sunil Kumar Karnani
Director

For ASPECTIVE COMMERCIAL PRIVATE LIMITED
Sanjiv Kumar Karnani
Director

**SIGNATURE OF THE VENDORS**

**SIGNED SEALED** and **DELIVERED**
by the Purchasers at Kolkata
in presence of :

1. Shekh Abulkalam Azad.

Rajkumar Agarwal
Billash Agarwal
Rajkumar Agarwal

2. Rajendra Kumar Agarwal

**SIGNATURE OF THE PURCHASER**

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Sanjiv Kumar Karnani
Sunil Kumar Karnani
Rajiv Kumar Karnani

**RECEIVED** from the purchasers herein a sum of Rs.12,50,000/- (Rupees Twelve lac Fifty thousand) only towards the total sale consideration as per memo below: Rs. [illegible]

**MEMO OF CONSIDERATION**

| | |
|---|---|
| 1. Gajendra Raj Commerce Pvt. Ltd. | |
| By cash | Rs- 1,00,000/= |
| By draft no - 010434 dated 12.09.2007 drawn on Axis Bank Ltd. Garia Branch. | Rs 4,50,000/= |
| 2. Gangol Tracon Pvt. Ltd. | |
| By cash | Rs 1,00,000/= |
| By draft No - 010435 dated 12.09.2007 drawn on Axis Bank Ltd, Garia Branch | Rs 4,00,000/= |
| 3. Aspective commercial Pvt. Ltd. | |
| By cash | Rs 50,000/= |
| By draft no - 010433 dated 12.09.2007 drawn on Axis Bank Ltd, Garia Branch | Rs. 1,50,000/= |
| Rs. | 12,50,000/- |

(Rupees Twelve lac Fifty thousand) only

**WITNESSES:**

1. Shekh Abul Kalam Azad.
327/ N.S. Road Kol-149

For Gajendra Raj Commerce Private Ltd.
Rajiv Kumar Karnani
Director

GANGOL TRACON PVT. LTD.
Sunil Kumar Karnani.
Director

For ASPECTIVE COMMERCIAL PRIVATE LIMITED
Sanjiv Kumar Karnani
Director

2. [illegible]

[VENDORS]

# SPECIMEN FORM FOR TEN FINGER PRINTS

Rajiv Kumar Kamani

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

Sunil Kumar Karmani

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

Sanjiv Kumar Karmani

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

Pawan Agarwal

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

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

# SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|---|---|---|---|---|---|---|
|  | Billoor Agarwal | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | Rajkumar Agarwal | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| PHOTO | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| PHOTO | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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

Registered in Book - I
CD Volume number 69
Page from 3925 to 3943
being No 02829 for the year 2008.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Dines Kumar Mukhopadhyay) 01-June-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal