

00383

1-00355



12/1/11
1.50
6-204

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

930376

Certify that the document is admitted to registration. The signature sheets and with this documents are the part of this document.

the

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
13 JAN 2011

THIS INDENTURE

Made this the 13th day of January, 2011

[Two Thousand Eleven]

BETWEEN

9 5 DEC 2010

Sl. No. 2647 Dt. 5007 Rupees.....
 M/s. Sri/Smt. A. Adhya Adv
 Address 2 nm 100m Kolkata
 P. S.
 Vendor [Signature]

Santoosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 27

5007



Tapan Roy
 Late Satindranath Roy
 Medhynagar, Kal-129
 Business

Adtl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

1 JAN 2011

(MR.) BIJOY CHAKRABORTY, son of Late Naba Kumar Chakraborty, by caste - Hindu, by occupation - Service, by Nationality - Indian, residing at State Bank of India, REC Silchar Branch, Post Office Silchar, PIN 788 010, State Assam, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**, represented by **SRI MANAS KUMAR BHATTACHARJEE**, son of Manindra Kumar Bhattacharjee, by caste - Hindu, by occupation - Service, by nationality - Indian, permanent resident of HPC Hospital, Hindusthan Paper Corporation, Post Office - Panchgram, District Cachar, State - Assam and at present residing at C-33, Nabadarsha, Birati, District North 24-Parganas, PIN - 700 134, State - West Bengal, as Constituted Attorney by virtue of a General Power of Attorney made and executed on 18th day of December, 2010 registered in the office of the Additional Registrar of Assurance - III at Kolkata and recorded into Book No. IV, CD Volume No. 9, Pages from 6810 to 6817, Being No. 07256 for the year 2010;

AND

SRI DEBASISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadrone, Post Office - R. Gopalpur, Rajarhat Road, Police Station Baguiati, District North 24 Parganas, PIN - 700 136, State West Bengal, hereinafter referred to and called as the "**CONFIRMING PARTY**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**;

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat, PIN -

700 059, hereinafter referred to and called as the "PURCHASER" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the THIRD PART;

WHEREAS one Jatindra Nath Mondal and Staish Chandra Mondal were the recorded joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 [sixteen point five] Decimals, more or less comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said Jatindra Nath Mondal and Staish Chandra Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said Satish Chandra Mondal died intestate leaving behind his 2 [two] sons namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and since then the said Jatindra Nath Mondal and 2 [two] sons of deceased Satish Chandra Mondal namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal became the absolute joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 [sixteen point five] Decimals, more or less comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties according to their proportionate share;

AND WHEREAS thus the said (1) Jatindra Nath Mondal, son of Late Jogendra Nath Mondal, (2a) Sunil Kumar Mondal, and (2b) Sudhir Kumar Mondal, both sons of Late Staish Chandra Mondal, were the recorded joint owners of ALL THAT piece or parcel of a plot of land classified as BAGAN measuring about 16.5 [sixteen point five] Decimals, more or less, comprised under R. S. Dag No. 454 [Area- 3 Decimals]

appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said [1] **Jatindra Nath Mondal**, [2a] **Sri Sunil Kumar Mondal** and [2b] **Sri Sudhir Kumar Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, by execution of a Saf Bikray Kobala dated 22nd day of June, 1973 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN measuring about 16.5 [sixteen point five] Decimals, more or less, comprised under R. S. Dag No. 454 [3 Decimals] appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **Srimati Latika Chakraborty**, wife of Sri Pranab Chakraborty, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 97, Pages 130 to 134, Being No. 4820 for the year 1973, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property due to urgent requirement of lawful money the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty made a master Plan and divided the said land under several plots and marked as Scheme Plot No. "A", Scheme Plot No. "B", Scheme Plot No. "C" and Scheme Plot No. "D" with 10'-0" wide Common Passage which provided from her purchased property;

AND WHEREAS while enjoying the said property the said **Srimati Latika Chakraborty**, wife of Sri Pranab Chakraborty by a Registered Deed dated 12.08.1994, sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "D" measuring about 2 [two] Cottahs 3 [three]

Chittacks 9 [nine] Square Feet, be the same a little more or less, out of her total land comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one **Sri Ratan Mukherjee**, son of Sri Madhusudan Mukherjee, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 122, Pages 263 to 274, Being No. 5670 for the year 1994, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed while thus the said **Sri Ratan Mukherjee**, son of Sri Madhusudan Mukherjee, enjoying the aforesaid landed property, by a Registered Deed dated 5th day of May, 2004 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "D" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet, be the same a little more or less, comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one **Sri Bijoy Chakraborty**, son of Late Naba Kumar Chakraborty, the Vendor herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 179, Pages 115 to 129, Being No. 03062 for the year 2004 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed, the said Sri Bijoy Chakraborty, the Vendor herein, became the sole and absolute owner of ALL THAT piece or parcel of land, identified as Scheme Plot No. "D" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet, more or less, comprised under R. S. Dag No. 455 [13.5 Decimals]

appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one (MR.) DEBASISH ROY, the Confirming Party herein, on the terms and at the price settled between them.

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached (1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, the Purchaser herein to take the conveyance of the SAID PROPERTY in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor.

AND WHEREAS the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charges of Rs. 7,40,993/- (Rupees Seven Lac Forty Thousand Nine Hundred And Nine Three) only, for sale and transfer of the SAID PROPERTY by the Vendor, in favour of the Purchaser.

AND WHEREAS thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "D" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet, more or less, comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under

Police Station - Rajarhat, District North 24-Parganas TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the the SAID PROPERTY, at and for a Total Consideration of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred And Ninety Three] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred And Ninety Three] only duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor and the Confirming Party doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "D" measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet, more or less, comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all

rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed,

transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose

of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;

(XIV) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land measuring about 2 [two] Cottahs 3 [three] Chittacks 9 [nine] Square Feet, more or less, classified as BAGAN identified as Scheme Plot No. "D", comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatian No. 1870, corresponding to the L. R. Khatian No. 4348 and 4393, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage on the Western side and 10'-0" wide Common Passage on the Northern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. more as shown in the plan attached herewith and marked with colour RED border which shall be treated as part of this indenture and butted and bounded as follows: -

ON THE NORTH : TEN FEET WIDE COMMON PASSAGE;

ON THE SOUTH : LAND UNDER R. S. DAG NO. 455;

ON THE EAST : SCHEME PLOT NO. "C";

ON THE WEST : TWELVE FEET WIDE COMMON PASSAGE;

IN WITNESS WHEREOF the VENDOR set and subscribed his hand and seal on the day month and year above written.

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

Tapas Das
Rajachhat KOL-135

Tapas Das
Madhyamgram, Kol-129

Manas Bhattacharya

For and on behalf of:
Sri BIJOY CHAKRABORTY
As Constituted Attorney
SIGNATURE OF VENDOR

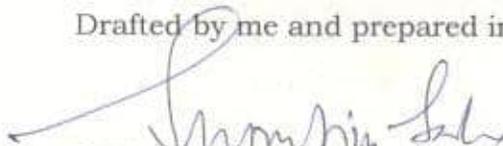
SIGNED, SEALED & DELIVERED
by the CONFIRMING PARTY at
Kolkata in the presence of:

Tapas Das
Rajachhat KOL-135

Tapas Das
Madhyamgram, Kol-129

Debasis Roy
SIGNATURE OF CONFIRMING PARTY

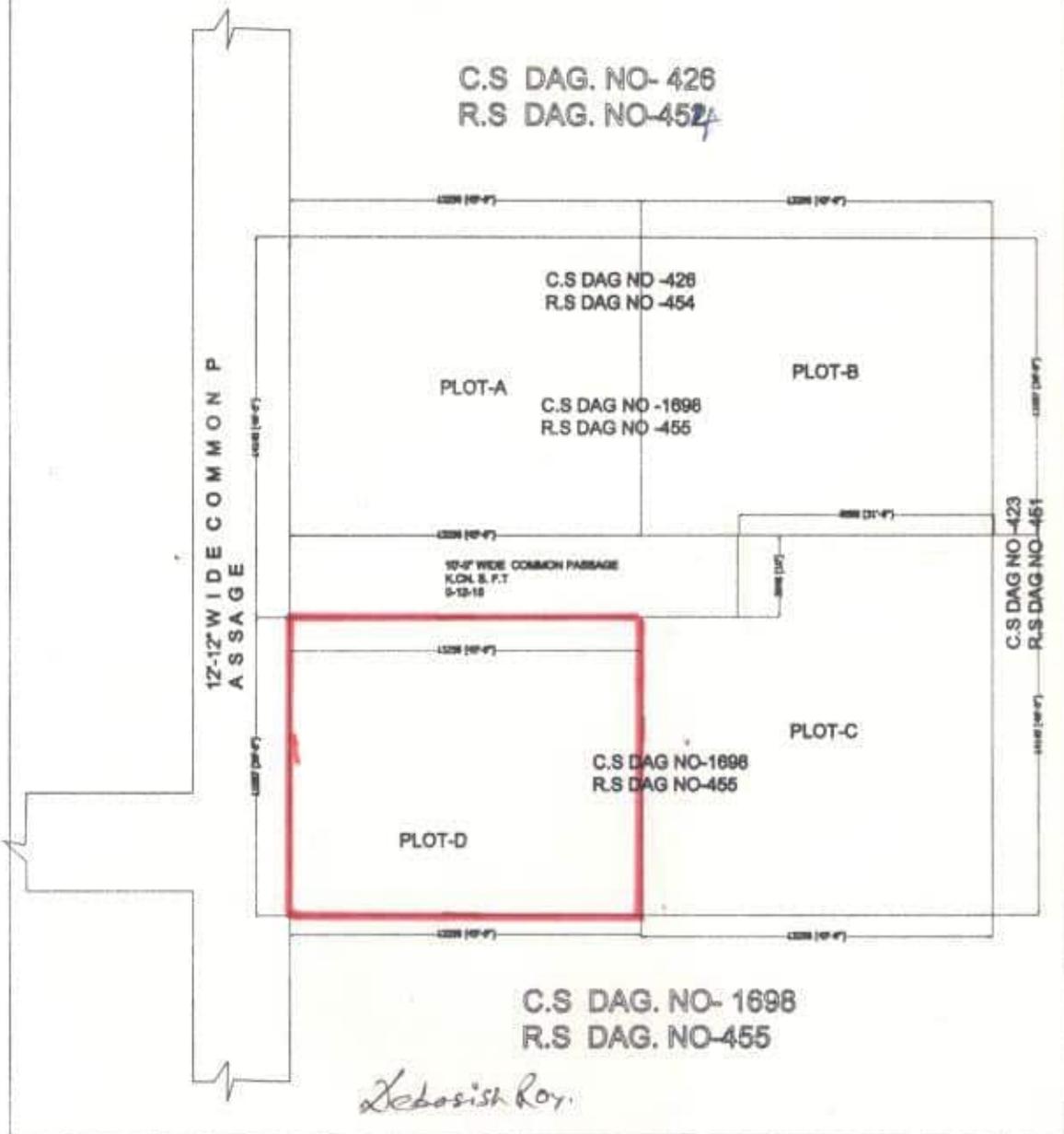
Drafted by me and prepared in my office:


SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.

Advocate

DEED PLAN OF LAND AT R.S/L.R DAG.NO.454 & 455 (PART)
MOUZA -REKJUANI J .L. NO-13 RS. NO. 198. P. S. RAJARHAT.
DIST- NORTH 24 PARGANAS.

Arnas Bhattacharya



Sebasish Roy

RECEIPT

Received a sum of Rs. 16,93,993/- [Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three] only from the herein above named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque /DD No.	Bank/Branch	Issued In Favour Of
7,15,000/-	12.01.2011 13.01.2011	672431 672438	Indian Overseas Bank Ltd., Baguiati Branch	Bijoy Chakraborty
2,38,000/-	12.01.2011		PAID IN CASH	Bijoy Chakraborty
4,77,000/-	12.01.2011	164453	Indian Overseas Bank Ltd., Baguiati Branch	Debasish Roy
2,63,993/-	12.01.2011		PAID IN CASH	Debasish Roy
16,93,993/-	Rupees Sixteen Lac Ninety Three Thousand Nine Hundred & Ninety Three Only			

Manas Bhattacharya

Tapas Das

Tapas Das

Manas Bhattacharya

For and on behalf of:
Sri BIJOY CHAKRABORTY
As Constituted Attorney
SIGNATURE OF VENDOR

Debasish Roy.

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office:

Suprotim Saha
SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.

Advocate

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Mangas
Bhattacharya



LITTLE

RING

MIDDLE

FORE

THUMB

[LEFT HAND]



THUMB

FORE

MIDDLE

RING

LITTLE

[RIGHT HAND]



Debasis Roy



LITTLE

RING

MIDDLE

FORE

THUMB

[LEFT HAND]



THUMB

FORE

MIDDLE

RING

LITTLE

[RIGHT HAND]



Srikamesh



LITTLE

RING

MIDDLE

FORE

THUMB

[LEFT HAND]



THUMB

FORE

MIDDLE

RING

LITTLE

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00383 / 2011, Deed No. (Book - I , 00355/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Manas Kr Bhattacharjee	MANAS Bhattacharjee 13/01/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manas Kr Bhattacharjee Address -C- 33 Nabadarsha Birati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700134	Attorney		 LTI	Manas Bhattacharjee
			13/01/2011	13/01/2011	
2	Debasish Roy Address -Dashadrone, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Rajarhat Rd Pin :-700134	Confirming Party		 LTI	Debasish Roy
			13/01/2011	13/01/2011	

Name of Identifier of above Person(s)

Tapan Dey
Madhyamgram, Kolkata, District:-North 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700129

Signature of Identifier with Date

Tapan Dey
12/1/11




 Addl District Sub-Registrar
 Bidhan Nagar, 13 JAN 2011

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00355 of 2011
(Serial No. 00383 of 2011)

On

Payment of Fees:

On 13/01/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule IX Article number : 23,4,53 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Revenue Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 26777/-, on 13/01/2011

(Under Article : A(1) = 26763/- ,E = 14/- on 13/01/2011)

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.-1693993/-

Certified that the required stamp duty of this document is Rs. - 84721 /- and the Stamp duty paid is Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 79750/- is paid 09942512/01/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 13/01/2011

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

Presented for registration at 13.57 hrs on :13/01/2011, at the Office of the A. D. S. R. BIDHAN NAGAR, by Manas Kr Bhattacharjee , one of the Executants.

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

Execution is admitted on 13/01/2011 by

1. Debasish Roy, son of Chittaranjan Roy , Dashadrone, Thana:-Baguiati, District :-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Rajarhat Rd Pin :-700134 , By Caste Hindu, By Profession Business

Identified By Tapan Dey, son of Lt Jatindra Nath Dey, Madhyamgram, Kolkata District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700129 , By Caste: Hindu, By Profession: Business

Executed by Attorney

Execution by



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

13 JAN 2011
Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 00355 of 2011

(Serial No. 00383 of 2011)

1. Manas Kr Bhattacharjee, son of Manindra Kr Bhattacharjee, C- 33 Nabadarsha Birati, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700134 By Caste Hindu By Profession: Service as the constituted attorney of Bijoy Chakraborty is admitted by him.

Identified By Tapan Dey, son of Lt Jatindra Nath Dey, Madhyamgram, Kolkata, District-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700129, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

13 JAN 2011

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8063 to 8082
being No 00355 for the year 2011.




(Debasish Dhar) 14-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

00 543/2011

I - 646/11



103 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

930374

01001263/11
AMV 15,40,000/-



Certified that the Document is admitted to Registration. The Signature, Date, and the endorsement (where attached) to this document are the part of this Document.

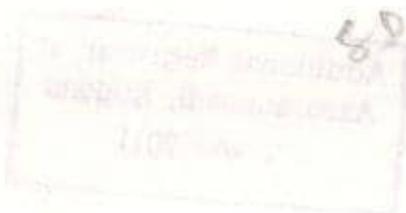
[Signature]
Additional Registrar
of Assurances-II, Kolkata

20.01.11

[Signature]
Sd/- Registrar of Assurances
Kolkata.
12/01/11

JAN - 2011
JAN - 100
350

THIS INDENTURE made this the 18th day of January, 2011
BETWEEN (MR.) KASHINATH BASAK, son of Late Braja Gopal Basak, by caste - Hindu, by occupation - Business, by nationality - Indian, residing at of 42, B. K. G. Bose Sarani, Police Station - Belegkata, Kolkata - 700 085, State - West



S.D. by AD + cost
+ we need

76 DEC 2010

5000

Sl. No. 2645
 M/s. Sri/Smt. H. Adhya Adv.
 Address. C.M.M. Road - Kolkata
 P. S. ...
 Vendor. ...

Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 27

5000

Debasien Roy.



225

Debasish Roy.



229

Kamirath Basak

Hanjai Mondal (HANJAL MONDAL)
 s/o Abtop Mondal
 Rashadine, Rajendrak -
 Road near - 136,
 Business

Additional Registrar of
 Assurances-II, Kolkata
 6 JAN 2011



Bengal, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

(MR.) DEBASISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadrone, Post Office - R. Gopalpur, Rajarhat Road, Police Station Baguiati, District North 24 Parganas, PIN - 700 136, State West Bengal, hereinafter referred to and called as the "**CONFIRMING PARTY**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**;

AND

SPICE DEALCOM PRIVATE LIMITED, the Company, having its registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata- 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **THIRD PART**;

WHEREAS one Roshan Jan Bibi was the sole and absolute owner of ALL THAT piece or parcel of a plot of land comprised under C. S. Khatian No. 1571, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas;

AND WHEREAS while thus the said Roshan Jan Bibi solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, due to urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured the said property unto and in favour of one Sri **Jogendra Nath Mondal** and handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

[two] sons namely [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, as the only legal heirs and successors towards the estate of deceased Jogendra Nath Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal recorded their respective names in the Operation of Revisional Settlement and their names have been recorded under **R. S. Khatian No. 1496 in respect of R. S. Dag No. 416**, land measuring about 1.16 [one point one six] Acres and under **R. S. Khatian No. 1502 in respect of R. S. Dag No. 417**, land measuring about .23 [point two three] Acres and they used to pay proper rates, tax, rents, levies and other outgoings against their names and enjoying the same without any interruption and/or disturbance from any corner;

AND WHEREAS while thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said **Satish Chandra Mondal** died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;

AND WHEREAS while thus the said [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money by execution of a Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about **0.2250 Acres** out of their total land measuring about 1.16 Acres comprised under **R. S. Dag No. 416** appertaining to **R. S. Khatian No. 1496**, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati **Sandhya Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 175 to 178, Being No. 3324 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS the said [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about 0.2490 Acres comprised under C. S. Dag No. 390 and 391 corresponding to **R. S. Dag No. 416** [land area **0.0190 Acres** out of total land area 1.16 Acres] and **417** [land area **0.23 Acres**]

appertaining to R. S. Khatian No. 1496 and 1502, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati **Sabita Bose**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS after the aforesaid purchases said Srimati **Sandhya Ghosh** and Srimati **Sabita Bose** recorded their name in the Record Of Rights (ROR) vide L.R. Khatian No. 4545 in the name of **Sabita Bose** and L.R. Khatian No. 4543 and 4541;

AND WHEREAS while thus the said Srimati **Sabita Bose** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property Saf Bikray Kobala dated 11th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about .2490 Acres comprised under **R. S. Dag No. 416** [land area 0.0190 Acres out of total land area 1.16 Acres] **and 417** [land area 0.23 Acres] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Sri **Madan Mohan Goswami**, son of Late Nibaran Chandra Goswami, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 105, Pages 447 to 454, Being No. 5509 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Sri **Madan Mohan Goswami**, son of Late Nibaran Chandra Goswami solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property Saf Bikray Kobala dated 17th day of February, 1995 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as DANGA identified as Scheme Plot No. "A/3", measuring about 2 [two] Cottahs, more or less, out of total land measuring about 0.2490 Acres, comprised under **R. S. Dag No. 416** [land area 3 (three) Chittacks and 7 (seven) Square Feet] **and 417** [land measuring about 1 (one) Cottah 12 (twelve) Chittacks 38 (thirty eight) Square Feet] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L.

No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Sri **Kashinath Basak**, son of Late Braja Gopal Basak, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 19, Pages 103 to 110, Being No. 836 for the year 1995, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed the said Sri **Kashinath Basak**, son of Late Braja Gopal Basak, the Vendor herein became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/3", measuring about 2 [two] Cottahs, more or less out of total land measuring about 0.2490 Acres comprised under **R. S. Dag No. 416** [land Area 3 [three] Chittacks 7 [seven] Square Feet] **and 417** [land Area 1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight] Square Feet] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one **(MR.) DEBASISH ROY**, the Confirming Party herein, on the terms and at the price settled between them.

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached **SPICE DEALCOM PRIVATE LIMITED**, the Purchaser herein to take the conveyance of the SAID PROPERTY in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor.

AND WHEREAS the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charge of Rs.5,90,000/- [Rupees Five Lac Ninety Thousand] only, for sale and transfer of the SAID PROPERTY by the Vendor, in favour of the Purchaser.

AND WHEREAS thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale **ALL THAT** piece or parcel of a plot of land, identified as Scheme

Plot No. "A/3", measuring about 2 [two] Cottahs, more or less out of total land measuring about 0.2490 Acres comprised under **R. S. Dag No. 416** [land Area 3 [three] Chittacks 7 [seven] Square Feet] **and 417** [land Area 1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight] Square Feet] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.15,40,000/- [Rupees Fifteen Lac and Forty Thousand Only], which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.15,40,000/- [Rupees Fifteen Lac and Forty Thousand Only], duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor and the Confirming Party doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/3", measuring about 2 [two] Cottahs, **more or less** out of total land measuring about 0.2490 Acres, comprised under **R. S. Dag No. 416** [land Area 3 [three] Chittacks 7 [seven] Square Feet] **and 417** [land Area 1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight] Square Feet] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every

part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights , liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

1. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or

any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor

or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring about 2 [two] Cottahs, more or less, identified as Scheme Plot No. "A/3", comprised under **R. S. Dag No. 416** [land Area 3 [three] Chittacks 7 [seven] Sq. ft.] **and 417** [land Area 1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight] Sq. ft.] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage on the Northern side of the said property in question for ingress and egress and for laying telephone, water and

electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and butted and bounded as follows: -

ON THE NORTH : Twelve Feet Wide Common Passage;

ON THE SOUTH : Land Under C. S. Dag No. 390 And 392;

ON THE EAST : Scheme Plot No. "A/4";

ON THE WEST : Scheme Plot No. "A/2";

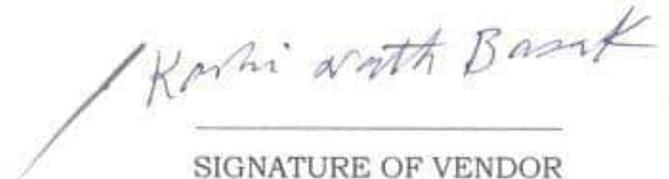
IN WITNESS WHEREOF the VENDOR and CONFIRMING PARTY set and subscribed their respective hands and seals on the day month and year above written.

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of:

Ranjit Roy
VILL - Kalyalpara
PO+PS - Rajarhat
Kal - 135
Tushar Kanti Das.
Rajarhat.
Reeksonay. Kal - 135.


SIGNATURE OF VENDOR

SIGNED, SEALED & DELIVERED

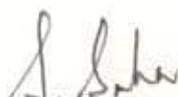
by the CONFIRMING PARTY at Kolkata in

the presence of:

Ranjit Roy
VILL - Kalyalpara
PO+PS - Rajarhat
Kal - 135
Tushar Kanti Das.
Rajarhat
Reeksonay. Kal - 135


SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office:


SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	<i>Rami with Barak</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	<i>Debasish Roy</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	<i>Syfanu</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

RECEIPT

RECEIVED a sum of Rs.15,40,000/- [Rupees Fifteen Lac and Forty Thousand Only] only from the within named Purchaser, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
6,80,000/-	12.01.2011	164479	Indian Overseas Bank Ltd., Baguiati Branch	Kashinath Basak
2,70,000/-	PAID IN CASH to Kashinath Basak			
3,50,000/-	12.01.2011	164480	Indian Overseas Bank Ltd., Baguiati Branch	Debasish Roy
2,40,000/-	PAID IN CASH to Debasish Roy			
15,40,000/-	Rupees Fifteen Lac and Forty Thousand Only.			

Witnessess:

Tushar Kandi Das,
Debasish Roy

Kashinath Basak

SIGNATURE OF THE VENDOR

Debasish Roy

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office:

S. Saha

SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00646 of 2011
(Serial No. 00543 of 2011)

On

Payment of Fees:

On 18/01/2011

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

Presented for registration at 17.30 hrs on :18/01/2011, at the Private residence by Debasish Roy , one of the Executants.

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

Execution is admitted on 18/01/2011 by

1. Kashi Nath Basak, son of Late Braja Gopal Basak , 42, B K G Bose Sarani, Kol, Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700085 , By Caste Hindu, By Profession : Business
2. Debasish Roy, son of Chittaranjan Roy , Dashadrone, Rajarhat Road, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R- Gopalpur Pin :-700136 , By Caste Hindu, By Profession : Business

Identified By Hamjal Mondal, son of A Mondal, Dashadrone, Rajarhat, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700136 , By Caste: Muslim, By Profession: Business.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 19/01/2011

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.-1540000/-

Certified that the required stamp duty of this document is Rs.- 77010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 20/01/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

20/01/2011 15:55:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00646 of 2011
(Serial No. 00543 of 2011)

Amount By Cash

Rs. 17020/-, on 20/01/2011

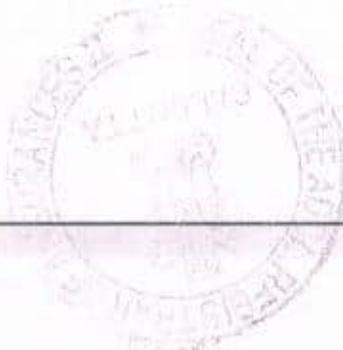
(Under Article : A(1) = 16929/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 20/01/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 27100/- is paid 09951417/01/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 20/01/2011
2. Rs. 45000/- is paid 09951117/01/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 20/01/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1633 to 1648
being No 00646 for the year 2011.



(Sudhakar Sahu) 22-January-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

00534/2011

I-698/11



104 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 006665

0/001262/11
 M.V. 14.9.799/5302
 12/01/11



hrls
 Registrar of Assurances
 Kolkata.

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

hrls
 Additional Registrar
 of Assurances-II, Kolkata
 20.01.11

SD + Cash + 4/11
 Raw
 JCV - 250
 JCV - 250

THIS INDENTURE made this 18th day of January, 2011
 BETWEEN (MR.) BISWANATH BASAK, son of Late Braja Gopal Basak, by caste
 Hindu, by occupation Business, by Nationality Indian

957ms

3 JAN 2011

No.....Date.....
Sold to.....
Address.....
Rs.....

L. S. VENDOR
HIGH COURT, CAL

Debasish Roy



225

Debasish Roy.



226

Biswanath Babak



Hamjal Mondol (HAMJAI MONDOL)
Sp. Alfap Mondol
Bishadron,
Rajpurat Kal. 136.
Business.

Additional Registrar of
Assurances-II, Kolkata
8 JAN 2011

hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**

AND

(MR.) DEBASISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadrone, Post Office - R. Gopalpur, Rajarhat Road, Police Station Baguiati, District and called as the "**CONFIRMING PARTY**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his North 24 Parganas, PIN - 700 136, State West Bengal, hereinafter referred to heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**;

AND

RADISON VINIMAY PRIVATE LIMITED, a company, having its registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Baguiati, Kolkata 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **THIRD PART**;

WHEREAS one **Kalipada Ghosh** was the sole and absolute owner of ALL THAT piece or parcel of a plot of land comprised under C. S. Khatian No. 594 appertaining to R. S. Khatian No. 631, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas;

AND WHEREAS while thus the said Kalipada Ghosh solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, he died intestate leaving behind him, his only son namely Sri **Sristidhar Ghosh** and 5 [five] daughters namely [1] Srimati **Anna Ghosh**, [2] Srimati **Laksmi Rani Ghosh**, [3] Srimati **Saraswati Ghosh**, [4] Srimati **Jamuna Ghosh** and [5] Srimati **Harani Ghosh** as the only legal heirs, heiresses and successors towards the estate of deceased Kalipada Ghosh, by virtue of law inheritance as per Hindu Succession Act, 1956;

AND WHEREAS while thus the said [1] Sri **Sristidhar Ghosh**, [2] Srimati **Anna Ghosh**, [3] Srimati **Laksmi Rani Ghosh**, [4] Srimati **Saraswati Ghosh**, [5] Srimati **Jamuna Ghosh** and [6] Srimati **Harani Ghosh** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, the said [1] Srimati **Laksmi Rani Ghosh**, [2] Srimati **Saraswati Ghosh**, [3] Srimati **Jamuna Ghosh** and [4] Srimati **Harani Ghosh** due to urgent requirement of lawful money by virtue of a Saf Bikray Kobala dated 19th day of December, 1973 sold transferred, conveyed, granted, assigned and assured **ALL THAT** undivided un-demarcated 4/6th share of piece or parcel of a plot of land comprised in C.S. Dag No. 398 coressponding to R.S. Dag No. 424, under C. S. Khatian No. 594 appertaining to R. S. Khatian No. 631, lying and situated in Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District 24-Parganas, along with other properties, unto and in favour of said Sri **Sristidhar Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Being No. 8626 for the year 1973, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever and enjoying the same without any interruption and/or disturbance from any corner;

AND WHEREAS while thus the said [1] Sri **Sristidhar Ghosh** and [2] Srimati **Anna Ghosh** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property due to urgent requirement of lawful money by a Saf Bikray Kobala dated 30th day of July, 1996 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land classified as SHALI measuring about 1 [one] Cottah 14 [fourteen] Chittacks, more or less, out of their total land comprised in C. S. Dag No. 398, corresponding to R.S./L.R. Dag No. 424 appertaining to R. S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station Rajarhat, District North 24-Parganas, unto and in favour of one Sri **Biswanath Basak**, son of Late Braja Gopal Basak, the Vendor herein which was duly registered in the office of the District Registrar, of the District North 24-Parganas at Barasat and recorded into Book No. I, Volume No. 93, Pages 46 to 51, Being No. 5142 for the year 1996, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed the said Sri **Biswa Nath Basak**, son of Late Braja Gopal Basak, the Vendor herein became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land classified as SHALI measuring about 1 [one] Cottah 14 [fourteen] Chittacks, more or less, comprised

in R.S./L.R. Dag No. 424 appertaining to R. S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the "**SAID PROPERTY**";

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one **(MR.) DEBASISH ROY**, the Confirming Party herein, on the terms and at the price settled between them.

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached **RADISON VINIMAY PRIVATE LIMITED**, the Purchaser herein to take the conveyance of the SAID PROPERTY in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor.

AND WHEREAS the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charges of Rs.5,53,119/- [Rupees Five Lac Fifty Three Thousand One Hundred And Nineteen] only, for sale and transfer of the SAID PROPERTY by the Vendor, in favour of the Purchaser.

AND WHEREAS thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale **ALL THAT** piece or parcel of a plot of land classified as SHALI measuring about 1 [one] Cottah 14 [fourteen] Chittacks, more or less, comprised in R.S./L.R. Dag No. 424 appertaining to R. S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station Rajarhat, District North 24-Parganas, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with RED color border, at and for a consolidated consideration of Rs.14,43,744/- [Rupees Fourteen Lac Forty Three Thousand Seven Hundred Forty Four] only, according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the said plot of land for consolidated consideration of Rs.14,43,744/- [Rupees Fourteen Lac Forty Three Thousand Seven Hundred Forty Four] only which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of 14,43,744/- [Rupees Fourteen Lac Forty Three Thousand Seven Hundred Forty Four] only, duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor and the Confirming Party doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, measuring about **1 [one] Cottah 14 [fourteen] Chittacks**, more or less, comprised in **R. S. Dag No. 424**, appertaining to R. S. Khatian No. 631, corresponding to **L.R. Khatian No. 5389**, lying and situated under **Mouza-REKJWANI**, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" OR **HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be

with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at

the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land, measuring about **1 [one] Cottah 14 [fourteen] Chittacks**, more or less, comprised in **R. S. Dag No. 424**, appertaining to R. S. Khatian No. 631, corresponding to **L.R. Khatian No. 5389**, lying and situated under **Mouza- REKJWANI**, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage on the Northern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and butted and bounded as follows:

ON THE NORTH : Twelve Feet wide Common Passage;

ON THE SOUTH : Land Under Other Dag;

ON THE EAST : Land Under Other Dag;

ON THE WEST : Land Under Same Dag;

IN WITNESS WHEREOF the VENDOR and CONFIRMING PARTY set and subscribed their respective hands and seals on the day month and year above written.

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata
in the presence of:

Ranjit Roy
VILL- Kanchalpara
PO+PS- Rajarhat
Kal- 135

Tushar Kanti Das.
Rajarhat.

Reck Sony. Kal: 135
SIGNED, SEALED & DELIVERED

by the CONFIRMING PARTY at Kolkata in
the presence of:

Ranjit Roy
VILL- Kanchalpara,
PO+PS- Rajarhat
Kal - 135

Tushar Kanti Das.
Rajarhat.
Reck Sony. Kal. 135.

Drafted by me and prepared in my office:

S. Sahu

SUPROTIM SAHA

Advocate, W.B. 134/1990

MONOLATA. BA-12/2B.

Biswanath Basak

SIGNATURE OF VENDOR

Debasish Roy.
SIGNATURE OF CONFIRMING PARTY

Deshbandhu Nagar,
Kolkata -700 059.

RECEIPT

RECEIVED a sum of 14,43,744/- [Rupees Fourteen Lac Forty Three Thousand Seven Hundred Forty Four] only from the herein above named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
6,20,625/-	12.01.2011	164405	Indian Overseas Bank Ltd., Baguiati Branch	Biswanath Basak
2,70,000/-	PAID IN CASH to Biswanath Basak			
3,28,000/-	12.01.2011	164404	Indian Overseas Bank Ltd., Baguiati Branch	Debasish Roy
2,25,119/-	PAID IN CASH to Debasish Roy			
14,43,744/-	Rupees Fourteen Lac Forty Three Thousand Seven Hundred Forty Four Only.			

Witnessess:

Ranjit Roy

Biswanath Basak

SIGNATURE OF THE VENDOR

Tushar Kanti Das.

Debasish Roy.

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office:

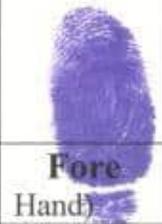
S. Saha

SUPROTIM SAHA

Advocate, W.B. 134/1990

MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059

FORM FOR TEN FINGERPRINTS

1						
	<i>BESWANATH BUDAK</i>	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
2						
	<i>Debasish Roy</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
3						
	<i>Sudhansu</i>	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00648 of 2011
(Serial No. 00534 of 2011)

On

Payment of Fees:

On 18/01/2011

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

Presented for registration at 17.30 hrs on :18/01/2011, at the Private residence by Debasish Roy , one of the Executants.

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

Execution is admitted on 18/01/2011 by

1. Biswanath Basak, son of Late Braja Gopal Basak , 42, B K G Bose Sarani, Kol, Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700085 , By Caste Hindu, By Profession : Business
2. Debasish Roy, son of Chittaranjan Roy , Dashadrone , Rajarhat Road, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
Identified By Hamjal Mondal, son of A Mondal, Dashodrone, Rajarhat, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin -700136 , By Caste: Muslim, By Profession: Business.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 19/01/2011

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.-1443744/-

Certified that the required stamp duty of this document is Rs.- 72197 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

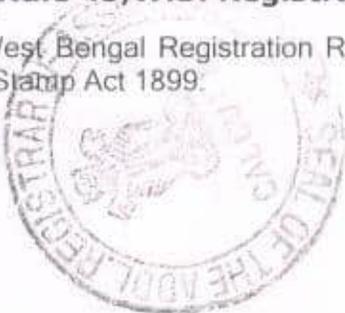
On 20/01/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

20/01/2011 15:58:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00648 of 2011
(Serial No. 00534 of 2011)

Rs. 15964/-, on 20/01/2011

(Under Article : A(1) = 15873/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 20/01/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 22250/- is paid049951517/01/2011State Bank of India, TEGHORIA RAGHUNATHPUR, received on 20/01/2011
2. Rs. 45000/- is paid09951217/01/2011State Bank of India, TEGHORIA RAGHUNATHPUR, received on 20/01/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1669 to 1684
being No 00648 for the year 2011.



(Sudhakar Sahu) 22-January-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

00722

00668/2013



18/1/13
9.00

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 230674

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

US/50


 Sub-Registrar
 Registrar, New Town, North 24 Parganas
 21 JAN 2013

THIS INDENTURE made this the 18th day of January, 2013
BETWEEN (1) **(MR.) SACHINDRA NATH PAUL** alias Sachindra Pal, son of
 Late Netai Pal, by Caste- Hindu, by Occupation- Business, by Nationality

REGISTRATION

[Faint handwritten notes and stamps at the bottom of the page, including a date '2013-01-18' and some illegible text.]

102093

05 JAN 2013

No.	Date
Sold to	Advocate
Address	
Rs.	
A. BANERJEE L.S. VENDOR (O.S.) HIGH COURT, KOLKATA-700 001	

Sudip Pal



-283

✓ Sudip Pal



-284

Hasi Rani Paul.



-285

✓ Sachindra Nath Paul



-286

✓ Sandi Pal.



Additional District Sub-Registrar
New Town, North 24 Parganas

18 JAN 2013

Tanmoymukherjee
S/o Shyamal Mukherjee
Rajarhat, Birnagar
Kolkata - 700 135
Seavice

Indian, residing at Village Rekjoani, P.O. & P.S. Rajarhat, District North 24-Parganas, PIN 700 135, (2) **(MR.) SUDIP PAL** (3) **(MR.) SANDIP PAL** both son of Late Rabindra Nath Pal, by Caste- Hindu, by Occupation- Business, and (4) **(MRS.) HANSI PAL** alias Hasi Rani Paul, wife of Late Rabindra Nath Pal, by Caste- Hindu, by Occupation- Housewife, Nationality- Indian, residing at Village Rekjoani, P.O. & P.S. Rajarhat, District North 24-Parganas, PIN 700 135, hereinafter jointly and/or collectively referred to and called as the **"VENDORS"** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, PIN - 700 059, hereinafter referred to and called as the **"PURCHASER"** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

WHEREAS one **NETAI CHANDRA PAL, AKHAYA KUMAR PAL** and **PRAHALAD CHANDRA PAL** were the recorded joint owners of All That piece or parcel of land comprised under R. S. Dag No. 425, 426 and 427 appertaining to R. S. Khatian No.2710, 2711 and 2712, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, along with other landed properties;

AND WHEREAS while the said **Netai Chandra Pal, Akhaya Kumar Pal** and **Prahalad Chandra Pal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they amicably settled/ pertitioned the aforesaid properties among themselves;

AND WHEREAS by virtue of a Family Settlement Deed dated 23.09.1981, registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 262, Pages 227 to 250, Being No.

10073 for the year 1981, said **Netai Chandra Pal**, settled all the properties enjoyed by him through aforesaid settlement/ partition, unto and in favour of his son (1) **Manoranjan Pal**, (2) **Rabindra Nath Pal**, and (3) **Sachindra Nath Pal**, including the aforesaid R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, lying and situated under Mouza-REKJOANI, Police Station- Rajarhat, District North 24-Parganas.

AND WHEREAS thus while the said (1) **Manoranjan Pal**, (2) **Rabindra Nath Pal**, and (3) **Sachindra Nath Pal**, all sons of Late Netai Chandra Pal, were enjoying the aforesaid properties, the said Manoranjan Pal died, leaving behind her wife and a daughter RUMA PAL, as his only legal heirs towards the estates left by him. In the span of time wife of Manoranjan Pal also died, leaving behind her only daughter RUMA PAL, as only legal heirs towards the estates of Manoranjan Pal.

AND WHEREAS thus while the said (1) **Rabindra Nath Pal**, (2) **Sachindra Nath Pal**, and (3) **Ruma Pal**, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they recorded their name as owner of the Said Property in Record Of Rights vide L.R. Khatian No. 4242, 4243 and 4244, respectively;

AND WHEREAS while enjoying the aforesaid properties, the said **Rabindra Nath Pal**, died leaving behind his two son (1) **(Mr.) Sudip Pal**, (2) **(Mr.) Sandip Pal**, and his wife (3) **(Mrs.) Hasi Rani Pal**, as his only legal heirs towards the estates left by him.

AND WHEREAS thus by virtue of the aforesaid inheritance, (1) **(Mr.) Sachindra Nath Pal**, (2) **(Mr.) Sudip Pal**, (3) **(Mr.) Sandip Pal**, and (4) **(Mrs.) Hasi Rani Pal**, the Vendors herein, are sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring about 4.20 (Four point Two) Decimal, more or less, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 425 (Area- 2.12 Decimal), R.S. Dag No. 426 (Area- 1.42 Decimal), and R.S. Dag No. 427 (Area- 0.66 Decimal), appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the Schedule written hereunder, free

from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sell and the Purchaser herein has agreed to Purchase the said Property at and for a Total Consideration of Rs.10,00,000/- [Rupees Ten Lac] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.10,00,000/- [Rupees Ten Lac] only duly paid by the Purchaser to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land measuring about 4.20 (Four point Two) Decimal, more or less, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 425 (Area- 2.12 Decimal), R.S. Dag No. 426 (Area- 1.42 Decimal), and R.S. Dag No. 427 (Area- 0.66 Decimal), appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong

or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:

- (I) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) **THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- (IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) **THAT** further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and

- (VIII) **THAT** the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) **THAT** the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) **THAT** the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) **THAT** the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) **THAT** the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of a plot of land measuring about 4.20 (Four point Two) Decimal, more or less, recorded as Sali land, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 425 (Area- 2.12 Decimal), R.S. Dag No. 426 (Area- 1.42 Decimal), and R.S. Dag No. 427 (Area- 0.66 Decimal), appertaining to R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242 and 4243, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right and properties appurtenant thereto

IN WITNESS WHEREOF the VENDORS have set and subscribed his hand and seal on the day month and year above written.

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

Debarath Roy
Dostadrae. So-R-Gopalpur
KOL-136.

Tapas Das
Rajarhat,
KOL-135

Hasi Rani Paul.
Sachindranath Paul
Sandip Pal.

Sudip Pal

Read over and explained by me to
the Vendors who have executed
the document after fully
understanding the purport
meaning and contents thereof.

Tanmoy Mukherjee

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs.10,00,000/- [Rupees Ten Lac] only from the hereinabove named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	At the request of all the Vendors, cheque issued In Favour Of
3,00,000/-	18.01.2013	164465	Indian Overseas Bank Baguiati Branch	Sachindra Nath Paul
1,50,000/-	18.01.2013	164466	-do-	SUDIP PAL
1,00,000/-	18.01.2013	164467	-do-	SANDIP PAL
1,00,000/-	18.01.2013	164468	-do-	HASI RANI PAUL
3,50,000/-	PAID IN CASH on 18.01.2013 (shared by all the Vendors according to their entitlement.)			
10,00,000/-	Rupees Ten Lac only.			

Witnesses:

Debasish Roy.

Tapas Das

Hasi Rani Paul.

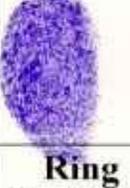
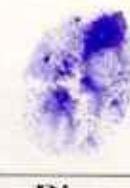
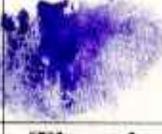
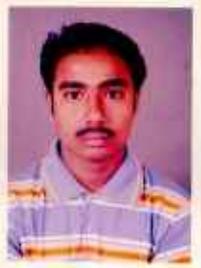
Sachindra Nath Paul

Sandip Paul.

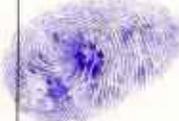
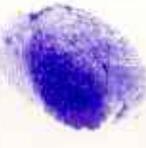
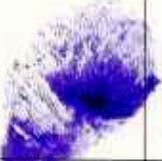
Sudip Pal

SIGNATURE OF THE VENDORS

5dFORM FOR TEN FINGERPRINTS

1		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little	
	<i>Singh Tamme</i>					
2		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little	
	<i>Sachin D. K. N. N. P. D.</i>					
3		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little	
	<i>Sandeep Tal.</i>					

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Sudip Pal</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Hosi Rani Lau?</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00668 of 2013
(Serial No. 00722 of 2013)

On

Payment of Fees:

On 18/01/2013

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

Presented for registration at 21.00 hrs on :18/01/2013, at the Private residence by Sudip Pal , one of the Executants.

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

Execution is admitted on 18/01/2013 by

1. Sachindra Nath Pal Alias Sachindra Pal, son of Lt. Netai Pal , Rekjoani, Rajarhat, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
2. Sudip Pal, son of Lt. Rabindra Nath Pal , Rekjoani, Rajarhat, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
3. Sandip Pal, son of Lt. Rabindra Nath Pal , Rekjoani, Rajarhat, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
4. Hansi Pal Alias Hasi Rani Paul, wife of Lt. Rabindra Nath Pal , Rekjoani, Rajarhat, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife

Identified By Tanmoy Mukherjee, son of Shyamal Mukherjee, Rajarhat,, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Service.

(Debasish Dhar)
Additional District Sub-Registrar

On 21/01/2013

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 Cash

Rs. 0.00/-, on 21/01/2013

Amount by Draft

Rs. 11003/- is paid , by the draft number 577637, Draft Date 18/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 21/01/2013

21 JAN 2013


Additional District Sub-Registrar
Rajarhat, North 24 Parganas

(Debasish Dhar)
Additional District Sub-Registrar



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00668 of 2013
(Serial No. 00722 of 2013)

(Under Article : A(1) = 10989/- ,E = 14/- on 21/01/2013)

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.-10,00,000/-

Certified that the required stamp duty of this document is Rs.- 50020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid, by the draft number 577635, Draft Date 18/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 21/01/2013
2. Rs. 5000/- is paid, by the draft number 577636, Draft Date 18/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 21/01/2013

(Debasish Dhar)
Additional District Sub-Registrar



21 JAN 2013


Additional District Sub-Registrar
Rajarhat, North 24 Parganas

(Debasish Dhar)
Additional District Sub-Registrar
EndorsementPage 2 of 2

21/01/2013 12:47:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 13160 to 13174
being No 00668 for the year 2013.



(Debasish Dhar) 21-January-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal