

05890

12 05513



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 250713

16.5.11  
2.40  
10619

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

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

17 MAY 2011



স্বাক্ষরিত  
পশ্চিমবঙ্গ  
সিদ্ধান্ত  
সিদ্ধান্ত  
সিদ্ধান্ত  
সিদ্ধান্ত  
সিদ্ধান্ত

স্বাক্ষরিত  
সিদ্ধান্ত  
সিদ্ধান্ত

ঃ সাফ বিক্রয় কোবালা দলিল ঃ



168213

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

SUPROTIM SAHA  
ADVOCATE  
JUDGES COURT BARASAT.

7 MAY 2011

Licensed Stamp Vendor.

শ্রীমতী কামলা সিন্ধু  
ওয়েস্ট বেঙ্গলী স্ট্যাম্প  
ব: কলকাতা (দুর্গেশ্বরী) স্ট্যাম্প



✓

3939

শ্রীমতী কামলা সিন্ধু  
ওয়েস্ট বেঙ্গলী স্ট্যাম্প  
ব: কলকাতা (দুর্গেশ্বরী) স্ট্যাম্প

দুর্গেশ্বরী স্ট্যাম্প  
সিলা : 163 বঙ্গবন্ধু স্ট্যাম্প  
সুভাষচন্দ্র (সিলা) - ওয়েস্ট বেঙ্গল স্ট্যাম্প  
- কলি-203  
কলকাতা

Copy that the document is admitted to registration. The signature should and the endorsement should be attached with this document and the part of this document.



Bidhan Nagar (Salt Lake City)



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

16 MAY 2011



শ্রী বিক্রম কুমার ঝা  
৩৫৬০ শ্রীমতী কামা ঝা

২: ৩৫৫৫৫  
৩৫৫৫৫ ৩৫৫৫৫

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] সেন্সেশন্ মার্চেন্টস্ প্রাইভেট লিমিটেড,  
প্রাইভেট লিমিটেড কোম্পানীগুলির নিবন্ধিত  
কার্যালয় ডি সি-৯/২৮, শাস্ত্রী 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 শৈলবালা ঝা ওরফে শ্রীমত্যা শৈলী বালা  
ঝা, স্বামী স্বর্গীয় হারাধন ঝা, জাতি - ভারতীয়,  
ধর্ম - হিন্দু, পেশা - গৃহস্থালী, সকিন - হরিদাস  
সাঁতরা ঘাট রোড (সুখচর), থানা - খরদহ, জেলা  
উত্তর, ২৪-পরগণা, পশ্চিমবঙ্গ, বর্তমান সাকিন -  
প্রযত্নে শ্রী অমল কুমার দাস, কাঁজিয়ালপাড়া, থানা







শ্রীমত শ্রীমত শ্রীমত  
শ্রীমত শ্রীমত শ্রীমত

~ ৫ ~  
শ্রীমত শ্রীমত শ্রীমত  
শ্রীমত শ্রীমত শ্রীমত

খোলসা খাসদখল ছারিয়া দিলাম। আপনারা অদ্যকার তারিখ হইতে আমার নির্বৃত্ত স্বত্তে স্বত্ববান ভোগবান দখলীকার হইয়া মালেকান সরকারে আমার নাম খারিজ আপনাদিগের নিজ নাম পত্তন করতঃ নিরুপিত খাজনাদি আদায়ে খারিজ দাখিল লইয়া দান বিক্রী বন্ধক ইত্যাদী সর্বপ্রকার হস্তান্তরের ক্ষমতায়ুক্তে 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









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

Endorsement For Deed Number : I - 05513 of 2011  
(Serial No. 05890 of 2011)

On

Payment of Fees:

On 16/05/2011

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

Presented for registration at 19.40 hrs on :16/05/2011, at the Private residence by Shailabala Khan Alias Shailye Bala Khan,Executant.

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

Execution is admitted on 16/05/2011 by

1. Shailabala Khan Alias Shailye Bala Khan, wife of Lt Haradhan Kha , Haridas Satra Ghat Rd Sukhchar, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife

Identified By Debasish Roy, son of Chittoranjn Roy, Dasodrone, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Pin :-700136 , By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/05/2011

**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. 6405/-, on 17/05/2011

( Under Article : A(1) = 6391/- ,E = 14/- on 17/05/2011 )

**Certificate of Market Value(WB PUVI rules of 2001)**

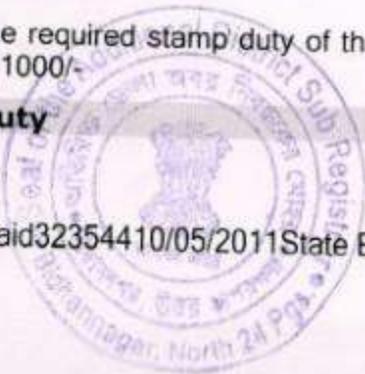
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-581819/-

Certified that the required stamp duty of this document is Rs.- 29111 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 19020/- is paid 32354410/05/2011 State Bank of India, BAGUIATI, received on 17/05/2011



17 MAY 2011  
ADDL District Sub-Registrar  
Bidhan Neg ( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2

17/05/2011 12:43:00



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

Endorsement For Deed Number : I - 05513 of 2011  
(Serial No. 05890 of 2011)

2. Rs. 9100/- is paid 32357411/05/2011 State Bank of India, BAGUIATI, received on 17/05/2011

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



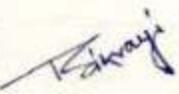
17 MAY 2011

Additional District Sub-Registrar  
( Debasish Dhar )

17/05/2011 12:43:00

ADDITIONAL DISTRICT SUB-REGISTRAR  
Endorsement Page 2 of 2

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
	<p style="font-size: small;"> <i>Handwritten notes in Hindi:</i>            20/05/2011            39/00/01/11            2: 01/01/11            9/5/2011         </p>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 7904 to 7916  
being No 05513 for the year 2011.



(Debasish Dhar) 17-May-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

06582

06032



B.F. 1  
 4.20  
 11932

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

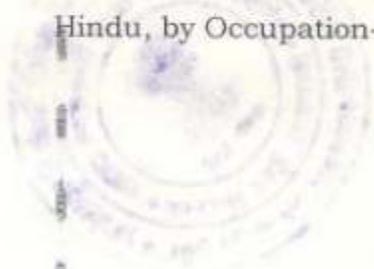
F 640120

Certify that the document is admitted  
 to registers and the enclosed signature sheets  
 and the enclosed stamp sheets attached  
 with this document are the part of  
 this document

Addl. District Sub-Registrar  
 Bidhannager. (Salt Lake City)

17 MAY 2012

THIS DEED OF CONVEYANCE made this the 16<sup>th</sup> day of MAY, 2012  
 BETWEEN (SRI) GOPAL CHANDRA DAS, son of Sri Jogendra Nath Das, by faith  
 Hindu, by Occupation- retired from Service, by Nationality- Indian, residing at



Gopal Chandra Das

(SRI) GOPAL CHANDRA DAS  
 Son of Sri Jogendra Nath Das  
 Retired from Service  
 Indian Nationality  
 Residing at

V222  
Date..... 3 MAY 2012  
No.....  
Sold to..... SUBHAS SAHA  
Address.....  
Rs. 600  
A/c date  
Seal of the Court

L. S. VENDOR  
HIGH COURT, CAL

Gopal chandra Das



v.e.t.s.  
4461

Sub-Registrar  
Bidhanagar, (Ball Lake City)

Gopal chandra Das



Souma Das  
w/o Aninda Das (ANINDA DAS)  
885 Jessore Road  
KOL - 55  
House wife.

Add. District Sub Registrar  
Bidhanagar, (Ball Lake City)

16 MAY 2012

885, Jessore Road, under Police Station- Lake Town, 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] **LEISURE STOCKIST PRIVATE LIMITED**, and [2] **RHYTHM VINIMAY PRIVATE LIMITED**, both the Companies registered under the Companies Act 1956 and having their registered Office at Executive Palace, CA-16/2A, Rail Pukur Road, Post Office- Deshbandhu Nagar, under Police Station- Baguiati, Kolkata- 700 059, West Bengal, represented by their common Authorised Signatory (SRI) **SUNIL KUMAR LOHARUKA**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Baguiati, PIN- 700 059, West Bengal, by faith- Hindu, by Nationality- Indian, 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** one **Dasu Bhushan Das** was the recorded owner of **ALL THAT** piece and parcel of a plot of land measuring about 88 [eighty eight] Decimals be the same a little more or less comprised under C. S. Dag No. 422, corresponding to R. S. Dag No. 450 [31 Decimals] and C. S. Dag No. 423 corresponding to R. S. Dag No. 451 [57 Decimals] appertaining to C. S. Khatian No. 1289 corresponding to R. S. Khatian No. 1417, 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** the said Dasu Bhushan Das, son of Manik Lal Das legally married with one Golap Basini Dasi, and out of the said wedlock they got no issue and to that effect the said Dasu Bhushan Das made and executed a Will on 03.08.1962 and same being registered with the Office of the District Registrar of the District 24-Parganas, at Alipore and recorded into Book No. III, Volume No. 2, Pages 65 to 70, Being No. 29 for the year 1962, wherein the said Dasu Bhushan Das had appointed his brother namely Jogendra Nath Das as an Executor of his last Will and Testament.

**AND WHEREAS** in the said Will and Testament the said Dasu Bhushan Das had nominated his 4 [four] nephews namely [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sorendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, all are sons of Sri Jogendra Nath Das, as Beneficiaries of his last Will and

— Gopal Chandra Das

Testament and after the death of the said Dasu Bhushan Das, the Executor of the said Will applied for grant of Probate of the last Will and Testament of the deceased Dasu Bhushan Das, before the Ld. District Deligate at Alipore, vide Case No. O.S. 4/1972 and on 2nd February, 1974 the Ld. Additional District Judge of 8th Court at Alipore, be pleased to grant the Probate in anyway concerning the Will of the said deceased Dasu Bhushan Das;

**AND WHEREAS** by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nephews of deceased Dasu Bhushan Das, namely [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, the Beneficiaries, became absolute joint owners of **ALL THAT** piece and parcel of undivided and un-demarcated plot of land measuring about 88 [eighty eight] Decimals, more or less, comprised under C. S. Dag No. 422 corresponding to R. S. Dag No. 450 [31 Decimals] and C. S. Dag No. 423 corresponding to R. S. Dag No. 451 [57 Decimals] appertaining to C. S. Khatian No. 1289 corresponding to R. S. Khatian No. 1417, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District 24-Parganas North, together with other landed properties, and henceforth recorded their name in Records Of Rights (ROR) vide (1) L. R. Khatian No. 4555 in the name of Gopal Chandra Das, (2) L. R. Khatian No. 774 in the name of Gobinda Chandra Das, (3) L. R. Khatian No. 773 in the name of Sourendra Kumar Das, and (4) L. R. Khatian No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levis and other outgoings against their name regularly and punctually;

**AND WHEREAS** while the said (1) Gopal Chandra Das, (2) Gobinda Chandra Das, (3) Sourendra Kumar Das, and (4) Shyamal Kumar Das, were jointly owning and enjoying the aforesaid property, by virtue of a partition deed along with an ✓ amicable partitioned plan dated 26th April, 2012, duly registered at the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City, recorded in Book No. 1, CD Volume No. 8, Page from 1600 to 1629, Being No. 05238 for the year 2012, said (1) Gopal Chandra Das, (2) Gobinda Chandra Das, (3) Sourendra Kumar Das, and (4) Shyamal Kumar Das, partitioned and demarcated their respective share in ALL THAT piece or parcel of land admeasuring about 88 [eighty eight] Decimals, more or less, comprised in R. S. Dag No. 450 [31 Decimals] and R. S. Dag No. 451 [57 Decimals] appertaining to R. S. Khatian No. 1417, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet under Police Station- Rajarhat, District 24-Parganas North, in the manner mentioned therein;

✓ Gopal Chandra Das,

**AND WHEREAS** thus the said **Gopal Chandra Das**, the Vendor herein, became sole and absolute owner of **ALL THAT** piece and parcel of a demarcated plot of land measuring about 22 [twenty two] Decimals, be the same a little more or less, comprised under C. S. Dag No. 422 corresponding to R. S. /L. R. Dag No. 450 [Area- 5.15 Decimal] and C. S. Dag No. 423 corresponding to R. S./L. R. Dag No. 451 [Area- 16.85 Decimals] appertaining to R. S. Khatian No. 1417 corresponding to L. R. Khatian No. 4555, 774, 773 and 4556, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, 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, 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 sale and the Purchasers herein have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.52,00,000/- (Rupees Fifty Two 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 agreements and in consolidated consideration of sum of Rs.52,00,000/- (Rupees Fifty Two 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 do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece and parcel of a demarcated plot of land measuring about 22 [twenty two] Decimals, be the same a little more or less, comprised under C. S. Dag No. 422 corresponding to R. S. /L. R. Dag No. 450 [Area- 5.15 Decimal] and C. S. Dag No. 423 corresponding to R. S./L. R. Dag No. 451 [Area- 16.85 Decimals] appertaining to R. S. Khatian No. 1417 corresponding to L. R. Khatian No. 4555, 774, 773 and 4556, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the local limits

of Rajarhat Bishnupur No. 1 Gram Panchayet, 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** all the rights 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 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 PURCHASERS:**

- (1) 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

✓ Legal chandra's Sr.

- (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 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 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, 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 has 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.

✓ Gopal Chandra Das

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece and parcel of a demarcated plot of land measuring about 22 [twenty two] Decimals, equivalent to 13 (Thirteen) Cottah 4 (Four) Chittacks and 43 (Forty Three) Square Feet, more or less, comprised under R. S. /L. R. Dag No. 450 [Area- 5.15 Decimal] and R. S./L. R. Dag No. 451 [Area- 16.85 Decimals] appertaining to R. S. Khatian No. 1417 corresponding to L. R. Khatian No. 4555, 774, 773 and 4556, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, 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** a 200 square feet, kacha structure standing thereon **AND TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and duly demarcated in **RED** colour in the plan attached herewith and butted and bounded as follows:

ON THE NORTH : By Main Road;

ON THE SOUTH : By R.S. Dag No. 449;

ON THE EAST : By R.S. Dag No. 450 (P) & 451 (P), land of Gobinda Ch. Das;

ON THE WEST : By R.S. Dag No. 452, 454 and 455;

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of:

*Gopal Chandra Das*

*Tarun Das.*

*Reekjoani Rajarhat*

*KOL- 135*

*Rajesh Das*

*Rajarhat Kanchalpara*

*Kal- 135*

**RECEIPT**

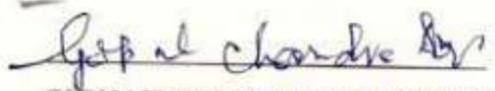
**RECEIVED** a sum of Rs.52,00,000/- (Rupees Fifty Two Lac) only from the within named Purchasers, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Pay Order No.	Bank/Branch	Issued In Favour Of
9,00,000/-	14.05.2012	671051	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
9,00,000/-	14.05.2012	671052	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
2,00,000/-	14.05.2012	671053	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
2,00,000/-	14.05.2012	671054	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
9,00,000/-	14.05.2012	671055	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
9,00,000/-	14.05.2012	671056	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
12,00,000/-	15.05.2012	Paid in <b>CASH</b> to GOPAL CHANDRA DAS.		
<b>52,00,000/-</b>	<b>Rupees Fifty Two Lac Only.</b>			

Witnesses:

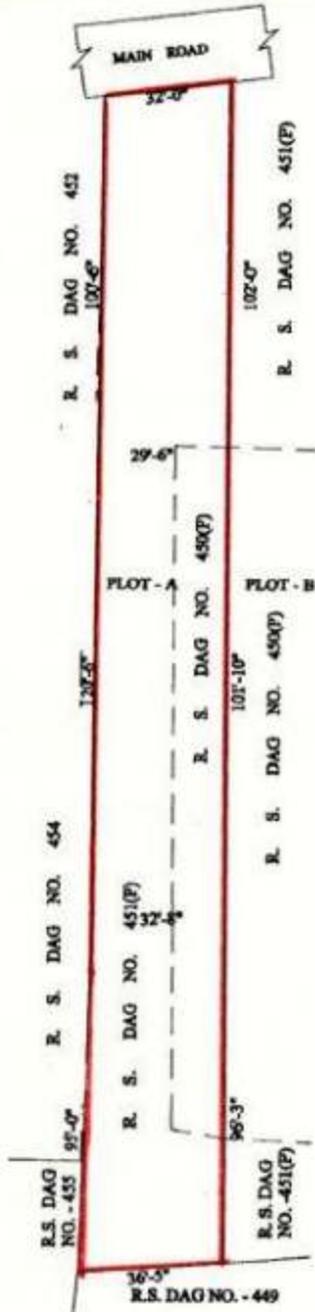
1. W/), Sooma Das  
 885, Joseeroad, Kolkata-55  
 15.5.2012

  
 SIGNATURE OF THE VENDOR

2. Tarun Das  
 Reekjoari, Rajarhat  
 KOL-135.

Drafted by me:-  
 U. Gang  
 Advocate  
 H. Cony, Calcutta

DEED PLAN OF R.S. DAG NO - 450 (P) AND 451 (P), AT MOUZA - REKJUANI, J.L. NO. - 13, R.S. NO. - 198, L.R. KHATIAN NO. - 773, 774, 4555, 4556, P.S. - RAJARHAT, DIST - 24 PRGS (N), UNDER RAJARHAT BISHNUPUR I NO. - GRAM PANCHAYET.



REFERENCE	AREA			
	ACRE	F	CH	INCH
R.S. DAG NO.- 450 (P)	0.006	03	01	06
R.S. DAG NO.- 451 (P)	0.008	10	03	05
TOTAL AREA	0.2200	13	04	43

SIGNATURE OF OWNER

*Jyoti Chandra Bar*



SITE PLAN  
(NOT TO SCALE)





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

Endorsement For Deed Number : I - 06032 of 2012  
(Serial No. 06582 of 2012)

On

**Payment of Fees:**

On 16/05/2012

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

Presented for registration at 16.40 hrs on :16/05/2012, at the Private residence by Gopal Ch Das ,Executant.

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

Execution is admitted on 16/05/2012 by

1. Gopal Ch Das, son of Jogendra Nath Das , 885 Jessore Rd, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India. , By Caste Hindu, By Profession : Retired Person

Identified By S Das, wife of A Das, 885 Jessore Rd, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste: Hindu, By Profession: House wife.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/05/2012

**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. 57203.00/-, on 17/05/2012

( Under Article : A(1) = 57189/- ,E = 14/- on 17/05/2012 )

**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.-52,00,000/-

Certified that the required stamp duty of this document is Rs.- 312020 /- and the Stamp duty paid as: Impresive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty Rs. 311520/- is paid, by the draft number 908017, Draft Date 15/05/2012, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 17/05/2012

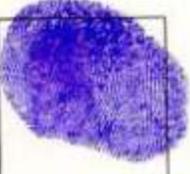
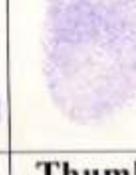
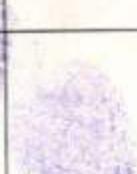
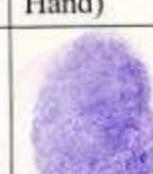
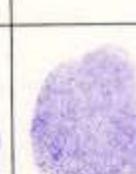
( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

17 MAY 2012

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

# FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
1	<i>Singhania</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
2						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
2	<i>Syral chand</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 2362 to 2375  
being No 06032 for the year 2012.



  
(Debasish Dhar) 17-May-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal

06707

D-06298/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 777634

77-17  
 6 61967835

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

Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs

07 JUL 2017

**THIS INDENTURE** made this the 7th day of July, 2017  
 BETWEEN **(SRI) TARAK DAS**, IT PAN- ADFPD1319P, son of Late Krishna  
 Chandra Das, by Caste- Hindu, by Nationality- Indian, by Occupation-

15 FEB 2017

84760

No. \_\_\_\_\_ Date \_\_\_\_\_  
 Sold to \_\_\_\_\_  
 Address \_\_\_\_\_  
 For \_\_\_\_\_

**ANJUSHREE BANERJEE**  
**L.S. VENDOR (O.S.)**  
**HIGH COURT, KOLKATA - 700 001**



15 FEB 2017



Additional District Sub-Registrar,  
 Rajarhat, New Town, North 24-Pgs

07 JUL 2017

*Aloke Ghosh*  
 Son of - *Asit Ghosh*  
 Rasbarhat Kanisyal Para  
 Bahkata - 700 135

Business, residing at Kajial para, P.O. & P.S.- Rajarhat, District- North 24 Pargana, Kolkata- 700 135, 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

**SRIRAM COMMOTRADE PRIVATE LIMITED**, (IT PAN- AALCS9616A), the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block- A/104, VIP Road, Raghunathpur, Kolkata- 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkar, son of Sri Bani Bhusan Sarkar, residing at 36-B, Prasanta Naskar Lane, Kolkata- 700 039, hereinafter referred to 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 **OTHER PART** :

**WHEREAS** one [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal, were recorded owner of **ALL THAT** piece or parcel of land measuring about 1.16 [one point one six] Acres, comprised in R.S. Dag No. 416, recorded under R. S. Khatian No. 1496, AND land measuring about 0.23 [point two three] Acres, comprised in R. S. Dag No. 417, recorded under R.S. Khatian No. 1502, 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 [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 **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] 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 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 North North 24-Parganas, unto and in favour of one Srimati **Sandhya Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum 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 **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] 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 land measuring about 0.23 Acres comprised under R. S. Dag No. 417 [Total land area 0.23 Acres], along with other dag nos., appertaining to R. S. Khatian No. 1502, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District- North North 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** recorded her name in the Record Of Rights (ROR) vide L.R. Khatian No. 4545 and Srimati **Sabita Bose** vide L.R. Khatian No. 4541;

**AND WHEREAS** while 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 .23 Acres comprised under R.S. Dag No. 417 [land area 0.23 Acres], along with other dag nos., appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJOANI, J. L. No. 13, R.S. No. 198, under Police Station - Rajarhat, District North North 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 the said Srimati **Sandhya Ghosh** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a 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 0.2250 Acres, comprised under R.S. Dag No. 416 [Total Land Area in Dag- 1.16 Acres] appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas,

unto and in favour of one Sri **Amaresh Banerjee**, 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 439 to 448, Being No. 5508 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 solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Saf Bikray Kobala dated 6th day of June, 1992 said Sri **Madan Mohan Goswami**, and Sri **Amaresh Banerjee**, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land ad-measuring about 5 (Five) Cottah, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, comprised in R.S. Dag No. 416, recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, **and** land area 3 (Three) Cottah 5 (Five) Chittack, more or less, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of one **Dr. Bhumendra Nath Guharoy**, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas and recorded into Book- I, Volume No. 61, Pages 259 to 267, Being No. 4162 for the year 1992, 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 solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Saf Bikray Kobala dated 9th day of June, 2004 said **Dr. Bhumendra Nath Guharoy**, (out of the aforesaid landed property), sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, is comprised in R.S. Dag

No. 416, recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, **and** land area 13 (Thirteen) Chittack, more or less, is comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District- North 24-Parganas, hereinafter called as "the **Said Property**", more fully and particularly described in the **SCHEDULE**, hereunder written, unto and in favour of Sri **TARAK DAS**, 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- I, Volume No. 332, Pages 46 to 65, Being No. 05597 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** thus, after purchase of the Said Property, said Sri **TARAK DAS**, the Vendor herein, applied for and got recorded the Said Property in his name in Records Of Rights (ROR) at BL&LRO, Rajarhat, in the following manner:

District- North 24 Parganas, L.R. Khatian No. 4984

Mouza- Rekjoani, J.L. No. 13, Police Station- Rajarhat

<b>L.R. Dag No.</b>	<b>Shreni</b>	<b>Total Area in Dag (Acre)</b>	<b>Share in the Dag</b>
416	Shali	1.16	0.0239
417	Shali	0.23	0.0691

**AND WHEREAS** thus, as on date, the said Sri **TARAK DAS**, the Vendor herein, is solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein have agreed to Purchase the Said Property **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, at and for a Total Consideration of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty Thousand] only, which according to the parties herein is fair and reasonable market value of the Said Property.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty 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 ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, is comprised in R.S./ L.R. Dag No. 416 (Share in Dag- 0.0239), recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4984, **and** land area 13 (Thirteen) Chittack, more or less, is comprised in R.S./ L.R. Dag No. 417 (Share in Dag- 0.0691), recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4984, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, more fully shown in the MAP annexed herewith and bordered RED thereon **TOGETHER WITH** a two storied mosaic floored building, having an covered area of 800 square feet approx on each floor, standing thereon, 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 PURCHASERS:**

- (1) 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, lispences 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;
- (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 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 has delivered peaceful and 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 Record of Rights as well as in the records of local authority;
- (XIV) THAT this day, the Vendor has handed over originals of all papers, deed and documents, related to the Said Property to the Purchaser herein;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of a plot of land ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, is comprised in R.S./ L.R. Dag No. 416 (Share in Dag- 0.0239), recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4984, and land area 13 (Thirteen) Chittack, more or less, is comprised in R.S./ L.R. Dag No. 417 (Share in Dag- 0.0691), recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4984, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram

Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, more fully shown in the MAP annexed herewith and bordered RED thereon **TOGETHER WITH** a two storied mosaic floored building, having an covered area of 800 square feet approx on each floor, standing thereon **AND TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : By land comprised in R.S./ L.R. Dag 449;  
 ON THE SOUTH : By 12'-0" wide common passage; (kutchu)  
 ON THE EAST : By land comprised in R.S./ L.R. Dag 417 (P);  
 ON THE WEST : By land comprised in R.S./ L.R. Dag 416 (P);

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

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata  
 in the presence of:

*Aloke Ghosh*

*Son of Asit Ghosh*

*Prabhat Kansul Barua*

*Murunda*

SIGNATURE OF VENDOR

**RECEIPT**

**RECEIVED** a sum of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty Thousand] 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
15,00,000/-	06.07.2017	049233	Corporation Bank, Baguiati Branch	TARAK DAS
15,00,000/-	06.07.2017	049234	Corporation Bank, Baguiati Branch	TARAK DAS
9,80,000/-	06.07.2017	049235	Corporation Bank, Baguiati Branch	TARAK DAS
39,80,000/-	Rupees Thirty Nine Lac And Eighty Thousand only.			

Witnesses:

*Aloke Ghosh*

Son of Asit Ghosh

Rajarhat Kanjialpara

Kolkata - 700135

Anirban Ghosh

Son of Aloke Kr. Ghosh

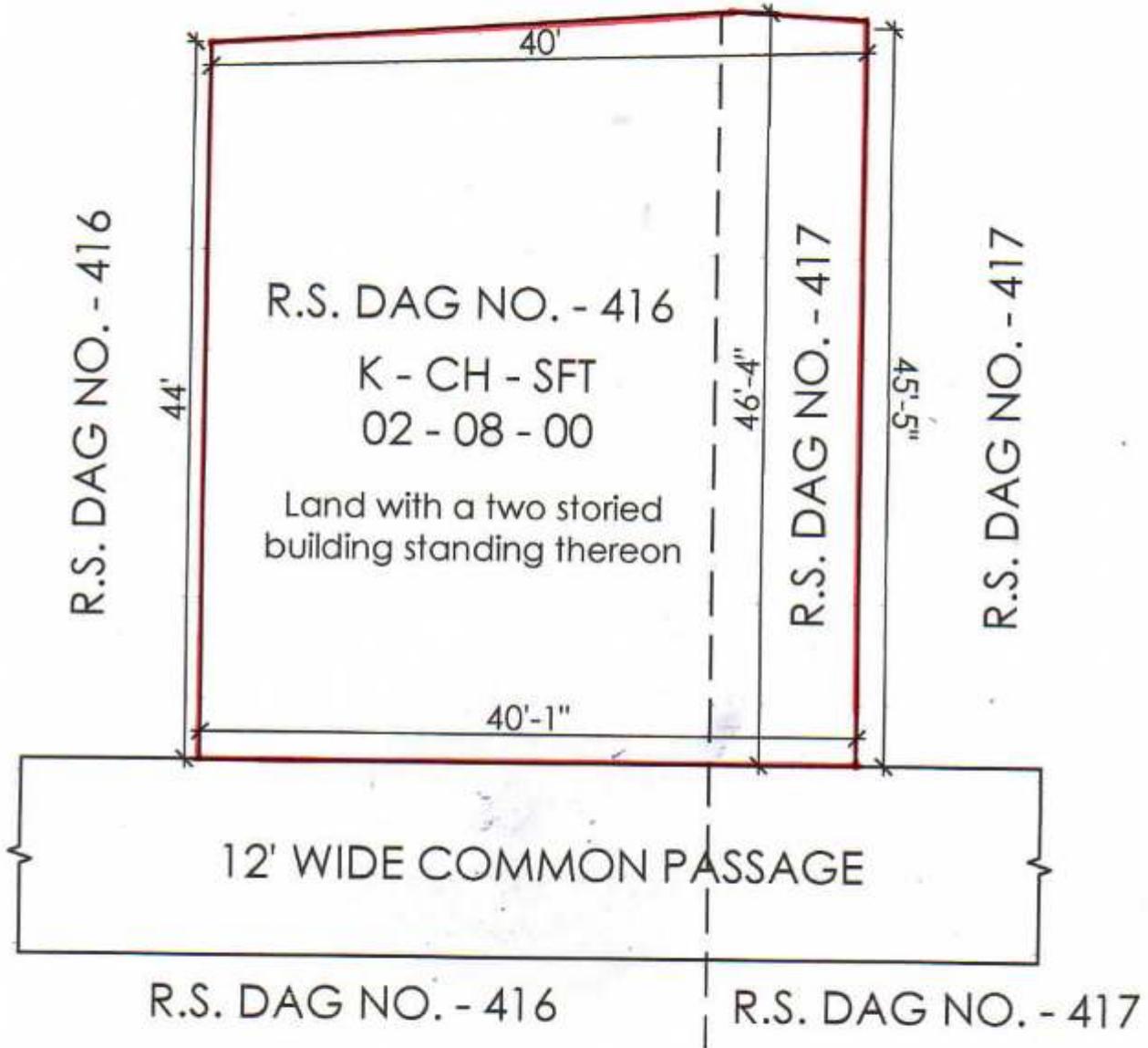
Rajarhat, Kanjialpara, Kolkata 700135

*Narindan*

SIGNATURE OF THE VENDOR

SITE PLAN OF LAND OF R.S. DAG NOS. - 416(P), 417(P), AT  
 MOUZA - RECKJOANI, J.L. NO. - 13, R.S. NO. 198, R.S. KH.  
 NOS. - 1496,1502, L.R. KH. NO. - 4984, TOUZI NO. 2998.  
 P.S. RAJARHAT, DIST.- NORTH 24 PARGANAS.

R.S. DAG NO. - 449



AREA OF LAND

R.S. /L.R. DAG NOS.	SHARE IN DAG	AREA		
		K.	CH.	SFT.
416 (PART)	0.0239	01	11	00
417 (PART)	0.0691	00	13	00
TOTAL AREA (MORE OR LESS)		02	08	00

*Tarak Das*  
 Signature of Vendor  
 Tarak Das



Not to Scale

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Murabidun</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Abdul Hakim</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

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

GRN: 19-201718-002915236-1 Payment Mode Online Payment  
GRN Date: 06/07/2017 19:30:56 Bank : State Bank of India  
BRN : CKC9500490 BRN Date: 06/07/2017 19:33:02

DEPOSITOR'S DETAILS

Id No. : 15230000967835/3/2017  
[Query No./Query Year]  
Name : SRIRAM COMMOTRADE PVT. LD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : VIP ENCLAVE, A/104, RAGHUNATHPUR, KOL-59  
Applicant Name : Mr Tarak Das  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15230000967835/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	198920
2	15230000967835/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	39814

In Words : Rupees Two Lakh Thirty Eight Thousand Seven Hundred Thirty Four only  
Total 238734



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TARAK DAS

KRISHNA CHANDRA DAS

05/11/1968

Permanent Account Number  
ADFPD1319P

*Tarak Das*

Signature



27/03/11

यदि कार्ड खोने / कले पर कुनैसा सुचित करे / लोस्टेडः  
आयकर सेवा केन्द्र, एन एन टी एल  
तीसरी मंजिल, ३१ नम्बर चम्बर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुणे - ४११ ०४६

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 046

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [income@nsdl.co.in](mailto:income@nsdl.co.in)



ভারত সরকার  
Government of India



তারক দাস  
TARAK DAS  
পিতা : কৃষ্ণ চন্দ্র দাস  
Father : KRISHNA CHANDRA DAS  
জন্মতারিখ / DOB : 06/11/1968  
পুলক / Male



6413 8792 6605

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
প্রমোদ কৃষ্ণ চন্দ্র দাস, লোটােস  
হসপিটাল, কাজিয়াল পাড়া,  
রাজারহাট, রাজারহাটে, উত্তর ২৪  
পরগনা, পশ্চিম বঙ্গ, 700135

Address:  
S/O, Late Krishna Chandra Das,  
Lotus Hospital, Kanjal Para,  
Rajarhat, Rajarhat, North 24  
Parganas, West Bengal, 700135

6413 8792 6605

1547  
1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1523-06298/2017	Date of Registration	07/07/2017
Query No / Year	1523-0000967835/2017	Office where deed is registered	
Query Date	05/07/2017 6:48:32 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tarak Das Kajjal Para, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9836475200, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 39,80,000/-	Rs. 39,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,99,020/- (Article:23)	Rs. 39,814/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-416	LR-4984	Bastu	Shali	1 Katha 11 Chatak	13,50,000/-	13,50,000/-	Width of Approach Road: 12 Ft.,
L2	LR-417	LR-4984	Bastu	Shali	13 Chatak	6,50,000/-	6,50,000/-	Width of Approach Road: 12 Ft.,
		<b>TOTAL :</b>			<b>4.125Dec</b>	<b>20,00,000 /-</b>	<b>20,00,000 /-</b>	
		<b>Grand Total :</b>			<b>4.125Dec</b>	<b>20,00,000 /-</b>	<b>20,00,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	19,80,000/-	19,80,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1600 sq ft</b>	<b>19,80,000 /-</b>	<b>19,80,000 /-</b>	

#### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Tarak Das (Presentant)</b> Son of Late Krishna Chandra Das Executed by: Self, Date of Execution: 07/07/2017 , Admitted by: Self, Date of Admission: 07/07/2017 , Place : Office			
		07/07/2017	LTI 07/07/2017	07/07/2017

KANJIAL PARA, P.O:- Rajathat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADFPD1319P, Status :Individual, Executed by: Self, Date of Execution: 07/07/2017 , Admitted by: Self, Date of Admission: 07/07/2017 ,Place : Office

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Sriram Commotrade Private Limited</b> VIP ENCLAVE, BLOCK-A/104, VIP ROAD, RAGHUNATHPUR, P.O:- DESH BANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.:: AALCS9616A, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DEB DULAL SARKAR</b> Son of Mr BANI BHUSAN SARKAR 36-B, PRASHANTA NASKAR LANE, P.O:- TILJALA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : Sriram Commotrade Private Limited

**Identifier Details :**

Name & address	
Mr ALOKE KUMAR GHOSH Son of Mr AJIT GHOSH KANJIYAL PARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Tarak Das	
	07/07/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Tarak Das	Sriram Commotrade Private Limited-2.78437 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Tarak Das	Sriram Commotrade Private Limited-1.34063 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Tarak Das	Sriram Commotrade Private Limited-1600.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 416(Corresponding RS Plot No:- 416), LR Khatian No:- 4984	Owner:ভারক দাস, Gurdian:কৃষ্ণচন্দ্র দাস, Address:37/H/7/4,সুরেন সরকার রোড, কলি-10, Classification:শালি, Area:0.03000000 Acre,
L2	LR Plot No:- 417(Corresponding RS Plot No:- 417), LR Khatian No:- 4984	Owner:ভারক দাস, Gurdian:কৃষ্ণচন্দ্র দাস, Address:37/H/7/4,সুরেন সরকার রোড, কলি-10, Classification:শালি, Area:0.01000000 Acre,

### Endorsement For Deed Number : I - 152306298 / 2017

On 06-07-2017

#### Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,80,000/-

Debasish Dhar

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

On 07-07-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:24 hrs on 07-07-2017, at the Office of the A.D.S.R. RAJARHAT by Mr Tarak Das ,Executant.

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

Execution is admitted on 07/07/2017 by Mr Tarak Das, Son of Late Krishna Chandra Das, KANJIAL PARA, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr ALOKE KUMAR GHOSH, , Son of Mr AJIT GHOSH, KANJIYAL PARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,814/- ( A(1) = Rs 39,800/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017 7:33PM with Govt. Ref. No: 192017180029152361 on 06-07-2017, Amount Rs: 39,814/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKC9500490 on 06-07-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,99,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,98,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 84760, Amount: Rs.100/-, Date of Purchase: 15/02/2017, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017 7:33PM with Govt. Ref. No: 192017180029152361 on 06-07-2017, Amount Rs: 1,98,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKC9500490 on 06-07-2017, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 181017 to 181041

being No 152306298 for the year 2017.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2017.07.14 17:00:48 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 14-07-2017 17:00:47  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

06710

D-06300/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
 47-11  
 6-01967845

Y 534717

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

Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs

07 JUL 2017

**THIS INDENTURE** made this the 7th day of July, 2017  
 BETWEEN **(SRI) ALOKE KUMAR GHOSH**, IT PAN- AGBPG9570E, son of  
 Sri Ajit Kumar Ghosh, by Caste- Hindu, by Nationality- Indian, by

Occupation- Business, residing at Kanjiyal para, P.O. & P.S.- Rajarhat, District- North 24 Pargana, Kolkata- 700 135, 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

**SRIRAM COMMOTRADE PRIVATE LIMITED**, (IT PAN- AALCS9616A), the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block- A/104, VIP Road, Raghunathpur, Kolkata- 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkar, son of Sri Bani Bhusan Sarkar, residing at 36-B, Prasanta Naskar Lane, Kolkata- 700 039, hereinafter referred to 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 **OTHER PART** :

**WHEREAS** one [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal, were recorded owner of **ALL THAT** piece or parcel of land measuring about 1.16 [one point one six] Acres, comprised in R.S. Dag No. 416, recorded under R. S. Khatian No. 1496, AND land measuring about 0.23 [point two three] Acres, comprised in R. S. Dag No. 417, recorded under R.S. Khatian No. 1502, 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 [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 **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] 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 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 North North 24-Parganas, unto and in favour of one Srimati **Sandhya Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum 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 **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] 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 land measuring about 0.23 Acres comprised under R. S. Dag No. 417 [Total land area 0.23 Acres], along with other dag nos., appertaining to R. S. Khatian No. 1502, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District- North North 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** recorded her name in the Record Of Rights (ROR) vide L.R. Khatian No. 4545 and Srimati **Sabita Bose** vide L.R. Khatian No. 4541;

**AND WHEREAS** while 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 .23 Acres comprised under R.S. Dag No. 417 [land area 0.23 Acres], along with other dag nos., appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJOANI, J. L. No. 13, R.S. No. 198, under Police Station - Rajarhat, District North North 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 the said Srimati **Sandhya Ghosh** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a 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 0.2250 Acres, comprised under R.S. Dag No. 416 [Total Land Area in Dag- 1.16 Acres] appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas,

unto and in favour of one Sri **Amaresh Banerjee**, 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 439 to 448, Being No. 5508 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 solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Saf Bikray Kobala dated 6th day of June, 1992 said Sri **Madan Mohan Goswami**, and Sri **Amaresh Banerjee**, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land ad-measuring about 5 (Five) Cottah, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, comprised in R.S. Dag No. 416, recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, **and** land area 3 (Three) Cottah 5 (Five) Chittack, more or less, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of one **Dr. Bhumendra Nath Guharoy**, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas and recorded into Book- I, Volume No. 61, Pages 259 to 267, Being No. 4162 for the year 1992, 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 solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Saf Bikray Kobala dated 9th day of June, 2004 said **Dr. Bhumendra Nath Guharoy**, (out of the aforesaid landed property), sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian

No. 4541, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District- North 24-Parganas, hereinafter called as "the **Said Property**", more fully and particularly described in the **SCHEDULE**, hereunder written, unto and in favour of Sri **ALOKE KUMAR GHOSH**, 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- I, Volume No. 332, Pages 82 to 101, Being No. 05599 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** thus, after purchase of the Said Property, said Sri **ALOKE KUMAR GHOSH**, the Vendor herein, applied for and got recorded the Said Property in his name in Records Of Rights (ROR) at BL&LRO, Rajarhat, in the following manner:

District- North 24 Parganas, L.R. Khatian No. 4983

Mouza- Rekjoani, J.L. No. 13, Police Station- Rajarhat

<b><u>L.R. Dag No.</u></b>	<b><u>Shreni</u></b>	<b><u>Total Area in Dag (Acre)</u></b>	<b><u>Share in the Dag</u></b>
417	Shali	0.23	0.1783

**AND WHEREAS** thus, as on date, the said Sri **ALOKE KUMAR GHOSH**, the Vendor herein, is solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein have agreed to Purchase **the Said Property 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, at and for a Total Consideration of Rs.39,80,000/- [Rupees Thirty Nine Lac

And Eighty Thousand] only, which according to the parties herein is fair and reasonable market value of the Said Property.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty 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 ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, comprised in R.S./ L.R. Dag No. 417 (Share in Dag- 0.1783), recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4983, lying and situated at Mouza-REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station-Rajarhat, District- North 24-Parganas, more fully shown in the MAP annexed herewith and bordered RED\*thereon **TOGETHER WITH** a two storied mosaic floored building, having an covered area of 750 square feet approx on each floor, standing thereon, 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, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

- (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 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 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 has delivered peaceful and 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 Record of Rights as well as in the records of local authority;
- (XIV) THAT this day, the Vendor has handed over originals of all papers, deed and documents, related to the Said Property to the Purchaser herein;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of a plot of land ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, comprised in R.S./ L.R. Dag No. 417 (Share in Dag- 0.1783), recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4983, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, more fully shown in the MAP annexed herewith and bordered RED thereon **TOGETHER WITH** a two storied mosaic floored building, having an covered area of 750 square feet approx on each floor, standing thereon **AND TOGETHER WITH** all sorts of rights, easements,

privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : By land comprised in R.S./ L.R. Dag 449;  
 ON THE SOUTH : By 12'-0" wide common passage;  
 ON THE EAST : By land comprised in R.S./ L.R. Dag 417 (P);  
 ON THE WEST : By land comprised in R.S./ L.R. Dag 417 (P);

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

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata  
 in the presence of:

*Naraindas*  
 Son of Late Krishna Chandra Das  
 Kanjal para  
 Bazarhat  
 Kot - 135  
 Anirban Ghosh  
 Son of Alok K. Ghosh  
 Bazarhat, Kanjal Para, Kolkata 700135

*Alok Ghosh*  
 \_\_\_\_\_  
 SIGNATURE OF VENDOR

*Identified by  
 I, my wife  
 K. N. S. 2011  
 H. S. C. Kot.*

**RECEIPT**

**RECEIVED** a sum of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty Thousand] 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
15,00,000/-	06.07.2017	049230	Corporation Bank, Baguiati Branch	ALOKE KUMAR GHOSH
15,00,000/-	06.07.2017	049231	Corporation Bank, Baguiati Branch	ALOKE KUMAR GHOSH
9,80,000/-	06.07.2017	049232	Corporation Bank, Baguiati Branch	ALOKE KUMAR GHOSH
39,80,000/-	Rupees Thirty Nine Lac And Eighty Thousand only.			

Witnesses:

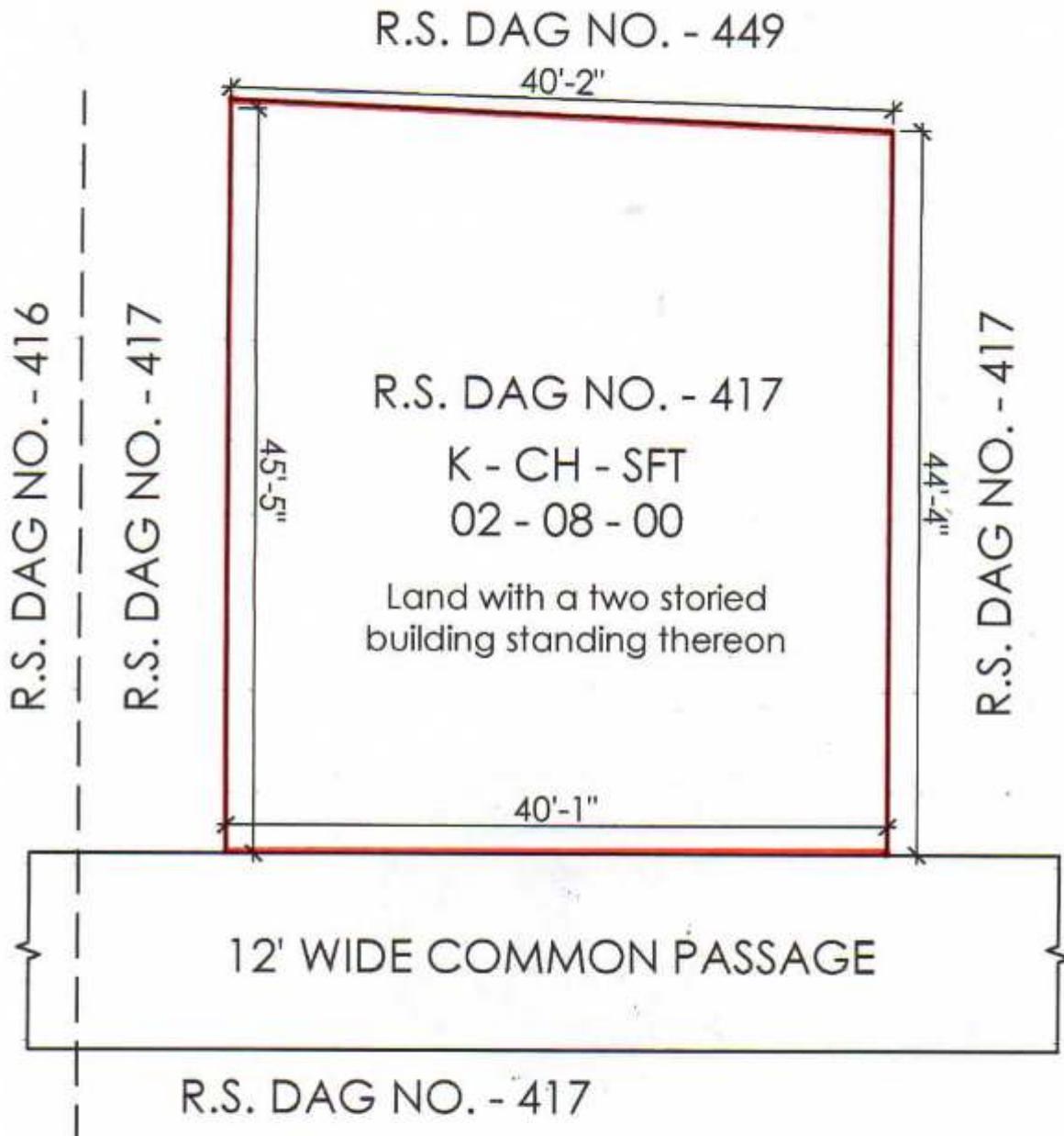
*Narandun*  
 Son of late Krishna  
 chandra Das  
 Kanjial para  
 Rajarhat  
 Kof-135

*Anirban Ghosh*  
 Son of Alok k. Ghosh  
 Rajarhat, Kanjial. para, Kolkata 700135

*Aloke Ghosh*

SIGNATURE OF THE VENDOR

SITE PLAN OF LAND OF R.S. DAG NOS. - 417(P), AT  
 MOUZA - RECKJOANI, J.L. NO. - 13, R.S. NO. 198, R.S. KH.  
 NOS. - 1496,1502, L.R. KH. NO. - 4983, TOUZI NO. 2998.  
 P.S. RAJARHAT, DIST.- NORTH 24 PARGANAS.



AREA OF LAND

R.S. /L.R. DAG NOS.	SHARE IN DAG	AREA		
		K.	CH.	SFT.
417 (PART)	0.1783	02	08	00
TOTAL AREA (MORE OR LESS)		02	08	00

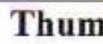
*Aloke Kr. Ghosh*

Signature of Vendor  
 Aloke Kr. Ghosh



Not to Scale

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

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

GRN: 19-201718-002915553-1 Payment Mode Online Payment  
GRN Date: 06/07/2017 19:40:56 Bank : State Bank of India  
BRN : CKC9501829 BRN Date: 06/07/2017 19:42:10

DEPOSITOR'S DETAILS

Id No. : 15230000967845/3/2017  
[Query No./Query Year]  
Name : SRIRAM COMMOTRADE PVT. LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : VIP ENCLAVE, A-104, RAGHUNATHPUR, KOL-59  
Applicant Name : Mr ALOKE KUMAR GHOSH  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230000967845/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	198920
2	15230000967845/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	39614

Total

238734

In Words : Rupees Two Lakh Thirty Eight Thousand Seven Hundred Thirty Four only

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SRIRAM COMMOTRADE PRIVATE  
LIMITED

28/08/2007

AAALCS9816A



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ALOKE KUMAR GHOSH  
AJIT GHOSH  
04/01/1971  
Permanent Account Number  
AGBPG9570E



*Alok Kumar Ghosh*  
Signature

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTHSI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTHSI,  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.



ভারত সরকার  
Government of India



অলোক কুমার ঘোষ  
Aloke Kumar Ghosh  
জন্মতারিখ / DOB : 04/01/1971  
পুরুষ / Male



7013 7199 7001

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনয়িত পরিচয় প্রাধিকারন  
Unique Identification Authority of India

ঠিকানা:  
S/O অজিত ঘোষ, লোটাস  
হসপিটাল, কাজিয়াল পাড়া,  
রাজারহাট, রাজারহাট, উত্তর ২৪  
পরগনা, পশ্চিম বঙ্গ, 700135

Address:  
S/O, Ajit Ghosh, Lotus Hospital,  
Kanjiyal Para, Rajarhat, Rajarhat,  
North 24 Parganas, West Bengal,  
700135

7013 7199 7001

1947  
1900 300 1947

help@uidai.gov.in

www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1523-06300/2017	Date of Registration	07/07/2017
Query No / Year	1523-0000967845/2017	Office where deed is registered	
Query Date	05/07/2017 6:50:38 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ALOKE KUMAR GHOSH KANJIYAL PARA, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9836475200, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 39,80,000/-	Rs. 39,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,99,020/- (Article:23)	Rs. 39,814/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-417	LR-4983	Bastu	Shali	2 Katha 8 Chatak	20,00,000/-	20,00,000/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>					<b>4.125Dec</b>	<b>20,00,000 /-</b>	<b>20,00,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	19,80,000/-	19,80,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1500 sq ft</b>	<b>19,80,000 /-</b>	<b>19,80,000 /-</b>	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Aloke Kumar Ghosh (Presentant)</b> Son of Mr AJIT GHOSH Executed by: Self, Date of Execution: 07/07/2017 , Admitted by: Self, Date of Admission: 07/07/2017 ,Place : Office			
		07/07/2017	LTI 07/07/2017	07/07/2017

KANJIYAL PARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGBPG9570E, Status :Individual, Executed by: Self, Date of Execution: 07/07/2017 , Admitted by: Self, Date of Admission: 07/07/2017 ,Place : Office

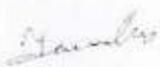
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SRIRAM COMMOTRADE PRIVATE LIMITED</b> VIP ENCLAVE, BLOCK- A/104, VIP ROAD, RAGHUNATHPUR, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.:: AALCS9616A, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DEB DULAL SARKAR</b> Son of Mr BANI BHUSAN SARKAR 36-B, PRASHANTA NASKAR LANE, P.O:- TILJALA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : SRIRAM COMMOTRADE PRIVATE LIMITED

**Identifier Details :**

Name & address	
Mr TARAK DAS Son of Late KRISHNA CGHANDRA DAS KANJIAL PARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Alope Kumar Ghosh	
	07/07/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Alope Kumar Ghosh	SRIRAM COMMOTRADE PRIVATE LIMITED-4.125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Alope Kumar Ghosh	SRIRAM COMMOTRADE PRIVATE LIMITED-1500.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 417(Corresponding RS Plot No:- 417), LR Khatian No:- 4983	Owner:অলোক কুমার ঘোষ, Gurdian:অজিত কুমার ঘোষ, Address:15বি, সুরা ইস্ট রোড, বেলেঘাটা, কলি-10, Classification:শালি, Area:0.04000000 Acre,

### Endorsement For Deed Number : I - 152306300 / 2017

On 06-07-2017

#### Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,80,000/-

Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 07-07-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:26 hrs on 07-07-2017, at the Office of the A.D.S.R. RAJARHAT by Mr Aloke Kumar Ghosh ,Executant.

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

Execution is admitted on 07/07/2017 by Mr Aloke Kumar Ghosh, Son of Mr AJIT GHOSH, KANJIYAL PARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr TARAK DAS, , , Son of Late KRISHNA CGHANDRA DAS, KANJIAL PARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,814/- ( A(1) = Rs 39,800/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017 7:42PM with Govt. Ref. No: 192017180029155531 on 06-07-2017, Amount Rs: 39,814/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKC9501829 on 06-07-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,99,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,98,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28157, Amount: Rs.100/-, Date of Purchase: 06/07/2017, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017 7:42PM with Govt. Ref. No: 192017180029155531 on 06-07-2017, Amount Rs: 1,98,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKC9501829 on 06-07-2017, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 181042 to 181067

being No 152306300 for the year 2017.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2017.07.14 17:02:37 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 14-07-2017 17:02:37  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)