

14547

13274/2014



Handwritten signature

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 664221

Handwritten notes:
1/28/14
1-5-14
a. 24/11

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.



THIS INDENTURE made this the 28th day of November, 2014
BETWEEN (1) **(SRI) AJOY KUMAR SARKAR**, (PAN NO. AKDPS7029Q),
son of Late Jitendra Nath Sarkar, by faith Hindu, by Nationality- Indian,

01 DEC 2014

69904

No. Date

Sold to

Address

Rs. P.

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



20 OCT 2014

20 OCT 2014



Subhas Paul Chowdhury
 S/O Mr. Paul Chowdhury
 Rajarhat, In Doinga nagan
 1Cul-135
 Business

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

01 DEC 2014

presently residing at 8/30, Purbamal Eyar India Staff Quarter (Ansha), East Mall Road, Kolkata 700 080, and (2) ~~(SRI) SANJAY SARKAR~~ alias Sanjay Kumar Sarkar, (PAN NO. BAYPS1914G), son of Late Jitendra Nath Sarkar, by faith Hindu, by Nationality- Indian, presently residing at Part No. 285, South Dum-Dum, Kolkata 700 080, West Bengal, hereinafter referred to and called as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND (1) ALORAN VINIMAY PRIVATE LIMITED**, (PAN NO. AAJCA6421H), the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block A, Flat No. 104, VIP Road, Raghunathpur, Kolkata- 700 059, (2) **DHANSHREE TRADE-LINK PRIVATE LIMITED**, (PAN NO. AADCD9014F), the Company, registered under the Companies Act 1956 and having its registered Office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (3) **SEAMARINE VINTRADE PRIVATE LIMITED**, (PAN NO. AAPCS7897F), the Company, registered under the Companies Act 1956 and having its registered Office at Executive Palace, CA 16/2A, Rail Pukur Road, Deshbandhu Nagar, Block-B, Flat No. 403, Kolkata 700 059, and (4) **SEAMARINE VANIJYA PRIVATE LIMITED**, (PAN NO. AAPCS7895H), the Company, registered under the Companies Act 1956 and having its registered Office at 1, Ganesh Chandra Avenue, 6th Floor, Room No. 601, Kolkata 700 012, hereinafter jointly and/or collectively 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 (1) **SATISH CHANDRA MONDAL**, and (2) **JATINDRA NATH MONDAL**, along with other properties, were the recorded owner of **ALL THAT** piece and parcel of land measuring about 47 [Forty Seven] Decimals, more or less, comprised in C.S. Dag No. 389, corresponding to R.S. Dag No. 415, appertaining to C.S. Khatian No. 2023, corresponding to R.S. Khatian No. 2131, 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, free from all encumbrances;

AND WHEREAS while the said (1) **SATISH CHANDRA MONDAL**, and (2) **JATINDRA NATH MONDAL**, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid Property, by a sale deed dated 16th day of February, 1970 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 46 [Forty Six] decimal, [After deducting One Decimal of land vested in road out of 47 Decimals of total land], more or less, comprised under C.S. Dag No. 389, corresponding to R.S. Dag No. 415, appertaining to C.S. Khatian No. 2023, corresponding to R.S. Khatian No. 2131, 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, hereafter called "the **SAID LAND**", unto and in favour of one **Bikash Chandra Gui**, which was duly registered in the Office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 19, Pages 222 to 224, Being No. 1064 for the year 1970, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS while thus the said **Bikash Chandra Gui** seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a Sale Deed dated 1st day of October, 1973 sold, transferred, conveyed, granted, assigned and assured the Said Land unto and in favour of one **Tagar Prabha Paul**, which was duly registered in the office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 129, Pages 205 to 209, Being No. 6918 for the year 1973, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS while thus the said **Tagar Prabha Paul** seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a release deed dated 25th day of October, 1975 released, transferred, conveyed, granted, assigned and assured the Said Land unto and in favour of one **Jitendra Nath Sarkar**, which was duly registered in the office of the Sub Registrar, Kashipur, Dum Dum and recorded into Book No. I, Volume No. 150, Pages 79 to 81, Being No. 9133 for the year 1975, and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while the said **Jitendra Nath Sarkar** solely seized and possessed of or otherwise well and sufficiently entitled to the Said Land, said **Jitendra Nath Sarkar** died, intestate leaving behind him, his two sons namely (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the

Vendors herein, as the only legal heirs and successors towards the estates left by him, including the Said Land;

AND WHEREAS by virtue of law of inheritance (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, recorded their name in Record Of Rights under L.R. Khatian No. 1615 and 1616, respectively, as sole and absolute owner of the Said Land.

AND WHEREAS thus the said (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, are sole and absolute owner of **the Said Land**, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendors, due to paucity of funds and inability to administer and maintain the Said Land, have agreed to sale and the Purchasers herein have agreed to purchase, out of the Said Land, **ALL THAT** piece or parcel of land measuring about 42.5 [Forty Two point Five] Decimal, equivalent to 25.713 (Twenty Five point Seven One Three) Cottah, more or less, lying and situated under Mouza - REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 415, appertaining to R.S. Khatian No. 2131, corresponding to L.R. Khatian No. 1615 and 1616, under Police Station- Rajarhat, District North 24-Parganas, hereafter referred as "**the SAID PROPERTY**", more fully described in **the SCHEDULE**, written hereunder **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.1,75,60,000/- (One Crore Seventy Five Lac And Sixty Thousand) only.

AND WHEREAS in connection with the sale of the Said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendors are the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the

concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;

- (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee in any way relating to the said Property.
- (iv) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendors nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendors have not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (ix) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.1,75,60,000/- (One Crore Seventy Five Lac And Sixty Thousand) only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit

release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 42.5 [Forty Two point Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 415, recorded under L.R. Khatian No. 1615 and 1616, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, 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 Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done

executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the 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 Vendors or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the 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 Vendors nor any such notice has been published; and
- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the 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 Vendors 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 Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute Owners 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 Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and

(XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record Of Rights as well as in the records of local authority;

(XIV) THAT simultaneously with the execution of this deed, the Vendors have handed over all documents of title relating to the Said Property, unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 42.5 [Forty Two point Five] Decimal, equivalent to 25.713 (Twenty Five point Seven One Three) Cottah, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 415, recorded under L.R. Khatian No. 1615 and 1616, within the limit of within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and duly demarcated in **RED** colour in the plan attached herewith and butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 416 ;

ON THE SOUTH : By land under R.S./ L.R. Dag No. 414 and main road ;

ON THE EAST : By land under R.S./ L.R. Dag No. 418 and 413 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 473, 476 and 477 ;

IN WITNESS WHEREOF the **VENDORS** have set and subscribed their hands on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

by the **VENDORS** at Kolkata

in the presence of:

Subhas Paul Chowdhury

Lat Ranendra Paul Ch.

Rajarhat Kol-135

Swapan Paul Chowdhury
s/o late Ranendra Paul Chowdhury
Indira Nagar Reckiauri
P.O./P.S.-Rajarhat Kol-135

Ajoy Kumar Sankar

Sanjoy Kumar Sankar

Drafted by
Sriya Dey
Advocate, High Court, Calcutta

RECEIPT

RECEIVED a sum of Rs.1,75,60,000/- (One Crore Seventy Five Lac And Sixty Thousand) only, from the within named Purchasers, as full and final payment against sale and transfer of the Said Premises to the Purchasers, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
23,00,000/-	28.11.2014	713876	Indian Overseas Bank Baguiati Branch	Ajoy Kumar Sarkar
23,00,000/-	28.11.2014	713877	Indian Overseas Bank Baguiati Branch	Sanjay Kumar Sarkar
23,00,000/-	28.11.2014	713851	Indian Overseas Bank Baguiati Branch	Ajoy Kumar Sarkar
23,00,000/-	28.11.2014	713852	Indian Overseas Bank Baguiati Branch	Sanjay Kumar Sarkar
41,80,000/-	28.11.2014	335101	Indian Overseas Bank Baguiati Branch	Ajoy Kumar Sarkar
41,80,000/-	28.11.2014	335102	Indian Overseas Bank Baguiati Branch	Sanjay Kumar Sarkar
1,75,60,000/-	One Crore Seventy Five Lac And Sixty Thousand only.			

Witnesses:

Subhas Paul Chowdhury
S/o Late Ranada
Paul Chowdhury
Rajarhat

Asapan Paul Chowdhury
S/o Late Ranada Paul

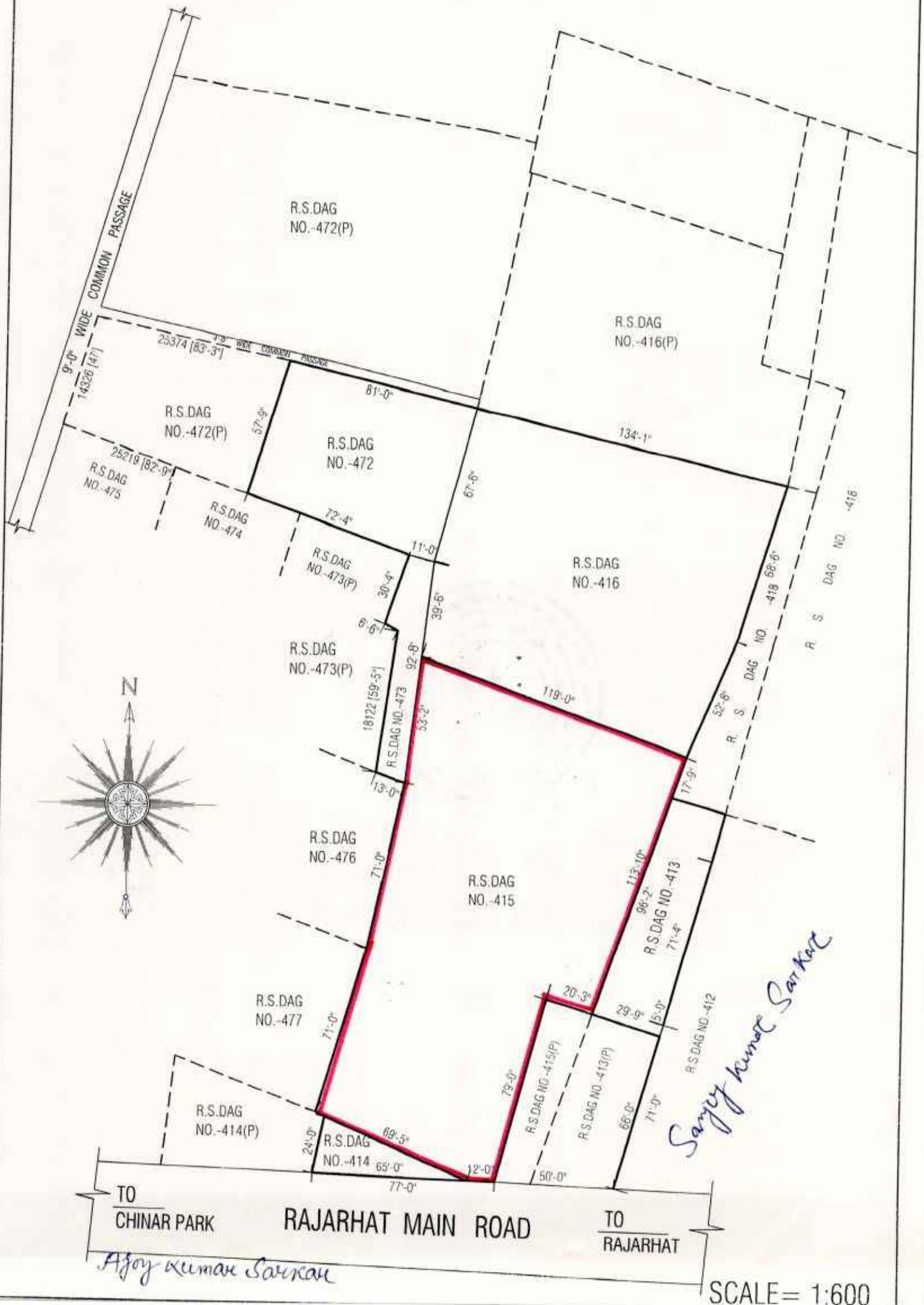
Chowdhury
Indira Nagar Reekian
P.O/P.S. Rajarhat K01-135

Ajoy Kumar Sarkar -
Sanjay Kumar Sarkar

SIGNATURE OF THE VENDORS

SITE PLAN OF LAND COMPRISED IN R.S./L.R. DAG NO -415 AT MOUZA - RECKJOANI,
 J.L.NO.-13, L.R.KHATIAN NO.-1615 & 1616, P.S.- RAJARHAT,
 DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR.1 NO.GRAM PANCHYET

PURCHASE AREA OF PLOT = 42.5 DECIMAL



SCALE = 1:600

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Abh</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Ajay Kumar Sankar</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Sarjey Kumar Sankar</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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

GRN: 19-201415-001219632-1

Payment Mode Online Payment

GRN Date: 28/11/2014 16:39:59

Bank : State Bank of India

BRN : CK56251211

BRN Date: 28/11/2014 16:51:01

DEPOSITOR'S DETAILS

Id No. : 1523L000024152/3/2014

[Query No./Query Year]

Name : ALORAN VINIMAY PVT LTD

Contact No. : Mobile No. : +91 9830043331

E-mail : anand@loharukagroup.com

Address : VIP ENCLAVE, FLAT NO A-104
RAGHUNATHPUR, KOL 59

Applicant Name : K Agarwal

Office Name : A.D.S.R. RAJARHAT, North 24-Parganas

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1523L000024152/3/2014	Property Registration- Stamp duty	0030-02-103-003-02	1053620
2	1523L000024152/3/2014	Property Registration- Registration Fees	0030-03-104-001-16	193163
Total				1246783

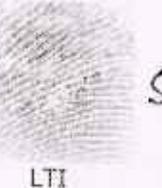
In Words : Rupees Twelve Lakh Forty Six Thousand Seven Hundred Eighty Three only

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 14547 / 2014, Deed No. (Book - I , 13274/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ajoy Kumar Sarkar S/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	 01/12/2014	 LTI 01/12/2014	Ajoy Kumar Sarkar 01/12/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajoy Kumar Sarkar Address -8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	Self	 01/12/2014	 LTI 01/12/2014	Ajoy Kumar Sarkar
2	Sanjay Sarkar Address -285, South Dum Dum, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	Self	 01/12/2014	 LTI 01/12/2014	Sanjay Kumar Sarkar

Name of Identifier of above Person(s)

S. Paul Choudhury
Rajarhat Indiranagar, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

S. Paul Choudhury
01/12/14


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT

01 DEC 2014



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

Endorsement For Deed Number : I - 13274 of 2014
(Serial No. 14547 of 2014 and Query No. 1523L000024152 of 2014)

On 01/12/2014

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.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,93,163/- paid online on 28/11/2014 4:51PM with Govt. Ref. No. 192014150012196321 on 28/11/2014 4:39PM, Bank: State Bank of India, Bank Ref. No. CK56251211 on 28/11/2014 4:51PM, Head of Account: 0030-03-104-001-16, Query No:1523L000024152/2014

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.-1,75,60,000/-

Certified that the required stamp duty of this document is Rs.- 1053620 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 10,53,620/- paid online on 28/11/2014 4:51PM with Govt. Ref. No. 192014150012196321 on 28/11/2014 4:39PM, Bank: State Bank of India, Bank Ref. No. CK56251211 on 28/11/2014 4:51PM, Head of Account: 0030-02-103-003-02, Query No:1523L000024152/2014

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

Presented for registration at 13.55 hrs on 01/12/2014, at the Office of the A.D.S.R. RAJARHAT by Ajoy Kumar Sarkar , one of the Executants.

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

Execution is admitted on 01/12/2014 by

1. Ajoy Kumar Sarkar, son of Lt. Jitendra Nath Sarkar , 8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Hindu, By Profession : Others
2. Sanjay Sarkar, son of Lt. Jitendra Nath Sarkar , 285, South Dum Dum, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Hindu, By Profession : Business

Identified By S. Paul Choudhury, son of Lt. R Paul Choudhury, Rajarhat Indiranagar, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

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

01 DEC 2014

(Debasish Dhar)
Additional District Sub-Registrar

01/12/2014 15:16:00

Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 454 to 470
being No 13274 for the year 2014.



(Debasish Dhar) 02-December-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

14546

13275/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 664220

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.

0 1 DEC 2014

THIS INDENTURE made this the 28th day of November, 2014
BETWEEN (1) **(SRI) AJOY KUMAR SARKAR**, (PAN NO. AKDPS7029Q),
son of Late Jitendra Nath Sarkar, by faith Hindu, by Nationality- Indian,

69905

No. Date: 20 OCT 2014
 Sold to: Advocate
 Address: C.M.M.'S Court
 Rs.
ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001



20 OCT 2014



Subhas Paul Chowdhury
 son of Late. Rabi Chowdhury
 Rajarhat Indiranagar
 1A/1-135
 Business

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

01 DEC 2014

presently residing at 8/30, Purbamal Eyar India Staff Quarter (Ansha), East Mall Road, Kolkata 700 080, and (2) **(SRI) SANJAY SARKAR** alias Sanjay Kumar Sarkar, (PAN NO. BAYPS1914G), son of Late Jitendra Nath Sarkar, by faith Hindu, by Nationality- Indian, presently residing at Part No. 285, South Dum-Dum, Kolkata 700 080, West Bengal, hereinafter referred to and called as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND REALPOINT MARKETING PRIVATE LIMITED**, (PAN NO. AAFCR3734G), the Company, registered under the Companies Act 1956 and having its registered Office at Executive Palace, CA 16/2A, Rail Pukur Road, Deshbandhu Nagar, Block- B, Flat No. 403, Kolkata 700 059, 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 **SURENDRA NATH DAS** was the recorded owner of **ALL THAT** piece and parcel of land measuring about 11 [Eleven] Decimals, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 386, corresponding to R.S. Dag No. 413, appertaining to C.S. Khatian No. 448, R.S. Khatian No. 455, under Police Station- Rajarhat, District North 24-Parganas, free from all encumbrances;

AND WHEREAS while the said **SURENDRA NATH DAS** was seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by a sale deed dated 4th day of November, 1959 said **SURENDRA NATH DAS** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of land measuring about 11 [Eleven] Decimals, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 386, corresponding to R.S. Dag No. 413, appertaining to C.S. Khatian No. 448, corresponding to R.S. Khatian No. 455, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of one **JOGMAYA DAS**, which was duly registered in the Office of the Sub-Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 116, Pages 7 to 8, Being No. 7583 for the year 1959, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS while the said **JOGMAYA DASI** seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by a sale deed dated 16th day of August, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of land measuring about 10.5 [Ten point Five] Decimals [After deducting Half Decimal of land vested in road out of 11 Decimals of total land], more or less, lying and situated under Mouza - REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 386, corresponding to R.S. Dag No. 413, appertaining to C.S. Khatian No. 448, corresponding to R.S. Khatian No. 455, under Police Station- Rajarhat, District North 24-Parganas, hereafter called "the **FIRST LAND**", unto and in favour of one **SUBIMAL DUTTA**, which was duly registered in the office of the Sub-Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 122, Pages 53 to 55, Being No. 6873 for the year 1974, absolutely and forever and handed over the vacant and peaceful possession of the First Land to purchaser therein,;

AND WHEREAS one **SK. ABDUL HAKIM** seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 5 [Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 388, corresponding to R.S./ L.R. Dag No. 414, recorded in C.S. Khatian No. 1469, corresponding to R.S. Khatian No. 1538 (Khand Khatian 2744), under Police Station- Rajarhat, District North 24-Parganas, hereafter called "the **SECOND LAND**", free from all encumbrances;

AND WHEREAS while the said **SK. ABDUL HAKIM** seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by a Sale Deed dated 20th July, 1962 sold, transferred, conveyed, granted, assigned and assured the **SECOND LAND**, unto and in favour of one **SATISH CHANDRA MONDAL**, which was duly registered in the office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 87, Pages 186 to 187, Being No. 6352 for the year 1962, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by virtue of inheritance, (1) **JATINDRA NATH MONDAL**, and (2) **SATISH CHANDRA MONDAL**, seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 2.5 [Two point Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 443, corresponding to R.S./ L.R. Dag No. 473, recorded in R.S. Khatian No.

2383, under Police Station- Rajarhat, District North 24-Parganas, hereafter called "the **THIRD LAND**", free from all encumbrances ;

AND WHEREAS while the said **SATISH CHANDRA MONDAL** solely seized and possessed of or otherwise well and sufficiently entitled to entirety of the **SECOND LAND** and 50% (Fifty Percent) share in the **THIRD LAND**, said **SATISH CHANDRA MONDAL** died, intestate leaving behind him, his two sons namely (1) **SUNIL KUMAR MONDAL** and (2) **SUDHIR KUMAR MONDAL**, as the only legal heirs and successors towards the estates left by him, including the aforesaid land;

AND WHEREAS thus, while the said (1) **JATINDRA NATH MONDAL**, was seized and possessed of or otherwise well and sufficiently entitled to 50% (Fifty Percent) share in the **THIRD LAND**, and by virtue of inheritance, (1) **SUNIL KUMAR MONDAL** and (2) **SUDHIR KUMAR MONDAL**, solely seized and possessed of or otherwise well and sufficiently entitled to entirety of the **SECOND LAND** and 50% (Fifty Percent) share in the **THIRD LAND**, by a sale deed dated 16th day of August, 1974 said (1) **SUNIL KUMAR MONDAL**, (2) **SUDHIR KUMAR MONDAL**, and (3) **JATINDRA NATH MONDAL**, jointly sold, transferred, conveyed, granted, assigned and assured **ALL THAT** 3.0 (Three) Decimal of land out of the **SECOND LAND** (After deducting Two Decimal of land vested in road, out of the Second land) and entirety of the **THIRD LAND**, unto and in favour of one **SUBIMAL DUTTA**, which was duly registered in the office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No.118, Pages 107 to 110, Being No. 6874 for the year 1974, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS thus the said **SUBIMAL DUTTA** seized and possessed of or otherwise well and sufficiently entitled to entirety of the **FIRST LAND**, the **THIRD LAND** and 3.0 (Three) Decimal of land out of the **SECOND LAND** (After deducting Two Decimal of land vested in road, out of the Second land), i.e. **ALL THAT** pieces and parcel of land admeasuring about 16.00 [Sixteen] Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 413 (Area- 10.50 Decimal), 414 (Area- 3.0 Decimal), and 473 (Area- 2.5 Decimal), appertaining to R.S. Khatian No. 455, 2383 and 1538 (Khand Khatian No.2744), within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, hereafter called "the **SAID LAND**", free from all encumbrances;

AND WHEREAS thus the said **SUBIMAL DUTTA** seized and possessed of or otherwise well and sufficiently entitled to entirety of the **SAID LAND**, by a Sale Deed dated 25th day of October, 1975 said **SUBIMAL DUTTA** sold, transferred, conveyed, granted, assigned and assured entirety of the **SAID LAND** unto and in favour of one **JITENDRA NATH SARKAR**, which was duly registered in the office of the Sub-Registrar, Cossipur, Dum Dum and recorded into Book No. 1, Volume No. 150, Pages 82 to 85, Being No. 9134 for the year 1975, absolutely and forever and handed over the vacant and peaceful possession of the Said Land to purchaser therein;

AND WHEREAS after purchase of the Said Land, said **JITENDRA NATH SARKAR** recorded his name in Record Of Rights, in respect of the land comprised in R.S./ L.R. Dag No. 413 and 473, under L.R. Khatian No. 704 and land comprised in R.S./ L.R. Dag No. 414 is presently recorded in L.R. Khatian No. 4546, in the name of Sk. Abdul Hakim;

AND WHEREAS while the said **JITENDRA NATH SARKAR** solely seized and possessed of or otherwise well and sufficiently entitled to the Said Land, said **Jitendra Nath Sarkar** died, intestate leaving behind him, his two sons namely (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, as the only legal heirs and successors towards the estates left by him, including the Said Land;

AND WHEREAS thus, by virtue of law of inheritance (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, become sole and absolute owner of the Said Land, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendors, due to paucity of funds and inability to administer and maintain the Said Land, have agreed to sale and the Purchaser herein has agreed to purchase, out of the Said Land, i.e. **ALL THAT** piece and parcel of land measuring about 11.25 [Eleven point Two Five] Decimal, equivalent to 6.8063 Cottah, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 413 (Area- 5.75 Decimal), 414 (Area- 3.0 Decimal), and 473 (Area- 2.5 Decimal), recorded in L.R. Khatian No. 704 and 4546, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, hereafter referred as "the **SAID PROPERTY**", more fully described in the SCHEDULE, written hereunder, at and for a Total Consideration of Rs.47,64,000/- (Rupees Forty Seven Lac And Sixty Four Thousand) only.

AND WHEREAS in connection with the sale of the Said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-

- (i) That the Vendors are the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchaser;
- (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee in any way relating to the Said Property.
- (iv) That save and except the Vendors no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendors nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;

- (viii) That save those relating to sale of the Said Property to the Purchaser hereto, the Vendors have not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (ix) That the consideration being paid by the Purchaser represents the current market value and available price for sale of the Said Property.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.47,64,000/- (Rupees Forty Seven Lac And Sixty Four Thousand) only, duly paid by the Purchaser to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of land measuring about 11.25 [Eleven point Two Five] Decimal, equivalent to 6.8063 Cottah, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 413 (Area- 5.75 Decimal), 414 (Area- 3.0 Decimal), and 473 (Area- 2.5 Decimal), recorded in L.R. Khatian No. 704 and 4546, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, 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 reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other

legal incidents thereof whatsoever, of the Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

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

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

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

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record Of Rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendors have handed over all documents of title relating to the Said Property, unto the Purchaser.

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of land measuring about 11.25 [Eleven point Two Five] Decimal, equivalent to 6.8063 Cottah, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 413 (Area- 5.75 Decimal), 414 (Area- 3.0 Decimal), and 473 (Area- 2.5 Decimal), recorded in L.R. Khatian No. 704 and 4546, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S./ L.R. Dag No. 413 is duly demarcated in **RED** colour in the plan attached herewith, marked as Annexure-A and butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 418 ;

ON THE SOUTH : By land under R.S./ L.R. Dag No. 413 (Part) ;

ON THE EAST : By land under R.S./ L.R. Dag No. 412 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 415 ;

R.S./ L.R. Dag No. 414 is duly demarcated in **BLUE** colour in the plan attached herewith, marked as Annexure-A and butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 415 ;

ON THE SOUTH : By Rajarhat Main Road ;

ON THE EAST : By land under R.S./ L.R. Dag No. 415 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 414 (Part) ;

R.S./ L.R. Dag No. 473 is duly demarcated in **GREEN** colour in the plan attached herewith, marked as Annexure-A and butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 472 ;

ON THE SOUTH : By land under R.S./ L.R. Dag No. 476 ;

ON THE EAST : By land under R.S./ L.R. Dag No. 416 and 415 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 473 (Part) ;

IN WITNESS WHEREOF the **VENDORS** have set and subscribed their hands on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

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

32 Rajbans Paul Chowdhury
S/O Late - Ramada Paul
Chowdhury.
Ansiragarh P.O. Rajarhat
P.O./P.S - Rajarhat - KOL-135

Subhas Paul Chowdhury
Lat Ramada Paul Ch.
Rajarhat KOL-135

Ajoy Kumar Sarker

Sanjoy Kumar Sarker

Drafted by
Sanya Dey
Advocate, High Court, Calcutta

RECEIPT

RECEIVED a sum of Rs.47,64,000/- (Rupees Forty Seven Lac And Sixty Four Thousand) only, from the within named Purchasers, as full and final payment against sale of the Said Premises to the Purchasers, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
23,82,000/-	28.11.2014	672730	Indian Overseas Bank Baguiati Branch	Ajoy Kumar Sarkar
23,82,000/-	28.11.2014	672731	Indian Overseas Bank Baguiati Branch	Sanjay Kumar Sarkar
47,64,000/-	Rupees Forty Seven Lac And Sixty Four Thousand only.			

Witnesses:

Asapan Paul Choudhury
s/o Late Ramada Paul Choudhury
Indira Nagar Rekha
P.O/P.S- Rajarnut Kol-135

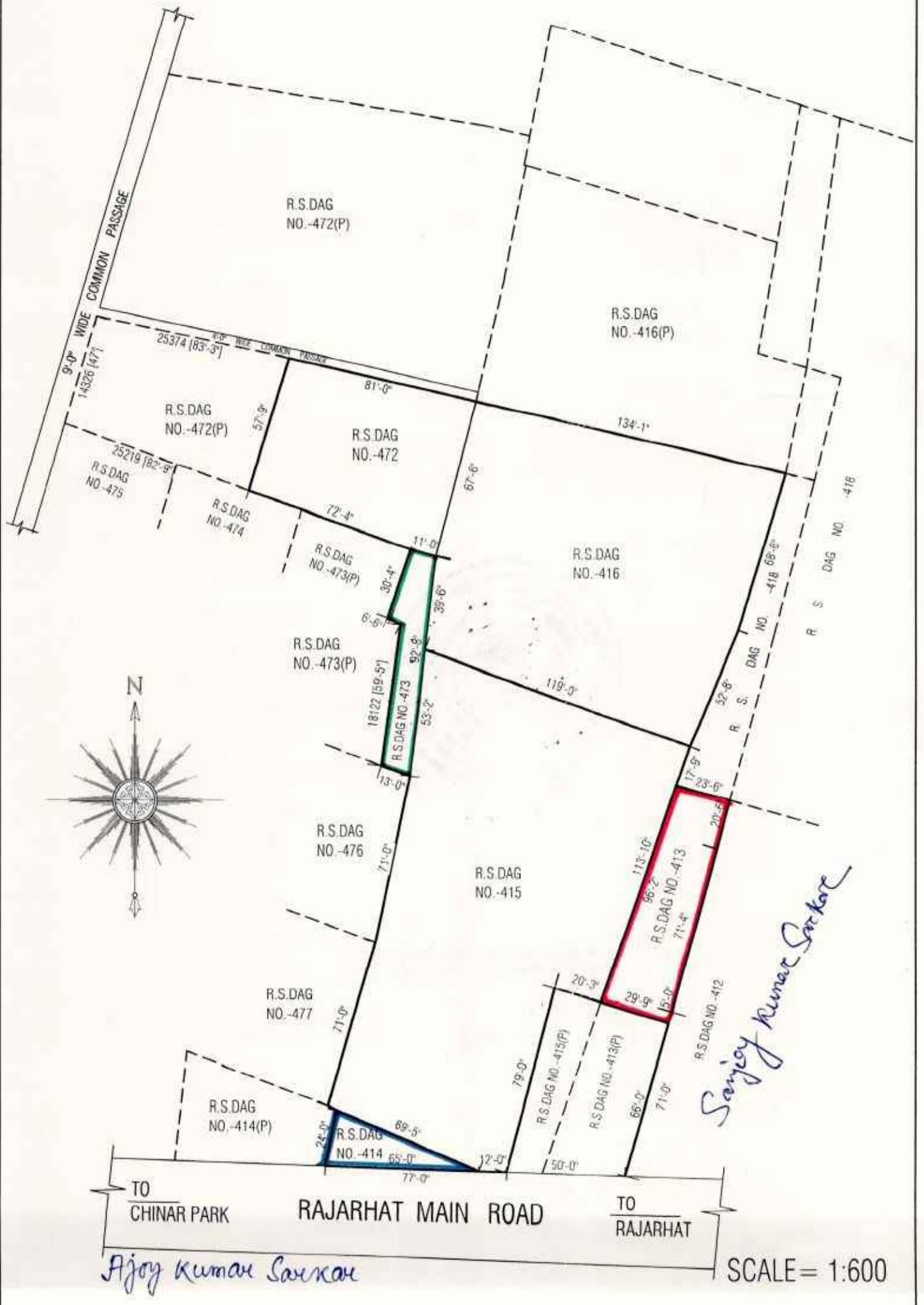
Subhas Paul Choudhury
Lat Ramada Paul Ch.
Rajarnut Kol 135

Ajoy Kumar Sarkar
Sanjay Kumar Sarkar

SIGNATURE OF THE VENDORS

SITE PLAN OF LAND COMPRISED IN R.S./L.R. DAG NO -413,414 & 473 AT
 MOUZA - RECKJOANI, J.L.NO.-13, L.R.KHATIAN NO.-704 & 4546, P.S.- RAJARHAT,
 DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO.GRAM PANCHYET.

PURCHASE AREA OF PLOT = 11.25 DECIMAL



FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	

A&Z

*Ajay Kumar
Saxena*

*Sanjay Kumar
Saxena*

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

GRN: 19-201415-001218128-1
GRN Date: 28/11/2014 14:37:42
BRN: CK56238690
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 28/11/2014 14:49:43

DEPOSITOR'S DETAILS

Id No. : 1523L000024156/1/2014
[Query No./Query Year]

Name : REALPOINT MARKETING PVT LTD
Contact No. : Mobile No. : +91 9830043331
E-mail : anand@loharukagroup.com
Address : CA 16/2A RAILPUKUR ROAD
DESHBANDHU NAGAR
Applicant Name : KOL 59
Office Name : A.D.S.R. RAJARHAT, North 24-Parganas
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1523L000024156/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	285860
2	1523L000024156/1/2014	Property Registration- Registration Fees	0030-03-104-001-16	52407

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

Total

338267

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 14546 / 2014, Deed No. (Book - I , 13275/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ajoy Kumar Sarkar 8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	 01/12/2014	 LTI 01/12/2014	Ajoy Kumar Sarkar 01/12/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajoy Kumar Sarkar Address -8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	Self	 01/12/2014	 LTI 01/12/2014	Ajoy Kumar Sarkar
2	Sanjay Sarkar Address -285, South Dum Dum, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	Self	 01/12/2014	 LTI 01/12/2014	Sanjay Kumar Sarkar

Name of Identifier of above Person(s)

S. Paul Choudhury
Rajarhat Indiranagar, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

Sukhas Paul Choudhury
01/12/14

Xs

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)

Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



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

Endorsement For Deed Number : I - 13275 of 2014
(Serial No. 14546 of 2014 and Query No. 1523L000024156 of 2014)

On 01/12/2014

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.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 52,407/- paid online on 28/11/2014 2:49PM with Govt. Ref. No.
192014150012181281 on 28/11/2014 2:37PM, Bank: State Bank of India, Bank Ref. No. CK56238690
on 28/11/2014 2:49PM, Head of Account: 0030-03-104-001-16, Query No:1523L000024156/2014

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.-47,64,000/-

Certified that the required stamp duty of this document is Rs.- 285860 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB**

Stamp duty Rs. 2,85,860/- paid online on 28/11/2014 2:49PM with Govt. Ref. No.
192014150012181281 on 28/11/2014 2:37PM, Bank: State Bank of India, Bank Ref. No. CK56238690
on 28/11/2014 2:49PM, Head of Account: 0030-02-103-003-02, Query No:1523L000024156/2014

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

Presented for registration at 13.45 hrs on :01/12/2014, at the Office of the A.D.S.R. RAJARHAT by
Ajoy Kumar Sarkar , one of the Executants.

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

Execution is admitted on 01/12/2014 by

1. Ajoy Kumar Sarkar, son of Lt. Jitendra Nath Sarkar , 8/30, East Mall Road, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Hindu, By Profession : Others
 2. Sanjay Sarkar, son of Lt. Jitendra Nath Sarkar , 285, South Dum Dum, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Hindu, By Profession Business
- Identified By S. Paul Choudhury, son of Lt. R Paul Choudhury, Rajarhat Indiranagar, Kolkata,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession:
Business.

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar
Endorsement Page 1 of 1

01 DEC 2014

01/12/2014 15:16:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 471 to 489
being No 13275 for the year 2014.




(Debasish Dhar) 02-December-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

1A548

13276/2014



Handwritten signature

*1/12/14
1.56
24/11/14*

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

T 664203

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.

[Signature]
Additional District Sub-Registrar
Rajahat, New Town, North 24-Pgs.

0 1 DEC 2014

THIS INDENTURE made this the 28th day of November, 2014
BETWEEN (1) **(SRI) AJOY KUMAR SARKAR,** (PAN NO. AKDPS7029Q),
son of Late Jitendra Nath Sarkar, by faith Hindu, by Nationality- Indian,

0 1 DEC 2014

69922

No. Date: **20 OCT 2014**

Sold to: **ANJUSHREE BANERJEE**

Address: **L.S. VENDOR (O.S.)**

Rs.

HIGH COURT, KOLKATA-700 001



20 OCT 2014

Directional & Seal of the Additional District Sub-Registrar
 Rajerhat, New Town, North 24-Pgs.



Subhas Paul Chowdhury
S/o Lt. R. Kul Choudhry
Rajerhat Indira Nagar
101-135
Business

Additional District Sub-Registrar
 Rajerhat, New Town, North 24-Pgs.

01 DEC 2014

presently residing at 8/30, Purbamal Eyar India Staff Quarter (Ansha), East Mall Road, Kolkata 700 080, and (2) **(SRI) SANJAY SARKAR** alias Sanjay Kumar Sarkar, (PAN NO. BAYPS1914G), son of Late Jitendra Nath Sarkar, by faith Hindu, by Nationality- Indian, presently residing at Part No. 285, South Dum-Dum, Kolkata 700 080, West Bengal, hereinafter referred to and called as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND AKANSHA MARKETING PRIVATE LIMITED**, (PAN NO. AAJCA7382B), the Company, registered under the Companies Act 1956 and having its registered Office at Executive Palace, CA 16/2A, Rail Pukur Road, Deshbandhu Nagar, Block- B, Flat No. 403, Kolkata 700 059, 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 respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS One **PRAN KRISHNA MUKHOPADHYAY**, was the recorded owner of **ALL THAT** piece and parcel of land measuring about 66 [Sixty Six] Decimal, more or less, comprised in C.S. Dag No. 442 corresponding to R.S. Dag No. 472, appertaining to C.S. Khatian No. 1280, corresponding to R.S. Khatian No. 1444 (Khand Khatian 3423), 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, free from all encumbrances;

AND WHEREAS while the said **PRAN KRISHNA MUKHOPADHYAY** seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, by a sale deed dated 21st March, 1963 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of land measuring about 66 [Sixty Six] Decimals, more or less, comprised in C.S. Dag No. 442, corresponding to R.S. Dag No. 472, appertaining to C.S. Khatian No. 1280, corresponding to R.S. Khatian No. 1444 (Khand Khatian 3423), lying and situated under Mouza - REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station-Rajarhat, District North 24-Pargana,, unto and in favour of one **BHUPENDRA CHANDRA MUKHOPADHYAY**, which was duly registered in the Office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 36, Pages 220 to 223, Being No. 2338 for the year 1963, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS while thus the said **BHUPENDRA CHANDRA MUKHO PADHYAY** seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, by a Sale Deed dated 10th February, 1967 sold, transferred, conveyed, granted, assigned and assured, out of the aforesaid land, **ALL THAT** piece and parcel of demarcated land measuring about 11.5 [Eleven Point Five] Decimals, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 442, corresponding to R.S. Dag No. 472, appertaining to C.S. Khatian No. 1280, corresponding to R.S. Khatian No. 1444 (Khand Khatian 3423), under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as the "**SAID PROPERTY**" unto and in favour of one **SISIR RANJAN KUNDU**, which was duly registered in the office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 13, Pages 293 to 295, Being No. 1005 for the year 1967, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS while thus the said **SISIR RANJAN KUNDU** seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a sale deed dated 18th day of May, 1974 sold, transferred, conveyed, granted, assigned and assured entirety of the Said Property unto and in favour of one **(SMT.) HASHI RANI DUTTA**, which was duly registered in the office of the Sub Registrar, Kashipur, Dum Dum and recorded into Book No. I, Volume No. 89, Pages 118 to 120, Being No. 5109 for the year 1974, and handed over the vacant and peaceful possession of the Said Property, absolutely and forever;

AND WHEREAS while thus the said **(SMT.) HASHI RANI DUTTA** seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a release deed dated 25th day of October, 1975 released, transferred, conveyed, granted, assigned and assured entirety of the Said Property unto and in favour of one **JITENDRA NATH SARKAR**, which was duly registered in the office of the Sub Registrar, Kashipur, Dum Dum and recorded into Book No. I, Volume No. 161, Pages 72 to 74, Being No. 9135 for the year 1975, and handed over the vacant and peaceful possession of the Said Property, absolutely and forever;

AND WHEREAS while the said **JitendraNath Sarkar** solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, said **Jitendra Nath Sarkar** died, intestate leaving behind him, his two sons namely (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors

herein; as the only legal heirs and successors towards the estates left by him, including the Said Property;

AND WHEREAS by virtue of law of inheritance (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, recorded their name in Record Of Rights vide L.R. Khatian No. 1615 and 1616, respectively, as sole and absolute owner of the Said Property.

AND WHEREAS thus the said (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, are sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendors, due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to purchase the Said Property, more fully described in the **SCHEDULE**, written hereunder **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.48,70,000/- (Rupees Forty Eight Lac And Seventy Thousand) only.

AND WHEREAS in connection with the sale of the Said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendors are the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
- (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee in any way relating to the said Property.

- (iv) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendors nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendors have not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (ix) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.48,70,000/- (Rupees Forty Eight Lac And Seventy Thousand) only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 11.5 [Eleven Point Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 472, appertaining to R.S. Khatian No. 1444 (Khand Khatian 3423), corresponding to L.R. Khatian No. 1615 and 1616, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, 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 Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

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

authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the 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 Vendors or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the 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 Vendors nor any such notice has been published;
- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the 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 Vendors 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 Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the Schedule, below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute Owners 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 Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record Of Rights as well as in the records of local authority;

(XIV) THAT simultaneously with the execution of this deed, the Vendors have handed over all documents of title relating to the Said Property, unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 11.5 [Eleven Point Five] Decimals, equivalent to 6.958 (Six point Nine Five Eight) Cottah, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 472, appertaining to R.S. Khatian No. 1444 (Khand Khatian 3423) corresponding to L.R. Khatian No. 1615 and 1616, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and duly demarcated in **RED** colour in the plan attached herewith and butted and bounded as follows:

ON THE NORTH : By 4'-0" wide common passage then land under R.S./ L.R. Dag No. 472 (Part);

ON THE SOUTH : By land under R.S./ L.R. Dag No. 473 and 474 ;

ON THE EAST : By land under R.S./ L.R. Dag No. 416 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 472 (Part) ;

IN WITNESS WHEREOF the **VENDORS** have set and subscribed their hands on the day month and year, above written.

SIGNED, SEALED & DELIVERED

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

Ajoy Kumar Sankar
Sanjoy Kumar Sankar

Swapan Paul Chowdhury
S/o Late Ramada Paul
Chowdhury

Jndiranagar

Rekjoani P.O./P.S. Rajarhat -Ker-135

Subhas Paul Chowdhury

Lat Ramada Paul Ch.

Rajarhat Ker 135

Drafted by
Brija Dey
Advocate, High Court, Calcutta

RECEIPT

RECEIVED a sum of Rs.48,70,000/- (Rupees Forty Eight Lac And Seventy Thousand) only, from the within named Purchasers, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
24,35,000/-	28.11.2014	034805	Indian Overseas Bank Baguiati Branch	Ajoy Kumar Sarkar
24,35,000/-	28.11.2014	034806	Indian Overseas Bank Baguiati Branch	Sanjay Kumar Sarkar
48,70,000/-	Rupees Forty Eight Lac And Seventy Thousand only.			

Witnesses:

Subhas Paul Choudhary
S/o Late Ranada Paul Choudhary
Indisaragar, Reekjauri
P.O./P.S- Rajarhat- Kef-135

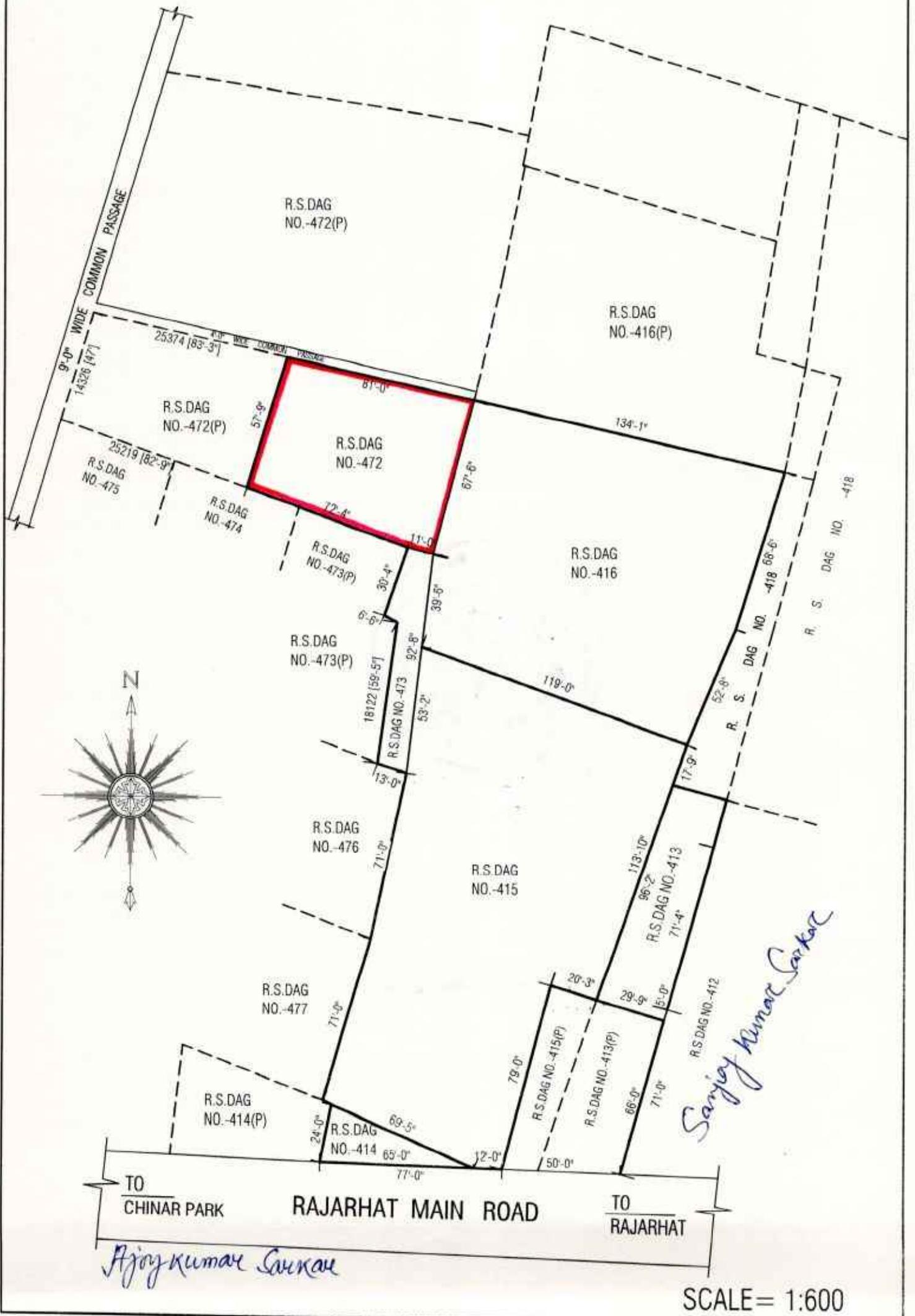
Subhas Paul Choudhary
S/o Late Ranada Paul Ch.
Rajarhat Kef 135

Ajoy Kumar Sarkar
Sanjay Kumar Sarkar

SIGNATURE OF THE VENDORS

SITE PLAN OF LAND COMPRISED IN R.S./L.R. DAG NO -472 AT MOUZA - RECKJOANI,
 J.L.NO.-13, L.R.KHATIAN NO.-1615 & 1616, P.S.- RAJARHAT,
 DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO.GRAM PANCHYET

PURCHASE AREA OF PLOT = 11.5 DECIMAL



SCALE = 1:600

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>A&V</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Ajij Kumar Sankar</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Sanjay Kumar Sankar</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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

GRN: 19-201415-001215392-1 Payment Mode Online Payment
GRN Date: 28/11/2014 11:46:54 Bank: State Bank of India
BRN: CK56222137 BRN Date: 28/11/2014 11:59:42

DEPOSITOR'S DETAILS

Id No. : 1523L000024155/1/2014
[Query No./Query Year]

Name : AKANSHA MARKETING PRIVATE LIMITED
Contact No. : Mobile No. : +91 9830043331
E-mail : anand@loharukagroup.com
Address : CA 16/2A RAILPUKUR ROAD
KOL 59
Applicant Name : K Agarwal
Office Name : A.D.S.R. RAJARHAT, North 24-Parganas
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1523L000024155/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	292220
2	1523L000024155/1/2014	Property Registration- Registration Fees	0030-03-104-001-16	53573

In Words : Rupees Three Lakh Forty Five Thousand Seven Hundred Ninety Three only
Total 345793

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 14548 / 2014, Deed No. (Book - I , 13276/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ajoy Kumar Sarkar 8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	 01/12/2014	 LTI 01/12/2014	Ajoy Kumar Sarkar 01/12/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajoy Kumar Sarkar Address -8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	Self	 01/12/2014	 LTI 01/12/2014	Ajoy Kumar Sarkar
2	Sanjay Sarkar Address -285, South Dum Dum, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	Self	 01/12/2014	 LTI 01/12/2014	Sanjay Kumar Sarkar

Name of Identifier of above Person(s)

S. Paul Choudhury
Rajarhat Indiranagar, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

S. Paul Choudhury
01/12/14



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

Endorsement For Deed Number : I - 13276 of 2014
(Serial No. 14548 of 2014 and Query No. 1523L000024155 of 2014)

On 01/12/2014

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.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 53,573/- paid online on 28/11/2014 11:59AM with Govt. Ref. No. 192014150012153921 on 28/11/2014 11:46AM, Bank: State Bank of India, Bank Ref. No. CK56222137 on 28/11/2014 11:59AM, Head of Account: 0030-03-104-001-16, Query No:1523L000024155/2014

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.-48,70,000/-

Certified that the required stamp duty of this document is Rs.- 292220 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 2,92,220/- paid online on 28/11/2014 11:59AM with Govt. Ref. No. 192014150012153921 on 28/11/2014 11:46AM, Bank: State Bank of India, Bank Ref. No. CK56222137 on 28/11/2014 11:59AM, Head of Account: 0030-02-103-003-02, Query No:1523L000024155/2014

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

Presented for registration at 13.56 hrs on :01/12/2014, at the Office of the A.D.S.R. RAJARHAT by Ajoy Kumar Sarkar , one of the Executants.

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

Execution is admitted on 01/12/2014 by

1. Ajoy Kumar Sarkar, son of Lt. Jitendra Nath Sarkar , 8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Hindu, By Profession : Others
2. Sanjay Sarkar, son of Lt. Jitendra Nath Sarkar , 285, South Dum Dum, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Hindu, By Profession : Business

Identified By S. Paul Choudhury, son of Lt. R Paul Choudhury, Rajarhat Indiranagar, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

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

01 DEC 2014

(Debasish Dhar)
Additional District Sub-Registrar

Endorsement Page 1 of 1

01/12/2014 15:16:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 490 to 506
being No 13276 for the year 2014.




(Debasish Dhar) 02-December-2014
Additional District Sub-Registrar
Office of the A.D. S.R. RAJARHAT
West Bengal

14549

13278/2014



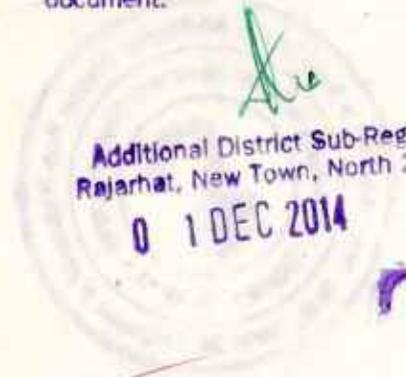
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 664202

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.



THIS INDENTURE made this the 28th day of November, 2014
BETWEEN (1) **(SRI) AJOY KUMAR SARKAR**, (PAN NO. AKDPS7029Q),
son of Late Jitendra Nath Sarkar, by faith Hindu, by Nationality- Indian,

69923

No. Date **20 OCT 2014**

Sold to

Address

Rs.

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

20 OCT 2014



Subhas Paul Chowdhury
8/0 4 - R. Sant Choudhury
Rajarhat North 24 Pgs
1st - BS
Barrister

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

01 DEC 2014

presently residing at 8/30, Purbamal Eyar India Staff Quarter (Ansha), East Mall Road, Kolkata 700 080, and (2) **(SRI) SANJAY SARKAR** alias Sanjay Kumar Sarkar, (PAN NO. BAYPS1914G), son of Late Jitendra Nath Sarkar, by faith Hindu, by Nationality- Indian, presently residing at Part No. 285, South Dum-Dum, Kolkata 700 080, West Bengal, hereinafter referred to and called as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND (1) PROSPERITY MARCOM PRIVATE LIMITED**, the Company, (PAN NO. AAGCP1518D), registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block A, Flat No. 104, VIP Road, Raghunathpur, Kolkata- 700 059, (2) **RICHNESS VINIMAY PRIVATE LIMITED**, (PAN NO. AAFCR4254D), the Company, registered under the Companies Act 1956 and having its registered Office at Executive Palace, CA 16/2A, Rail Pukur Road, Deshbandhu Nagar, Block- B, Flat No. 403, Kolkata 700 059 and (3) **PRIMEROSE STOCKIST PRIVATE LIMITED**, (PAN NO. AAGCP1522R), the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block A, Flat No. 104, VIP Road, Raghunathpur, Kolkata- 700 059, hereinafter jointly and/or collectively 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 (1) **SATISH CHANDRA MONDAL**, and (2) **JATINDRA NATH MONDAL**, along with other properties, were the recorded owner of **ALL THAT** piece and parcel of land measuring about 33 [Thirty Three] Decimals, more or less, comprised in C.S. Dag No. 390, corresponding to R.S. Dag No. 416, appertaining to C.S. Khatian No. 2023, corresponding to R.S. Khatian No. 1496, 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, hereafter referred as "the **SAID PROPERTY**", free from all encumbrances;

AND WHEREAS while the said (1) **SATISH CHANDRA MONDAL**, and (2) **JATINDRA NATH MONDAL**, jointly seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a sale deed dated 16th day of February, 1970 sold, transferred, conveyed, granted, assigned and

assured the Said Property, along with other properties, unto and in favour of one **BIKASH CHANDRA GUI**, which was duly registered in the Office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 19, Pages 222 to 224, Being No. 1064 for the year 1970, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS while thus the said **BIKASH CHANDRA GUI**, seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a Sale Deed dated 1st day of October, 1973 sold, transferred, conveyed, granted, assigned and assured the Said Property, along with other properties, unto and in favour of one **TAGAR PRABHA PAUL**, which was duly registered in the office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. I, Volume No. 129, Pages 205 to 209, Being No. 6918 for the year 1973, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS while thus the said **TAGAR PRABHA PAUL** seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a Release Deed dated 25th day of October, 1975 released, transferred, conveyed, granted, assigned and assured the Said Property, along with other properties, unto and in favour of one **JITENDRA NATH SARKAR**, which was duly registered in the office of the Sub Registrar, Kashipur, Dum Dum and recorded into Book No. I, Volume No. 150, Pages 79 to 81, Being No. 9133 for the year 1975 and handed over the vacant and peaceful possession of the Said Property to the said Jitendra Nath Sarkar, absolutely and forever;

AND WHEREAS while the said **JITENDRA NATH SARKAR** solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, said **Jitendra Nath Sarkar** died, intestate leaving behind him, his two sons namely (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, as the only legal heirs and successors towards the estates left by him, including the Said Property;

AND WHEREAS by virtue of law of inheritance (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, recorded their name in Record Of Rights vide L.R. Khatian Number 1615 and 1616, respectively, as sole and absolute owner of the Said Property.

AND WHEREAS thus the said (1) **(Sri) Ajoy Kumar Sarkar** and (2) **(Sri) Sanjay Sarkar**, the Vendors herein, are sole and absolute owner of **the Said**

Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendors, due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein have agreed to purchase the Said Property, i.e. **ALL THAT** piece or parcel of land measuring about 33 [Thirty Three] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 416, recorded in R.S. Khatian No. , corresponding to L.R. Khatian No. 1615 and 1616, under Police Station- Rajarhat, District North 24-Parganas, more fully described in **the SCHEDULE**, written hereunder **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.1,39,25,000/- (Rupees One Crore Thirty Nine Lac And Twenty Five Thousand) only.

AND WHEREAS in connection with the sale of the Said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendors are the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchasers;
- (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee in any way relating to the Said Property.
- (iv) That save and except the Vendors no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect

of or relating to the Said Property or any part or share thereof in any manner whatsoever;

- (v) That neither the Vendors nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendors have not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (ix) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.1,39,25,000/- (Rupees One Crore Thirty Nine Lac And Twenty Five Thousand) only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 33 [Thirty Three] Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded under L.R.Khatian No. 1615 and 1616, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station-Rajarhat, District North 24-Parganas, **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as

hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

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

unto and to the use of the 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 Vendors or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the 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 Vendors nor any such notice has been published; and

- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the 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 Vendors 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 Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute Owners 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 Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record Of Rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendors have handed over all documents of title relating to the Said Property, unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 33 [Thirty Three] Decimal, equivalent to 19.965 (Nineteen point Nine Six Five) Cottah, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded in L.R. Khatian No. 1615 and 1616, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and duly demarcated in **RED** colour in the plan attached herewith and butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 416 (Part);

ON THE SOUTH : By land under R.S./ L.R. Dag No. 415 ;

ON THE EAST : By land under R.S./ L.R. Dag No. 418 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 472 and 473 ;

IN WITNESS WHEREOF the **VENDORS** have set and subscribed their hands on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

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

Ajoy Kumar Sarkar

1) Subhas Paul Chowdhury Sanjoy Kumar Sarkar

Let Sonu of Rananda Paul Chowdhury
Rajarhat Indrapur

2) Brajendra Paul Chowdhury
9/0 Late Rananda Paul Chowdhury
Indrapur Rajarhat
P.O./P.S. - Rajarhat Kal-135

Drafted by
Sriya Dey
Advocate, High Court, Calcutta

RECEIPT

RECEIVED a sum of Rs.1,39,25,000/- (Rupees One Crore Thirty Nine Lac And Twenty Five Thousand) only, from the within named Purchasers, as full and final payment against sale of the Said Premises to the Purchasers, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
24,00,000/-	28.11.2014	034854	Indian Overseas Bank Baguiati Branch	Ajoy Kumar Sarkar
24,00,000/-	28.11.2014	034855	Indian Overseas Bank Baguiati Branch	Sanjay Kumar Sarkar
24,00,000/-	28.11.2014	335251	Indian Overseas Bank Baguiati Branch	Ajoy Kumar Sarkar
24,00,000/-	28.11.2014	335252	Indian Overseas Bank Baguiati Branch	Sanjay Kumar Sarkar
21,62,500/-	28.11.2014	034755	Indian Overseas Bank Baguiati Branch	Ajoy Kumar Sarkar
21,62,500/-	28.11.2014	034756	Indian Overseas Bank Baguiati Branch	Sanjay Kumar Sarkar
1,39,25,000/-	Rupees One Crore Thirty Nine Lac And Twenty Five Thousand only.			

Witnesses:

Subhas Paul Chowdhury

Son of Late Ranada Paul
Chowdhury, Rajarhat
Indiranagar

Swapan Paul Chowdhury
S/o Late Ranada Paul

Chowdhury
Indiranagar Recreia
P.O./P.S. Rajarhat KOL-135

Ajoy Kumar Sarkar
Sanjay Kumar Sarkar

SIGNATURE OF THE VENDORS

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Ashutosh</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Ajay Kumar Sarker</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Sanjay Kumar Sarker</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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

GRN: 19-201415-001219745-1

GRN Date: 28/11/2014 16:49:15

BRN: CK56252124

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 28/11/2014 17:00:02

DEPOSITOR'S DETAILS

Id No. : 1523L000024154/1/2014
[Query No./Query Year]

Name : PRIMEROSE STOCKIST PVT LTD
Contact No. : Mobile No. : +91 9830043331
E-mail : anand@loharukagroup.com
Address : VIP ENCLAVE, FLAT NO A-104, RAGHUNATHPUR, KOL 59
Applicant Name : K Agarwal
Office Name : A.D.S.R. RAJARHAT, North 24-Parganas
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1523L000024154/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	835520 ✓
2	1523L000024154/1/2014	Property Registration- Registration Fees	0030-03-104-001-16	153178 ✓
			Total	988698

In Words : Rupees Nine Lakh Eighty Eight Thousand Six Hundred Ninety Eight only

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 14549 / 2014, Deed No. (Book - I , 13278/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ajoy Kumar Sarkar 8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	 01/12/2014	 LTI 01/12/2014	Ajoy Kumar Sarkar 01/12/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajoy Kumar Sarkar Address -8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	Self	 01/12/2014	 LTI 01/12/2014	Ajoy Kumar Sarkar
2	Sanjay Sarkar Address -285, South Dum Dum, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080	Self	 01/12/2014	 LTI 01/12/2014	Sanjay Sarkar

Name of Identifier of above Person(s)

S. Paul Choudhury
Rajarhat Indiranagar, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

S. Paul Choudhury
01/12/14



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

Endorsement For Deed Number : I - 13278 of 2014
(Serial No. 14549 of 2014 and Query No. 1523L000024154 of 2014)

On 01/12/2014

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.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,53,178/- paid online on 28/11/2014 5:00PM with Govt. Ref. No. 192014150012197451 on 28/11/2014 4:49PM, Bank: State Bank of India, Bank Ref. No. CK56252124 on 28/11/2014 5:00PM, Head of Account: 0030-03-104-001-16, Query No:1523L000024154/2014

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.-1,39,25,000/-

Certified that the required stamp duty of this document is Rs.- 835520 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 8,35,520/- paid online on 28/11/2014 5:00PM with Govt. Ref. No. 192014150012197451 on 28/11/2014 4:49PM, Bank: State Bank of India, Bank Ref. No. CK56252124 on 28/11/2014 5:00PM, Head of Account: 0030-02-103-003-02, Query No:1523L000024154/2014

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

Presented for registration at 13.59 hrs on 01/12/2014, at the Office of the A.D.S.R. RAJARHAT by Ajoy Kumar Sarkar, one of the Executants.

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

Execution is admitted on 01/12/2014 by

1. Ajoy Kumar Sarkar, son of Lt. Jitendra Nath Sarkar, 8/30, East Mall Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Hindu, By Profession: Others
2. Sanjay Sarkar, son of Lt. Jitendra Nath Sarkar, 285, South Dum Dum, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700080, By Caste Hindu, By Profession: Business

Identified By S. Paul Choudhury, son of Lt. R Paul Choudhury, Rajarhat Indiranagar, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs,
(Debasish Dhar)
Additional District Sub-Registrar

01 DEC 2014

Endorsement Page 1 of 1

01/12/2014 15:15:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 539 to 555
being No 13278 for the year 2014.



X.
(Debasish Dhar) 02-December-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal