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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 621723

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

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

22 FEB 2011

THIS INDENTURE made this the 22nd day of Feb , 2011
BETWEEN (MR.) BANTU SHAW alias **Bantu Kumar Shaw**, son of Sri
 Ashok Shaw, by caste- Hindu, by occupation- Business, by Nationality-

22 FEB 2011

07 FEB 2011 1007

Sl. No. 1179 Dt. Rupees
M/s. Sri Smt.
Address
P. S.
Vendor

C. BANERJEE
Advocate
Alipore Police Court
Kolkata - 700 027

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

Rs. 1000

7000

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Handwritten text, possibly a date or reference number, mirrored.



Handwritten note: Hamj-mandal
30 Alipor mandal
Daskarone Rajarhat
Road ref-136
Bussinesh.

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
22 FEB 2011

Indian, residing at Kanjialpara, P.S. Rajarhat, District North 24-Parganas, represented by his Constituted Attorney **(SRI) TAPAS LODH**, son of Sri Sunil Bandhu Lodh, residing at Rekjoani, Indira Nagar, P.O. & P.S. Rajarhat, District North 24-Parganas, Kolkata 700 135, appointed by a General Power of Attorney, duly registered with Additional District Sub-Registrar (Salt Lake City), vide Book-IV, CD Volume No.1, Pages 1684 to 1696, being No. 00152 for the year 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 **FIRST 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- Baguihati, 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 measuring about 44 [Forty Four] Decimals, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No.2710, 2711 and 2712, lying and situated under Mouza- REKJWANI, 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. I, 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 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, made a master Plan and divided the aforesaid properties under several plots and by execution of a Saf Bikray Kobala dated 18 th day of June, 1999 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah 12 (Twelve) Chittacks, more or less, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No. R. S. Khatian No.2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, lying and situated under Mouza - REKJOANI, 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 **Srimati Bharati Rakhit**, wife of Sri Krishnapada Rakhit, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 61, Pages 33 to 38, Being No. 2406 for the year 2000, 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 thus the said **Srimati Bharati Rakhit**, seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by execution of a Saf Bikray Kobala dated 10th day of May, 2000 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah 12 (Twelve) Chittacks, more or less, comprised under R.S. Dag No. 425, appertaining to R. S. Khatian No.2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, lying and situated under Mouza- REKJOANI, 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 Bantu Shaw**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 75, Pages 163 to 170, Being No. 2974 for the year 2000, 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 Bantu Shaw**, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah 12 (Twelve) Chittacks, more or less, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No. R. S. Khatian No.2710, 2711 and 2712, corresponding to Kri Khatian No.4242, 4243 and 4244, corresponding to L.R. Khatian No. 4906, lying and situated under Mouza- REKJOANI, 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 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, has agreed to sell and the Purchaser herein has agreed to Purchase **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah 12 (Twelve) Chittacks, more or less, identified as Scheme Plot No.9, comprised under R.S./ L.R. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, corresponding to L.R. Khatian No. 4906, lying and situated under Mouza- REKJOANI, J. L.

No. 13, R. S. No. 198, Touzi No. 2998, 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** the right to use the common passage, road, drains, water line without any obstruction to others, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.15,50,000/- [Rupees Fifteen Lac Fifty Thousand] 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.15,50,000/- [Rupees Fifteen Lac Fifty Thousand] only duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor 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 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 12 (Twelve) Chittacks, more or less, identified as Scheme Plot No. 9, comprised under R.S./ L.R. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to K.B. Khatian No. 4242, 4243 and 4244, corresponding to L.R. Khatian No. 4906, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, 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** 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 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, 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 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 has handed over all documents of title relating to this property unto the Purchaser.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land ^{Sali} measuring about 1 (One) Cottah 12 (Twelve) Chittacks, more or less, identified as Scheme Plot No. 9, comprised under R.S./ L.R. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding Kri Khatian No. 4242, 4243 and 4244, corresponding to L.R. Khatian No. 4906, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, 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 8'-0" wide Common Passage in front 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 : Land under R. S. Dag No. 442;
- ON THE SOUTH : 8'-0" wide Common ;
- ON THE EAST : Plot No. 10 in same dag;
- ON THE WEST : Plot No. 8 in same dag;

Sobas Saha

IN WITNESS WHEREOF the VENDOR has 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:

Suprotim Saha
Advocate

For (MR.) BANTU SHAW

Tapas Saha,
Constituted Attorney
(SRI) TAPAS LODH

Tapas Das
Rajarhat, KOL-135

Drafted by me and prepared in my office:

Suprotim Saha
Advocate

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

RECEIPT

Received a sum of Rs.15,50,000/- [Rupees Fifteen Lac And Fifty Thousand] only from the hereinabove 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
8,00,000/-	29.01.2011	164431	Indian Overseas Bank Ltd., Baguiati Branch	Bantu Kumar Shaw
6,50,000/-	29.01.2011	164456	Indian Overseas Bank Ltd., Baguiati Branch	Bantu Kumar Shaw
1,00,000/-	12.02.2011	PAID IN CASH		Bantu Kumar Shaw
15,50,000/-	Rupees Fifteen Lac And Fifty Thousand Only			

Witnesses:

Suprotim Saha
Advocate

For (MR.) BANTU SHAW

Tapas Saha
Constituted Attorney
(SRI) TAPAS LODH

SIGNATURE OF THE VENDOR

Tapas Das
Rajarhat KOL-135

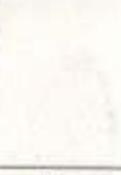
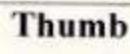
Debasish Roy

Read over and Explained by me to the vendors who executed the document after fully understanding the Purport Meaning and Contents thereof

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.

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Japas Seth.</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Syohannu.</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
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		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	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. 02209 / 2011, Deed No. (Book - I , 02101/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Tapas Lodh	<i>Tapas Lodh.</i>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tapas Lodh Address -Rekjoani Indira Nagar, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat Pin :-700135	Attorney		 LTI	<i>Tapas Lodh.</i>
			22/02/2011	22/02/2011	

Name of Identifier of above Person(s)

H Mandal
 Dasodrone Rajarhat Rd, Kolkata, District:-North
 24-Parganas, WEST BENGAL, India, P.O. :- Pin
 :-700136

Signature of Identifier with Date

Hanjet Mandal
 22/02/2011



(Handwritten signature in green ink)

(Debasish Dhar)

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

Adm. B. S. R. Bidhan Nagar
 Bidhan Nagar (Sair)



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

Endorsement For Deed Number : I - 02101 of 2011
(Serial No. 02209 of 2011)

On

Payment of Fees:

On 22/02/2011

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 17053/-, on 22/02/2011

(Under Article : A(1) = 17039/- ,E = 14/- on 22/02/2011)

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.-1550000/-

Certified that the required stamp duty of this document is Rs.- 77520 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid 32139022/02/2011 State Bank of India, BAGUIATI, received on 22/02/2011

2. Rs. 31520/- is paid 32139122/02/2011 State Bank of India, BAGUIATI, received on 22/02/2011

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

Presented for registration at 13.39 hrs on :22/02/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Tapas Lodh ,Executant.

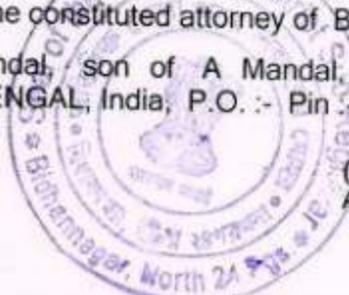
Executed by Attorney

Execution by

1. Tapas Lodh, son of Sunil Bandhu Lodh , Rekjoani Indira Nagar, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat Pin :-700135 By Caste Hindu By Profession: Others,as the constituted attorney of Bantu Shaw alias Bantu Kr Shaw is admitted by him.

Identified By H Mandal, son of A Mandal, Dasodrone Rajarhat Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700136 , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



22 FEB 2011



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

ADDITIONAL DISTRICT SUB-REGISTRAR

22/02/2011 15:48:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 6169 to 6184
being No 02101 for the year 2011.



(Debasish Dhar) 22-February-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

02630

9-02530



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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28/2/11
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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

[Handwritten signature]

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

• 1 MAR 2011

श्रीशिवानी बंगला



==: साफ विक्रय कोबाला दलिल ==:

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
1 MAR 2011

130535

Sl. No.....
 Name :.....
 Address :.....
 Rs. 5000/-
 Calcutta Chamber of
 11, Netaji Subhas Rd,
 Calcutta - 1
 Date.....

**SUPROTIM SAHA
 ADVOCATE
 JUDGES COURT BARASAT**

[Handwritten Signature]

Licensed Stamp Vendor.

13 DEC 2010

টোপার দাস



১৭৭৮

টোপার দাস

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TOPAR DAS
 S/O Suspendro Nath Das
 Rajarhat
 Reekjoami
 KOL - 135
 Business



Addl District Sub-Registrar
 Bidhan Nager (Salt Lake City)
 28 FEB 2011

কোবালা গ্রহীতাগণ : [১] ইমপ্রেশন মার্চেন্টস্ প্রাইভেট লিমিটেড,
[২] পরশমণী বিনিময় প্রাইভেট লিমিটেড,
[৩] স্টারউইন ট্রেড-লিঙ্ক প্রাইভেট লিমিটেড,
[৪] রিয়েল টাইম ট্রেডকম্ প্রাইভেট লিমিটেড এবং
[৫] সেন্সেশন্স মার্চেন্টস্ প্রাইভেট লিমিটেড,
সকল প্রাইভেট লিমিটেড কোম্পানীগুলির
নিবন্ধিত কার্যালয় ডি সি-৯/২৮, শান্তী বাগান,
ডাকঘর - দেশবন্ধু নগর, থানা - রাজারহাট, জেলা
উত্তর ২৪-পরগণা, পিন - ৭০০ ০৫৯, পশ্চিমবঙ্গ,
পক্ষে ইহাদের মনোনিত প্রতিনিধি শ্রী বিক্রম কুমার
ঝা, পিতা শ্রী চন্ডী চরণ ঝা, জাতি - ভারতীয়,
ধর্ম - হিন্দু, পেশা - ব্যবসা, সকিন - ফ্ল্যাট নং
'৩-এ' তৃতীয় তল, ইন্দীরা অ্যাপার্টমেন্ট,
৩৭৯/১, বি. সি. চ্যাটার্জী স্ট্রীট, ডাকঘর ও থানা
- বেলঘরিয়া, জেলা উত্তর ২৪-পরগণা, পিন -
৭০০ ০৫৬, পশ্চিমবঙ্গ।

কোবালা দাত্রী : শ্রীমত্যা গৌরী বাল্মীকী, স্বামী স্বর্গীয় বালী কুমার
বল্লভ, জাতি - ভারতীয়, ধর্ম - হিন্দু, পেশা -
গৃহস্থালী, সকিন - ৫ নং কালীচরণ শেঠ লেন,
ডাকঘর ও থানা - কাশীপুর, জেলা উত্তর ২৪-
পরগণা, পিন - ৭০০ ০৩০, পশ্চিমবঙ্গ।

কস্য সম্পূর্ণ নির্দায় ও নির্দোষ অবস্থায় স্থাবর সম্পত্তির সাফ বিক্রয়
কোবালা দলিল পত্রমিদং কার্যক্ষেপে :-

জেলা উত্তর ২৪-পরগনা, থানা রাজারহাট, অতিরিক্ত জেলা অধিবক্তার মোকাম বিধান নগর, সল্ট লেক সিটি স্থিত রেকজোয়ানী গ্রামের জে. এল. নং - ১৩, রেঃ সাঃ নং - ১১৮ ও ২৯৯৮ নং তৌজির অধীন মালিক বর্তমানে পশ্চিমবঙ্গ রাজ্য সরকার পক্ষে জেলা উত্তর ২৪-পরগনা কালেকটর বাহাদুর অধিকারে বর্তমান (এল. আর.) ৪৬১৭ নং খতিয়ানভুক্ত বর্তমান (এল. আর.) ৪০৪ নং দাগে মোট ১৩ (তের) শতক জমির ১/৪ অংশ ৩.২৫ (তিন দশমিক দুই পাঁচ) শতক ও ৪০৫ নং দাগে মোট ১৫ (পনের) শতক জমির ১/৪ অংশ ৩.৭৫ (তিন দশমিক সাত পাঁচ) শতক, মোট দুইটি দাগে ৭ (সাত) শতক শালী জমি অত্র সাফ বিক্রয় কোবালা দলিলের দাত্রী আমার পৈত্রিক ওয়ারিশান সূত্রে প্রাপ্ত হইয়া নিজ নাম পত্তন করাইয়া ট্যাক্সাদী প্রদানে ভোগ দখল করিয়া আসিতেছি এবং যাহা দান, বিক্রয় ও সর্বপ্রকার হস্তান্তরের উত্তম নির্বৃত্ত স্বত্বাধিকার আমার বর্তমান আছে।

এক্ষণে আমার নানা প্রকার বৈধ কার্যের জন্য নগদ টাকার প্রয়োজন হওয়ায় আমার খাস দখলী সম্পত্তি নিম্ন তপশীল বর্ণিত কমবেশি মোট দুইটি দাগে ৭ (সাত) শতক শালী জমি সম্পূর্ণ নির্দায় ও নির্দোষ অবস্থায় খাসে আমার দখলে থাকাকালীন আমি সাফ বিক্রয় করিবার ঘোষণা করায় আপনারা ক্রেতাগণ খরিদ করিতে ইচ্ছুক হইয়া বর্তমান বাজারোচিত সর্বোচ্চ মূল্য মং ৭,০০,০০০ (সাত লক্ষ) টাকা দিতে স্বীকৃত হওয়ায় আমি

তাহাতে সম্মত হইয়া অদ্য তারিখ আপনাদিগের নিকট হইতে পণের সম্পূর্ণ ৭,০০,০০০ (সাত লক্ষ) টাকা বুঝিয়া পাইয়া অত্র কোবালা মূলে নিম্ন তপশীল বর্ণিত সম্পত্তি আপনাদিগের নিকট সাফ বিক্রয় করিয়া অত্র বিক্রীত সম্পত্তি হইতে আমি চিরতরে নিঃস্বত্ব ও দখলচ্যুত হইলাম এবং অত্র বিক্রীত সম্পত্তিতে আপনাদিগকে অদ্যই খোলসা খাসদখল ছারিয়া দিলাম। আপনারা অদ্যকার তারিখ হইতে আমার নিবুট স্বত্বে স্বত্ববান ভোগবান দখলীকার হইয়া মালেকান সরকারে আমার নাম খারিজ আপনাদিগের নিজ নাম পত্তন করতঃ নিরূপিত খাজনাদি আদায়ে খারিজ দাখিল লইয়া দান বিক্রী বন্ধক ইত্যাদী সর্বপ্রকার হস্তান্তরের ক্ষমতায়ুক্ত এবং সর্বপ্রকারের স্বত্বাধিকারি হইয়া পুত্র পৌত্রাদি ওয়ারেশান ও স্থলাভিষিক্তগণক্রমে যদৃচ্ছা ব্যবহারে পরম সুখে ভোগ দখল করিতে থাকুন। অত্র বিক্রীত সম্পত্তিতে আমার যাহা কিছু স্বত্ব স্বামীত্ব সংশ্রব লভ্য হক হকিয়ত ও ইজমেন্ট স্বত্বাদি অধিকারাদি ছিল বা আছে তাহা সমস্তই অদ্যকার তারিখ হইতে আমার হতে রদ রহিত ও লোপ পাইয়া অত্র কোবালার বলে সম্পূর্ণরূপে আপনাদিগতে বর্তিল। কস্মিনকালে অত্র বিক্রীত সম্পত্তিতে আমি কিম্বা আমার ওয়ারেশান ও স্থলাভিষিক্তগণক্রমে কাহারও কোন প্রকার দাবী দাওয়া কিম্বা ওজরাপত্তি চলিবে না করিলেও তাহা সর্ব স্থলে সর্ব আদালতে বাতিল ও অগ্রাহ্য হইবেক। অত্র সম্পত্তি আমি ইতিপূর্বে কোথাও কাহারও নিকট কোন প্রকার বিক্রীর চুক্তিতে আবদ্ধ হই নাই বা উহা কোন প্রকার দায় সংযোগাদি করি নাই বা উহাতে কোন একুইজিসান বা রিকুইজিসান অন্তর্ভুক্ত সম্পত্তি নহে বা উহা কোন আদালতের বিষয়ভুক্ত সম্পত্তি নহে বা উহাতে কোন শরীক বা অংশীদার নাই বা উহাতে কোন প্রকার লিয়েন বা লিসপেন্ডেন্সের দোষ নাই বা উহা

কোন দেব সেবায় অর্পণ করি নাই। উহাতে কোন প্রকারের চার্জ নাই আমি কাহারও বেনামদার নহি। উহা সম্পূর্ণ নির্দায় ও নির্দোষ অবস্থায় খাসে আমার দখলে থাকাকালীন সাফ বিক্রয় করিলাম। ভবিষ্যতে কোন প্রকার তঞ্চকতা প্রকাশ পাইয়া আপনাদিগের খরিদা স্বত্ব দখলের কোনরূপ বিঘ্ন বা ক্ষতি হইলে সম্পূর্ণ ক্ষতিপূরণ সহ পণের সমস্ত টাকা মায় সুদ খরচাদি সহ ফেরৎ দিতে আমি ওয়ারেশান ও স্থলাভিষিক্তগণক্রমে বাধ্য ও স্বীকৃত রহিলাম। দেওয়ানী ও ফৌজদারী উভয়বিধ আইনে দায়ী ও দন্ডনীয় হইব ও আমার ওয়ারেশানগণ হইবেক। দেওয়ানী ও ফৌজদারী অত্র সম্পত্তি সংক্রান্ত কোন মামলা মোকদ্দমা আদালতে উপস্থিত হইলে তাহাতে আমার সাক্ষ্য বা জবানবন্দী দিবার আবশ্যিক হইলে তাহাও আপনাদিগের খরচায় যথাযথ সময়ে আদালতে উপস্থিত হইয়া বেওজরে সাক্ষ্য দিতে আমি বাধ্য ও স্বীকৃত রহিলাম। অত্র কোবালা আপনাদিগের খরচায় ভ্রম সংশোধন দলিল পত্রাদি রেজিষ্ট্রী করিয়া দিতে বাধ্য রহিলাম। প্রকাশ থাকে যে, রেকজোয়ানী মৌজার হাল ৪০৪ এবং ৪০৫ নং দাগের উপর আমার কাকা যতীন্দ্র নাথ মন্ডলের অংশের উপর কোন দাবী দাওয়া নাই এবং আর. এস. ৪১৬ ও ৪১৭ দাগে আমার পিতার ষোল আনা অংশের মোখিক বন্টন সূত্রে আমার অপর দুই ভ্রাতা প্রাপ্ত হইয়াছে, তাহার উপর আমার কোন দাবী দাওয়া নাই।

এতদর্থে আপন খুশীতে সুস্থ শরীরে অন্যের বিনানুরোধে নিজ হিতার্থে দলিলের মর্ম্ম সম্যক জ্ঞাত হইয়া পণের সম্পূর্ণ ৭,০০,০০০ (সাত লক্ষ) টাকা নগদ বুঝিয়া পাইয়া আপনাদিগের নাম বরাবর অত্র সাফ বিক্রয় কোবালা দলিল সহি সম্পাদন করিয়া দিলাম। ইতি সন্

~ ৭ ~

=ঃ যাহার চৌহদ্দি ঃ=

২০১৩ সালের ১৩ই জানুয়ারি

উত্তর	ঃ	আর. এস. দাগ নং ৪০৬।
দক্ষিণ	ঃ	আর. এস. দাগ নং ৪০৯।
পূর্ব	ঃ	আর. এস. দাগ নং ৪০২ ও ৪০৩।
পশ্চিম	ঃ	আর. এস. দাগ নং ৪০৮।

=ঃ টাকার জায় ঃ=

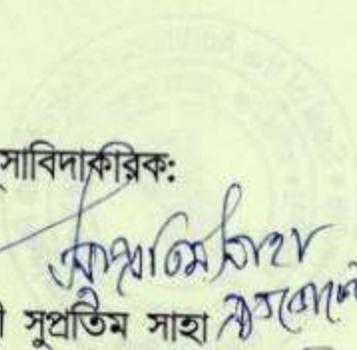
আর. বি. আই টাকার নোট কেতায়
আর. বি. আই টাকার নোট কেতায়

মোট মূল্য : ৭,০০,০০০.০০

মোট সাত লক্ষ টাকা বুঝিয়া পাইলাম।

গৌরী সান্দ্র

মুসাবিদাকরিক:


শ্রী সুপ্রতিম সাহা
এ্যাডভোকেট
রে. জি. নং - পঃ বঃ - ১৩৪/১৯৯০
বি. এ./ ১২/২বি, দেশবন্ধু নগর,
বাগুইআটি, কলকাতা - ৭০০ ০৫৯।।

কোবালাপত্র দাত্রীর স্বাক্ষর

ইসাদি ঃ=
১। Debanshu Ray
Borhatra - P. K. Gopolep.
Kjorhatra Kot-136.
২। Tapas Das
Rajarhat Reekyoni
KOL-135



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

Endorsement For Deed Number : I - 02530 of 2011
(Serial No. 02630 of 2011)

On

Payment of Fees:

On 28/02/2011

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

Presented for registration at 17.30 hrs on :28/02/2011, at the Private residence by Gouri Bala Ballav ,Executant.

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

Execution is admitted on 28/02/2011 by

1. Gouri Bala Ballav, wife of Lt Bani Kr Ballav , 5 No Kalicharan Seth Lane, Thana:-Cossipore, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700030 , By Caste Hindu, By Profession : House wife

Identified By Tapas Das, son of Upendro Nath Das, Rajarhat Reckjoani, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/03/2011

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 7846/-, on 01/03/2011

(Under Article : A(1) = 7832/- ,E = 14/- on 01/03/2011)

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.-712723/-

Certified that the required stamp duty of this document is Rs.- 35656 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 29740/- is paid 10011925/02/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 01/03/2011

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

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

01/03/2011 16:05:00

• 1 MAR 2011

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02530 of 2011
(Serial No. 02630 of 2011)

2. Rs. 900/- is paid31934714/12/2010State Bank of India, BAGUIATI, received on 01/03/2011
3. Rs. 20/- is paid32161201/03/2011State Bank of India, BAGUIATI, received on 01/03/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

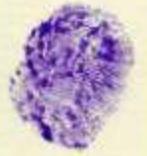
• 1 MAR 2011

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



সৌমী বাণা বন্দ্য



LITTLE

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MIDDLE

FORE

THUMB

[LEFT HAND]



THUMB

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T. Sanyal



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THUMB

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PHOTO

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

Endorsement For Deed Number : I - 02522 of 2011
(Serial No. 02663 of 2011)

Certified that the required stamp duty of this document is Rs.- 14281 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 9290/- is paid 11050728/02/2011 State Bank of India, SWASTHYA BAHWAN,
received on 01/03/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

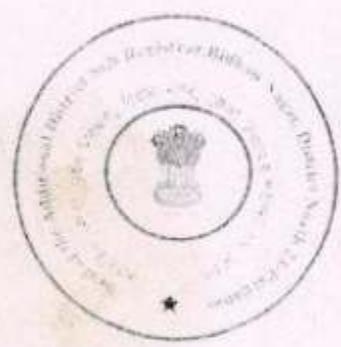
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

01/03/2011 15:42:00

* 1 MAR 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 30 to 41
being No 02530 for the year 2011.



(Debasish Dhar) 02-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

02803

R-02599



29.2.12
 12.5.12
 9.5.12

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

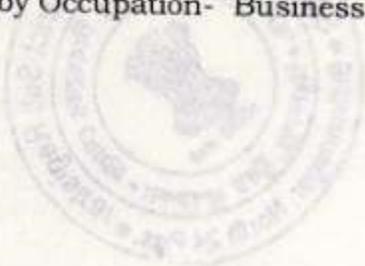
F 643957

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

Adol District Sub-Registrar
 Bidhannagar, (Salt Lake City)

29 FEB 2012

THIS INDENTURE made this 29th day of February, 2012
BETWEEN (MR.) PARIMAL DEY, son of Sri Makhan Lal Dey, by caste Hindu,
 by Occupation- Business, by Nationality- Indian, residing at 40 C/2, Jiban



29 FEB 2012

104581 Date 27 FEB 2012

No.....
Sold to..... **SUBIRAS SAHA**
Address.....
Rs. 500/-.....

L. S. VENDOR
HIGH COURT, CAL

THE REGISTRAR
BIDHANPUR, NORTH 24 PGS.

27 FEB 2012



Tapas Das
3/o upendoo rath Sr.
Rajwaha, Pookjani
KOL - 135
Burdial

Addl District Sub-Registrar
Bidhanpur, (Salt Lake City)

29 FEB 2012

Krishna Mitra Road, Kolkata 700 037, State West 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

(1) **LUCKY RETAILS PRIVATE LIMITED**, a Company, and (2) **RELAX RETAILS PRIVATE LIMITED**, a Company, both having their registered office at CA 16/2A, Rail Pukur Road, Flat No. B/403, Kolkata 700 059, and both represented by their common 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 jointly and/or collectively referred to and called as the "**PURCHASERS**" [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 **Kalipada Ghosh** was the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring 24 decimal, more or less, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C. S. Khatian No. 594 corresponding 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 measuring 24 decimal, i.e. **ALL THAT** piece or parcel of land measuring 16 decimal, more or less, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C. S. Khatian No. 594 corresponding 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, 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 16th day of August, 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 8 [eight] Chittacks, more or less, out of their total land measuring 24 decimal, more or less, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C. S. Khatian No. 594 corresponding 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, unto and in favour of one Sri **Parimal De**, 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. 106, Pages 295 to 300, Being No. 5880 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 **Parimal De**, 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 8 [eight]

Chittacks, more or less, comprised in R.S. Dag No.424, under 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, 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 mutated his name in Records of Rights vide L.R. Khatian No.586 ;

AND WHEREAS the Vendor herein, due to paucity of funds and inability to administer and maintain the Said Property described in the Schedule written hereto, has approached the Purchasers to sell the SAID PROPERTY to the Purchasers at and for a consolidated consideration of Rs.20,00,000/- [Rupees Twenty Lac] only, according to prevailing market price in the locality and the same has been found fair and reasonable, the Purchasers has agreed to Purchase the same.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.20,00,000/- [Rupees Twenty Lac] only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor 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 Purchasers 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 Purchasers **ALL THAT** piece or parcel of a plot of land classified as SHALL measuring about 1 [one] Cottah 8 [eight] Chittacks, more or less, comprised in R.S. Dag No.424, under R. S. Khatian No. 631, corresponding to L.R. Khatian No. 586, 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 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 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 Purchasers 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 Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchasers 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 Purchasers 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 Purchasers 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 has 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 Purchasers and all person claiming through or under the Purchasers 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 Purchasers against any loss or damage may be suffered by the Purchasers 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 Purchasers; 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 Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers 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 Purchasers' 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 has handed over all documents of title relating to this property unto the Purchasers and Vendor herein declares that in future he shall liable to

handover those document, as and when he will collect the same from the appropriate authority, if pending.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land measuring about 1 [one] Cottah 8 [eight] Chittacks, more or less, comprised in R.S. Dag No.424, under R. S. Khatian No. 631, corresponding to L.R. Khatian No. 586, 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 24-Parganas **TOGETHER WITH** 200 (Two Hundred) square feet kachha structure standing thereon and **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 R.S. Dag No.406;

ON THE EAST : Land under R.S. Dag No.424;

ON THE WEST : Land under R.S. Dag No.424;

IN WITNESS WHEREOF the VENDOR has 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
Rajarhat, Reekyaami
KOL - 135

Parimal Das
SIGNATURE OF VENDOR

Debasish Roy
Doshobhumi, Pal-gopalpur.
KOL-135,

RECEIPT

RECEIVED a sum of 20,00,000/- [Rupees Twenty Lac] only from the herein above named Purchasers according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
10,00,000/-	29.02.2012	165256	Indian Overseas Bank Baguiati Branch	Parimal Dey
10,00,000/-	29.02.2012	165228	Indian Overseas Bank Baguiati Branch	Parimal Dey
20,00,000/-	Rupees Twenty Lac Only.			

Witnesses:

Tapan Das
Debasish Roy,

Parimal Dey
SIGNATURE OF THE VENDOR

DRAFTED BY
Dr. Jany.
Adv.
H. C. Cal



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

Endorsement For Deed Number : I - 02599 of 2012
(Serial No. 02803 of 2012)

On

Payment of Fees:

On 29/02/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 22003.00/-, on 29/02/2012

(Under Article : A(1) = 21989/- ,E = 14/- on 29/02/2012)

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.-20,00,000/-

Certified that the required stamp duty of this document is Rs.- 100020 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 99520/- is paid, by the draft number 889040, Draft Date 29/02/2012, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 29/02/2012

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

Presented for registration at 13.50 hrs on :29/02/2012, at the Office of the A. D. S. R. BIDHAN NAGAR by Parimal Dey ,Executant.

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

Execution is admitted on 29/02/2012 by

1. Parimal Dey, son of Makhan Lal Dey , 40 C /2 Jiban Krishna Mitra Rd, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700037 , By Caste Hindu, By Profession : Business

Identified By T Das, son of U N Das, Reckjoani, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste: Hindu, By Profession: Business.



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Adtl District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1

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. 02803 / 2012, Deed No. (Book - I , 02599/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Parimal Dey 40 C /2 Jiban Krishna Mitra Rd, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700037	 29/02/2012	 LTI 29/02/2012	Parimal Dey 29/2/012

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Parimal Dey Address -40 C /2 Jiban Krishna Mitra Rd, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700037	Self	 29/02/2012	 LTI 29/02/2012	Parimal Dey

Name of Identifier of above Person(s)

T Das
 Rockjoani, Thana:-Rajarhat, District:-North
 24-Parganas, WEST BENGAL, India, P.O. :- Pin
 :-700135

Signature of Identifier with Date

Tapas Das
 29/2/12



Additional District Sub-Registrar
 (Debasish Dhar)
 (Bidhanagar, North 24 Parganas City)

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

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

Pravinlal Daj

Singhambh



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 8813 to 8826
being No 02599 for the year 2012.



K
(Debasish Dhar) 29-February-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

03024

J = 02870



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 004639

Handwritten notes in green ink:
 ১০/৩/১১
 ১-১৫
 ৫ - ৫৬১৫/১

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

[Handwritten signature]

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

8 MAR 2011

THIS DEED OF CONVEYANCE

Made this the 8th day of March, 2011

[Two Thousand Eleven]

BETWEEN

[Faint, illegible text and stamps at the bottom of the page]

170246

Sl. No.....
 Name :.....
 Address :.....
 Rs. 5000/-
 Calcutta Collectorate,
 11, Netaji Subhas Rd.,
 Calcutta - 1
 Date.....

SUPROTIM SAHA
ADVOCATE
JUDGES COURT BARASAT

Licensed Stamp
 Vendor.

7 MAR 2011

Subis Mandal
 Son of Suhil Mandal
 vil. Kansial Pasa
 Po + Ps. Royasht.
 Dis - 24 P. (N)
 Bisnes



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

8 MAR 2011

SRI SUNIL KUMAR MONDAL, son of Late Satish Chandra Mondal, by faith - Hindu, by occupation - Agriculture, by nationality - Indian, residing at Kajiyalpara, Post Office and Police Station - Rajarhat, District North 24-Parganas, West Bengal, hereinafter referred to and called as the **OWNER/VENDOR** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns] of the ONE PART;

AND

[1] **IMPRESSION MERCHANTS PRIVATE LIMITED**, [2] **PARASHMANI BINIMAY PRIVATE LIMITED**, [3] **STARWIN TRADE-LINK PRIVATE LIMITED**, [4] **REAL TIME TRADECOM PRIVATE LIMITED** and [5] **SENSATION MERCHANTS PRIVATE LIMITED**, all the Companies having their registered Office at DC 9/28, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat, PIN - 700 059, West Bengal, represented by its **Authorised Signatory SRI BIKRAM KUMAR JHA**, son of Sri Chandi Charan Jha, by faith - Hindu, by occupation - Agriculture, by nationality - Indian, residing at Flat No. "3-A" on the Third Floor of "Indira Apartment" at Premises No. 379/1, B. C. Chatterjee Street, Post Office and Police Station - Belgharia, District North 24-Parganas, PIN - 700 056, West Bengal, hereinafter referred to as the **PURCHASERS** [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 by virtue of law of inheritance and Records of Rights one Srimati Sailabala Khan alias Srimati Saili Bala Khan, wife of Late Haradhan Khan, became the owner of ALL THAT piece or parcel of a plot of land lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North 24-Parganas;

AND WHEREAS while thus the said Srimati Sailabala Khan alias Srimati Saili Bala Khan, wife of Late Haradhan Khan solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, out of love and affection by Deed of Gift dated 18th day of September, 2006 the said the said Srimati Sailabala Khan alias Srimati

Saili Bala Khan, wife of Late Haradhan Khan therein referred to and called as the Donor gifted, granted, transferred, assigned and assured ALL THAT piece or parcel of a plot of land measuring about 2 [two] Decimals be the same a little more or less lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R. S./L. R. Dag No. 404 appertaining to L. R. Khatian No. 4616, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, under Police Station - Rajarhat, District North 24-Parganas, together with other landed properties under different Dags and Khatians in the same Mouza and Police Station, towards her own brother namely Sri Sunil Kumar Mondal, son of Late Satish Chandra Mondal, therein referred to and called as the Donee and 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, CD Volume No. 4, Pages 5990 to 6000, Being No. 02091 for the year 2011 and thus handed over the vacant and peaceful possession absolutely and forever;

AND WHEREAS by virtue of the aforesaid Deed of Gift the said Sri Sunil Kumar Mondal, son of Late Satish Chandra Mondal, the Vendor herein became the sole and absolute owner of ALL THAT piece or parcel of a plot of land measuring about 2 [two] Decimals be the same a little more or less lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R. S./L. R. Dag No. 404 appertaining to L. R. Khatian No. 4616, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, under Police Station - Rajarhat, District North 24-Parganas, together with other landed properties under different Dags and Khatians in same Mouza and Police Station, which is more fully and particularly mentioned in the Schedule written hereunder and referred to and called as the SAID PREMISES;

AND WHEREAS the Vendor herein acquired good clear title, full power and absolute authority towards the said plot of land standing thereon and together with the all sorts of easement right of the common passage leading to the said plot of land, specifically and particularly mentioned in the Schedule written hereunder and thus the Vendor herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, lispendens, alignments, requisitions, acquisitions and liabilities whatsoever and the Vendor herein sufficiently entitled to

deal with the said plot of land standing thereon specifically and particularly mentioned in the Schedule written hereunder;

AND WHEREAS the Vendor has offered to sell the said ALL THAT piece or parcel of a plot of land measuring about 2 [two] Decimals be the same a little more or less lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R. S./L. R. Dag No. 404 appertaining to L. R. Khatian No. 4616, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, 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 and the Purchasers herein agreed to purchase the same at and for consolidated consideration of Rs. 3,00,000/- [Rupees three lac] 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 standing thereon for total consideration of Rs. 3,00,000/- [Rupees three lac] 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 an agreement and in consolidated consideration of the sum of Rs. 3,00,000/- [Rupees three lac] only duly paid by the Purchasers to the Vendor only at the time of execution of this instruments (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same or every part thereof for ever acquit release and discharge the Purchasers as also every portion of the demised plot of land standing thereon free from the same) the Vendor doth hereby grant sell convey transfer assign and assure ALL THAT landed property more fully and particularly described in the Schedule hereunder written and 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

rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand 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, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances whatsoever.

2. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:-

- I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or his 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 Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) THAT the Purchasers 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 his 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 his 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 Purchasers 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 Purchasers 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 has 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 Purchasers and all person claiming through or under him 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 Purchasers against any loss or damage may be suffered by the Purchasers 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, 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 Purchasers; and
- XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor deliver peaceful vacant possession of the said property, described in the Schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and for ever;
- XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and he has good and marketable right title and interest over the said property, as described in the Schedule hereto below; and
- XIII) THAT simultaneously with the execution of this deed, the Vendor cannot handover all documents of title relating to this property unto the Purchasers, as per Schedule below, and hereby the Vendor herein declares that in future he is liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE LAND

ALL THAT piece or parcel of a plot of land measuring about 2 [two] Decimals be the same a little more or less lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R. S./L. R. Dag No. 404 appertaining to L. R. Khatian No. 4616, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, 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 of the plot of land 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 :BY R. S. DAG NO. 405;

ON THE SOUTH :BY R. S. DAG NO. 409;

ON THE EAST :BY R. S. DAG NO. 403;

ON THE WEST :BY R. S. DAG NO. 408;

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

SIGNED SEALED AND DELIVERED

By the Vendor In the presence of: -

1. *Debasish Roy*
Doshadroni P.O.-R
Gopalpur, Kol-136
2. *Subis Mondal*
Po. Rajarhat
Vil. Kungialpara
Dis. 24 P. (N)

Sunil Kumar Mondal

SIGNATURE OF VENDOR

Drafted by me and prepared in my office:

Suprotim Saha
Advocate

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

RECEIPT

RECEIVED a sum of Rs. 3,00,000/- [Rupees three lac] only from the above named Purchasers according to the memo of consideration stated hereinafter.

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque No.	Amount [Rs.]
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Total Consideration of Rs.	3,00,000.00
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Rupees three lac only

WITNESSES: 1. Debarish Roy.

Sunil Kumar Mondal

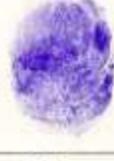
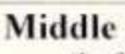
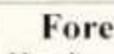
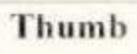
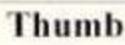
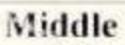
Sunil Kumar Mondal

SIGNATURE OF VENDOR

Drafted by me and prepared in my office:

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

FORM FOR TEN FINGERPRINTS

1						
	<p><i>Sunil Kumar Mondal</i></p>					
2						
	<p><i>T. Srinivas</i></p>					
3						
						

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. 03024 / 2011, Deed No. (Book - I , 02870/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sunil Kumar Mondal	<i>Sunil Kumar Mondal</i> 8/3/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sunil Kumar Mondal Address -Kajiwalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 08/03/2011	 LTI 08/03/2011	<i>Sunil Kumar Mondal</i>

Name of Identifier of above Person(s)

Subir Mondal
Kajiwal Para, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

Subir Mondal
8/3/2011



(Signature)



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

Endorsement For Deed Number : I - 02870 of 2011
(Serial No. 03024 of 2011)

On

Payment of Fees:

On 08/03/2011

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 3303/-, on 08/03/2011

(Under Article : A(1) = 3289/- ,E = 14/- on 08/03/2011)

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.-300000/-

Certified that the required stamp duty of this document is Rs.- 15020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 10020/- is paid 09626408/03/2011 State Bank of India, BIKASH BHVN GOVT CMPL, received on 08/03/2011

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

Presented for registration at 13.52 hrs on :08/03/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Sunil Kumar Mondal ,Executant.

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

Execution is admitted on 08/03/2011 by

1. Sunil Kumar Mondal, son of Lt Satish Ch Mondal , Kajiyalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Subir Mondal, son of Sunil Mondal, Kajiwal Para, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

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

8 MAR 2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

08/03/2011 15:10:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 7956 to 7969
being No 02870 for the year 2011.



(Debasish Dhar) 09-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal