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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 109746

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

VS/50

*[Signature]*  
 Additional District Sub-Registrar  
 Kolkata, West Bengal, India

128 JAN 2013

**THIS INDENTURE** made this 24th day of January, 2013  
**BETWEEN** (1) Asim Kumar Pal alias Asim Pal and (2) Swapan Kumar Pal,  
 both sons of Late Satish Chandra Pal, residing at Rajarhat, Rekjoani, Pal Pada,  
 Kolkata - 700135, (3) Kabita Pal, daughter of Late Satish Chandra Pal, residing

105799

15 JAN 2013

No. \_\_\_\_\_  
 Sold to \_\_\_\_\_  
 Address \_\_\_\_\_  
 Rs. 100 ✓  
 A. BANERJEE  
 L.S. VENDOR (O.S.)  
 HIGH COURT, KOLKATA-700 001



Kei/osa Armul.

471

Kei/osa Armul.

472

Manoj Paul

473

Krishna Shankar

474

Biswajit Paul

475

Dipali Pal

নথীভুক্ত করা হয়েছে। এই নথী স্বাক্ষরিত  
 হয়েছে।  
 স্বাক্ষরিত হয়েছে।  
 নথীভুক্ত করা হয়েছে।



অতিরিক্ত নথীভুক্ত করা হয়েছে।  
 স্বাক্ষরিত হয়েছে।

24 JAN 2013

at Rajarhat, Rekjoani, Pal Pada, Kolkata - 700135, (4) **Minati Pal** alias Minati Paul, wife of Sri Gour Chandra Pal, residing at Shyam Nagar, 24 Paraganas (North) (5) **Ava Pal**, wife of Prakash Chandra Pal, residing at Barrackpore, 24 Paraganas (North) (6) **Chabi Pal**, wife of Sri Hirendra Nath Pal, residing at Ballyguange, 24 Paraganas (South) (7) **Mira Pal** alias Mira Rani Pal, wife of Sri Mohan Lal Pal, residing at Mecheda, District- Midnapore (8) **Monoj Paul** alias **Manoj Pal**, son of Late Kartick Chandra Pal (9) **Krishna Bhowmik**, wife of Sri Shyamal Bhowmick (10) **Dipali Paul**, wife of Late Kartick Chandra Pal, (11) **Sova Paul**, alias **Shobha Paul** alias Sova Pal, wife of Dilip Pal, all (8), (9), (10) and (11) residing at Rajarhat, Rekjoani, Pal Pada, Kolkata - 700135 (12) **Supriya Paul** alias **Supriya Pal**, daughter of Late Basanta Pal, residing at Bhatpada, P.O. Fingapara, P.S. Jagatdal, 24 Paraganas North (13) **Biswajit Paul**, son of Late Basanta Pal, (14) Sangeeta Paul alias **Sangeeta Pal**, daughter of Late Paresh Chandra Pal (15) Swagata Paul alias **Swagata Pal**, daughter of Late Paresh Chandra Pal, (16) Monika Paul alias **Manika Paul**, wife of Late Paresh Chandra Pal, and (17) **Prasanta Kumar Paul** son of Late Nagendra Nath Pal, all (14), (15), (16) and (17) residing at Rajarhat, Rekjoani, Pal Pada, Kolkata 700135, hereinafter jointly and/or collectively referred to and called as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include there respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**

AND

(1) **LUCKY RETAILS PRIVATE LIMITED**, the Company, having its registered office at CA 16/2A, Rail Pukur Road, Flat No. B/403, Fourth Floor, Kolkata 700 059, and (2) **RELAX RETAILS PRIVATE LIMITED**, the Company, having its registered office at CA 16/2A, Rail Pukur Road, Flat No. B/403, Fourth Floor, Kolkata 700 059, hereinafter jointly and/or collectively referred to and called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** by virtue of Records Of Rights (ROR), (1) SATISH CHANDRA PAL, (2) KARTICK CHANDRA PAL, (3) GANESH CHANDRA PAUL, (4) PARESH NATH PAUL, (5) PRASANTA KUMAR PAUL, (6) GOUR CHANDRA PAUL, were the recorded owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name

of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** said SATISH CHANDRA PAL died on 02.02.1952, leaving behind two son (1) Asim Kumar Pal, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (Area- 17.5 Decimal), under Police Station- Rajarhat, District 24-Parganas. After some time said Durgesh Nandini Paul also died leaving behind her aforesaid two sons and five daughters as her only legal heirs towards the estates left by him, including the land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, as aforesaid, absolutely and forever;

**AND WHEREAS** said GANESH CHANDRA PAUL died unmarried on 5th of February 1982, leaving behind his four brothers (1) Kartik Chandra Pal, (2) Paresh Nath Paul, (3) Prasanta Kumar Paul, (4) Gour Chandra Paul, and two sisters (5) Sova Paul, and (6) Manjuri Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** in the span of time said KARTICK CHANDRA PAUL died on 10th July, 1991, leaving behind one son (1) Monoj Paul, one daughter (2) Krishna Bhowmik, and wife (3) Dipali Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2839 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** said GOUR CHANDRA PAUL died unmarried on 10th November, 2010, leaving behind his two brothers (1) Paresh Nath Paul, (2)

Prasanta Kumar Paul, and (3) Monoj Paul, (4) Krishna Bhowmik, (5) Dipali Paul, (no.3 to no. 5 are heirs of Kartick Chandra Paul) and one sisters (6) Sova Paul, and (7) Supriya Paul, and (8) Biswajit Paul, [no.7 and no.8 are heirs of Manjuri Paul (sister of Gour Chandra Pal ), died on 15th May 2008], as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** said PARESH NATH PAUL died on 11th August, 2011, leaving behind two daughter (1) Sangeeta Paul, (2) Swagata Paul, and wife (3) Monika Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2841 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), and his share as legal heirs of Gour Chandra Paul, recorded in recorded in R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** said PRASANT KUMAR PAUL, one of the Vendors herein, is the sole and absolute owner of piece or parcel of land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2842 (Area- 3.5 Decimal), and his share as one of the legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), and his share as one of the legal heirs of Gour Chandra Paul, recorded in recorded in R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** thus, by virtue of aforesaid inheritances, said (1) Asim Kumar Paul, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Monoj Paul, (9) Krishna Bhowmik, (10) Dipali Paul, (11) Sova Paul, (12) Supriya Paul, (13) Biswajit Paul, (14) Sangeeta Paul, (15) Swagata Paul, (16) Monika Paul, and (17) Prasant Kumar Paul, the Vendors herein, as on date are the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 6.171 (Six point One Seven One) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name

of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, more fully and particularly described in the Schedule hereunder written, hereinafter called as the "**SAID PROPERTY**", free from all sort of encumbrances, liens, charges, mortgages, attachments, whatsoever and howsoever;

**AND WHEREAS** the Vendors herein, due to paucity of funds and inability to administer and maintain the Said Property described in the Schedule written hereto, have approached the Purchasers to sell the SAID PROPERTY to the Purchasers and the Purchasers have agreed to Purchase the same, free from all encumbrances and at the price, mentioned hereinafter.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.6,00,000/- [Rupees Six Lac] 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 6.171 (Six point One Seven One) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar, Rajarhat, under Police Station- Rajarhat, District 24-Parganas, **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the

schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" OR **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the 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 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 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 has not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the 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, lispensens 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 owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the 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 records of rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring 6.171 (Six point One Seven One) Decimal, more or less, classified as Sali, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar, Rajarhat, under Police Station- Rajarhat, District 24-Parganas (North) **TOGETHER WITH** the rights and properties appurtenant thereto.

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

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

1. Debasish Roy.  
Dastakdare, Kat 136.
2. Ralu mukherjee,  
P.O. Rajarhat  
Kat 135.

Sangata Pal  
Chhali Paul  
Sayan Kumar Pal  
Manoj Paul  
Sova Pal  
Krishna Bhawanik

Biswanath Paul  
Difali Paul

Alina Pal.  
Mira Rani Pal.

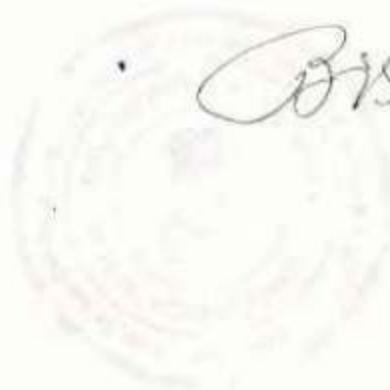
Supriya Paul  
Prasanta Kumar Paul  
Monika Paul  
Kabita Paul.

Minati Paul.  
Swagati Paul Paul.  
Aswini Paul.



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SIGNATURE OF VENDORS



*Biswajit Paul*

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

**RECEIVED** from the within named Purchasers  
the within mentioned sum towards full and  
final Payment of the Total Consideration of  
the Said Property.....

Rs.6,00,000/-

(Rupees Six Lac) only.

**MEMO OF CONSIDERATION**

Date	Amount (Rs.)	Bankers' Cheque No.	Bank/Branch	At the request of all the Vendors, bankers' cheque has been issued, in favour of <b>PRASANTA KUMAR PAUL</b> , for and on behalf of all the Vendors.
24.01.2013	6,00,000/-	017123	Axis Bank, Airport Branch Kolkata	
<b>Total:</b>	6,00,000/-	Rupees Six Lac Only.		

**Witnesses:**

- ① Rabi mukherjee.  
PO + PS Rajarhat  
Vol 135.
- ② Deborish Roy  
Dashedrone. Kol-136.

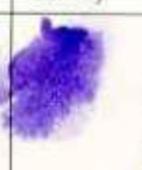
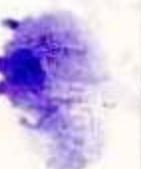
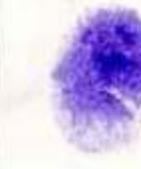
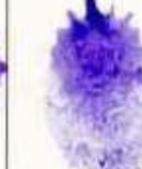
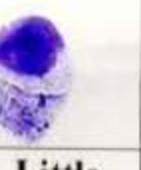
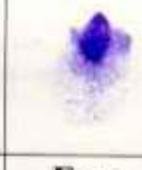
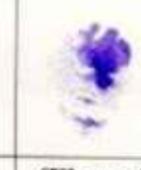
Chhalei Paul  
Swapan Kumar Paul  
Manoj Paul  
Kova Paul  
Krishna Bhawan

Biswanath Paul  
Dipali Pal  
Minati Paul.  
Ileha Pal.  
Mira Rani Pal.  
Supriya Paul  
Prasanta Kumar Paul  
Monika Paul  
Kchita Pal.

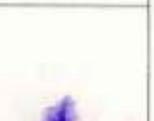
SIGNATURE OF VENDORS

Sangita Paul  
Swagata Paul.  
Asankumar Paul.

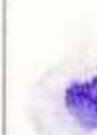
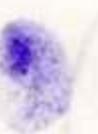
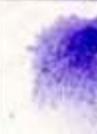
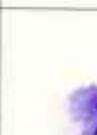
# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Kaviraj Ramdas</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Asim Kumar Pal</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Gagan Kumar Pal</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>4</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Kahita Pal</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

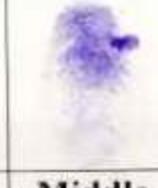
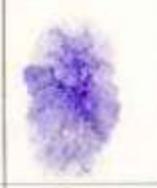
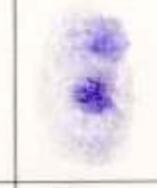
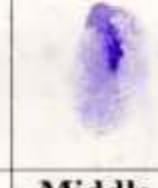
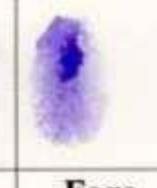
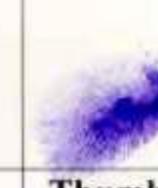
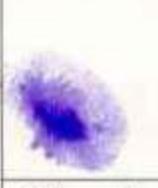
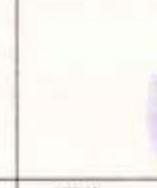
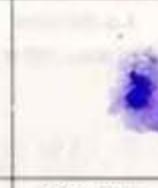
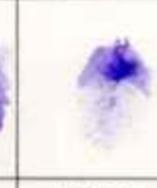
# FORM FOR TEN FINGERPRINTS

<b>1</b>						
	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)		
	<i>Minati Paul.</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)		
	<i>Chhabli Paul.</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)		
	<i>Mira Paril Paul.</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>4</b>						
	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)		
	<i>Alha Pal.</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

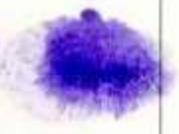
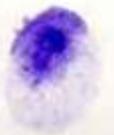
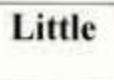
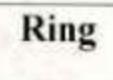
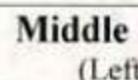
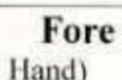
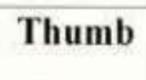
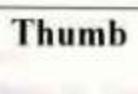
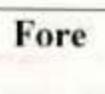
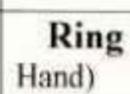
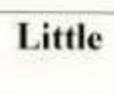
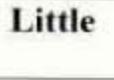
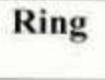
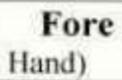
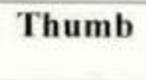
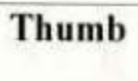
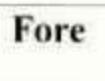
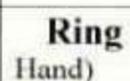
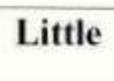
# FORM FOR TEN FINGERPRINTS

<b>1</b>						
	<i>Manoj Paul</i>					
<b>2</b>						
	<i>Krishna Shankar</i>					
<b>3</b>						
	<i>Diferati Paul</i>					
<b>4</b>						
	<i>Pova Paul</i>					

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Supriya Paul</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Biswajit Paul</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Sangeeta Paul</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>4</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Swagata Paul</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
	<i>Monika Paul</i>					
<b>2</b>						
	<i>Prasanta Kumar Paul</i>					
<b>3</b>						
						
<b>4</b>						
						



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

Endorsement For Deed Number : I - 00962 of 2013

(Serial No. 01037 of 2013)

On

Payment of Fees:

On 24/01/2013

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

Presented for registration at 20.40 hrs on :24/01/2013, at the Private residence by Kailash Agarwal ,Claimant.

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

Execution is admitted on 24/01/2013 by

1. Asim Kr. Pal Alias Asim Pal, son of Lt Satish Ch. Pal , Reckjoani, Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Swapan Kr Pal, son of Lt Satish Ch. Pal , Reckjoani, Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Kabita Pal, daughter of Lt Satish Ch. Pal , Reckjoani, Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
4. Minati Pal Alias Minati Paul, wife of Gour Ch Pal , Shyam Nagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
5. Ava Pal, wife of Prakash Ch Pal , Barrackpore, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
6. Chabi Pal, wife of Hirendra Nath Pal , Ballyguange, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
7. Mira Pal Alias Mira Rani Pal, wife of Mohan Lal Pal , Mecheda, P.O. :- ,District:-Purba Midnapore, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
8. Monoj Paul Alias Manoj Pal, son of Lt Kartick Ch Pal , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
9. Krishna Bhowmik, wife of Shyamal Bhowmik , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
10. Dipali Paul, wife of Lt Kartick Ch Pal , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
11. Sova Paul Alias Shobha Paul, wife of Dilip Pal , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
12. Supriya Paul Alias Supriya Pal, daughter of Lt Basanta Pal , Bhatpada, Thana:-Jagaddal, P.O. :-Fingapara ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others

28 JAN 2013

Additional District

Rajarhat, New Town, Dist:-North 24-Parganas

( Debasish Dhar )

Additional District Sub-Registrar

EndorsementPage 1 of 3

28/01/2013 14:12:00



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

Endorsement For Deed Number : I - 00962 of 2013

(Serial No. 01037 of 2013)

13. Biswajit Paul, son of Lt Basanta Pal , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
14. Sangeeta Paul Alias Sangeeta Pal, daughter of Lt Paresh Ch Pal , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
15. Swagata Paul Alias Swagata Pal, daughter of Lt Paresh Ch Pal , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
16. Monika Paul Alias Manika Paul, wife of Lt Paresh Ch Pal , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
17. Prasanta Kr Paul, son of Lt Nagendra Nath Pal , Reckjoani Palpada, Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
18. Kailash Agarwal  
Director, Lucky Retails Pvt Ltd., C A 16/2 A, Rail Pukur Road, Flat No:B/403,4th Floor, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700059.  
Director, Relax Retails Pvt Ltd., C A 16/2 A, Rail Pukur Road, Flat No:B/403,4th Floor, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700059.  
, By Profession : Business  
Identified By Debasish Roy, son of Chittaranjan Roy, Dasadrone, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

On 28/01/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 28/01/2013

Amount by Draft

Rs. 11880/- is paid , by the draft number 577739, Draft Date 24/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 28/01/2013

( Under Article : A(1) = 11847/- ,E = 14/- ,Excess amount = 19/- on 28/01/2013 )

28 JAN 2013

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

( Debasish Dhar )

Additional District Sub-Registrar

EndorsementPage 2 of 3

28/01/2013 14:12:00



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

Endorsement For Deed Number : I - 00962 of 2013  
(Serial No. 01037 of 2013)

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-10,77,118/-

Certified that the required stamp duty of this document is Rs.- 53876 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 13800/- is paid, by the draft number 577738, Draft Date 24/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 28/01/2013.
2. Rs. 40000/- is paid, by the draft number 577740, Draft Date 24/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 28/01/2013

( Debasish Dhar )  
Additional District Sub-Registrar



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

12 8 JAN 2013

( Debasish Dhar )  
Additional District Sub-Registrar

28/01/2013 14:12:00

EndorsementPage 3 of 3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 3868 to 3890  
being No 00962 for the year 2013.



  
(Debasish Dhar) 28-January-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

00939/011

I - 1025/11



216  
215

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 006716

0/2294/11

MV. 14.60, 84A/- 820/-

27/01/11  
Registrar of Assurances  
Kolkata. 27.01.11



III	250-
III	100-
<hr/>	
VI	350
BD	175

Said S.S.  
Regn. Tax Return

Certified that the Document is admitted to file as per the provisions of the Act and the conditions of the Act and the document are the property of the Government.

*[Signature]*  
Registrar  
of Assurances - II, Kolkata  
28.01.11

**THIS INDENTURE** made this the 27<sup>th</sup> day of January, 2011  
**BETWEEN (MR.) SUNIL KUMAR BASAK**, son of Late Braja Gopal Basak, by  
caste - Hindu, by occupation - Business, by Nationality- Indian, residing at of 42,  
B. K. G. Bose Sarani, Police Station - Belehata, Kolkata - 700 085, State - West

95727  
 Date.....  
 Sold to..... BHIMJI SARKAR  
 Address..... Advocate  
 High Court, Calcutta  
 L. S. VENKAT  
 HIGH COURT, CAL

Debasish Roy.



163C

Debasish Roy.



165C

Sunil Kumar Basak



Kanti Nath Basak  
 Son of Late Braja Mohan Basak

42B, K. G. Bose Sadan  
 Kat-700085

Business

27 JAN 2011

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

AND

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

AND

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

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

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

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

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

**AND WHEREAS** while thus the said (1) Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money by execution of a Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about **0.2250 Acres** out of their total land measuring about 1.16 Acres comprised under **R. S. Dag No. 416** appertaining to **R. S. Khatian No. 1496**, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati Sandhya Ghosh, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 175 to 178, Being No. 3324 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** the said (1) Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted,

assigned and assured ALL THAT piece or parcel of a plot of land measuring about 0.2490 Acres comprised under C. S. Dag No. 390 and 391 corresponding to **R. S. Dag No. 416** [land area **0.0190 Acres** out of total land area 1.16 Acres] and **417** [land area **0.23 Acres**] appertaining to R. S. Khatian No. 1496 and 1502, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati **Sabita Bose**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

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

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

**AND WHEREAS** while thus the said Sri **Madan Mohan Goswami**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Saf Bikray Kobala dated 22th day of June, 1994 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 1 (One) cottah 9 (Nine) Chittack and 9 (Nine) Square Feet, comprised under **R. S. Dag No. 417** [land area 0.23 Acres] appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in

favour of one Sri **Amaresh Banerjee**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Being No. 4034 for the year 1994, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** while thus the said (1) Sri **Madan Mohan Goswami**, and (2) Sri **Amaresh Banerjee**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Saf Bikray Kobala dated 7th day of June, 1995 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less (out of which, **Sri Madan Mohan Goswami**, has sold and transferred 1 (One) Cottah, 3 (Three) Chittack and 36 (Thirty Six) Square Feet and **Sri Amaresh Banerjee** has sold and transferred 10 (Ten) Chittack and 25 (Twenty Five) Square Feet), comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Sri **SUNIL KUMAR BASAK**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 63, Pages 249 to 258, Being No. 2869 for the year 1995, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** by virtue of aforesaid Deed the said Sri **SUNIL KUMAR BASAK**, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less, comprised under **R. S./L. R. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

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

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

**AND WHEREAS** the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charge of Rs.5,60,844/- [Rupees Five Lac Sixty Thousand Eight Hundred And Forty Four] only, for sale and transfer of the **SAID PROPERTY** by the Vendor, in favour of the Purchaser.

**AND WHEREAS** thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less, comprised under **R. S./L. R. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.14,60,844/- [Rupees Fourteen Lac Sixty Thousand Eight Hundred Forty Four] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.14,60,844/- [Rupees Fourteen Lac Sixty Thousand Eight Hundred Forty Four] only, duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor and the Confirming Party doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less,

comprised under **R. S./L. R. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza-REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas, **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

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

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

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

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less, comprised under **R. S./L. R. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage on the Northern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and butted and bounded as follows: -

ON THE NORTH : Twelve Feet Wide Common Passage;  
ON THE SOUTH : Land Under C. S. Dag No. 392;  
ON THE EAST : Land Under R. S. Dag No. 423;  
ON THE WEST : Scheme Plot No. "A/4";

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of:

*Ranjit Roy*  
VILL- Kayfialpara,  
POAPS- Rajarhat  
KOL- 135

Tarun Das,  
VILL- REKJWANI  
P.O./PS- Rajarhat - KOL- 135

SIGNED, SEALED & DELIVERED

by the CONFIRMING PARTY at Kolkata

in the presence of:

*Ranjit Roy*  
VILL- Kayfialpara,  
POAPS- Rajarhat

*Sunil Kumar Basak*

SIGNATURE OF VENDOR

*Deborah Roy*

SIGNATURE OF CONFIRMING PARTY

**RECEIPT**

**RECEIVED** a sum of Rs.14,60,844/- [Rupees Fourteen Lac Sixty Thousand Eight Hundred Forty Four] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
7,00,000/-	20.01.2011	164408	Indian Overseas Bank Ltd., Baguiati Branch	SUNIL KUMAR BASAK
2,00,000/-	PAID IN <b>CASH</b> to SUNIL KUMAR BASAK			
3,33,000/-	20.01.2011	164409	Indian Overseas Bank Ltd., Baguiati Branch	DEBASISH ROY
2,27,844/-	PAID IN <b>CASH</b> to DEBASISH ROY			
14,60,844/-	<b>Rupees Fourteen Lac Sixty Thousand Eight Hundred Forty Four Only.</b>			

Witnessess:

*Tarun Das*

Tarun Das.

*Sunil Kumar Basak*

SIGNATURE OF THE VENDOR

*Debasish Roy*

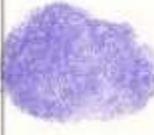
SIGNATURE OF CONFIRMING PARTY

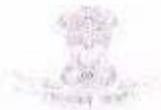
Drafted and prepared in my office

*Suprotim Saha*  
Advocate

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

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Sunil Kumar Basak</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Srikumar</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Debasis Roy</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>



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

Endorsement For Deed Number : I - 01025 of 2011  
(Serial No. 00939 of 2011)

On

**Payment of Fees:**

On 27/01/2011

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

Presented for registration at 15.20 hrs on :27/01/2011, at the Private residence by Debasish Roy , one of the Executants.

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

Execution is admitted on 27/01/2011 by

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

Identified By K N Basak, son of Late B G Basak, 42 B, K G Bose Sarani, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700085 , By Caste: Hindu, By Profession: Business.

( Sudhakar Sahu )  
ADDL REGISTRAR OF ASSURANCES-II

On 28/01/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

**Payment of Fees:**

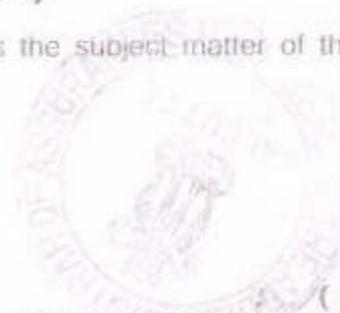
Amount By Cash

Rs. 16151/-, on 28/01/2011

( Under Article : A(1) = 16060/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/01/2011 )

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1460844/-



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 01025 of 2011

(Serial No. 00939 of 2011)

Certified that the required stamp duty of this document is Rs.- 73052 /- and the Stamp duty paid as:  
Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 68065/- is paid 32040224/01/2011 State Bank of India, BAGUIATI, received on  
28/01/2011

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 373 to 388  
being No 01025 for the year 2011.



(Sudhakar Sahu) 03-February-2011  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal

00937/04

I - 1026/11



215

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 006717

0/2323/11

MV. - 1347,500/-

328

27/01/11



ADD. Registrar of Assurances II Kolkata.

Certified that the instrument is in conformity with the original and the instrument is a true and correct copy of the original and is valid.

Signature of the Registrar of Assurances-II, Kolkata.

**THIS INDENTURE** made this the 27<sup>th</sup> day of January, 2011  
**BETWEEN (MRS.) ALO BASAK**, wife of Sri Balai Chandra Basak, by caste-  
 Hindu, by occupation- Housewife, by Nationality- Indian, residing at T.G. 3/6,  
 Tegharia, P.O. Hatiara, Police Station - Rajarhat presently Baguiati, Kolkata-

Handwritten notes at the bottom of the page, including:  
 100 - 210  
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 210  
 100 + 110 + fee  
 100

11/12/01 - I

3 JAN 2011

95726

No..... Date.....  
Sold to..... ABHJIT SARKAR  
Address..... Advocate  
Ks..... High Court, Calcutta

Good ✓  
L. S. VENKAT  
HIGH COURT, CAL

Debosish Roy



163C

Debosish Roy.



164C

Alo Basak.



Karli Nath Basak  
Son of Late Broja Mohol Basak  
42B, K. G. Bose Sarani  
Kat-700085

Business

27 JAN 2011

700 059, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

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

AND

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

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

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

**AND WHEREAS** while thus the said Sri Jogendra Nath Mondal solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, the said Jogendra Nath Mondal died intestate leaving behind him, his 2

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

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

**AND WHEREAS** while thus the said (1) Sri **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] Sri **Sudhir Kumar Mondal**, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money by execution of a Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about **0.2250 Acres** out of their total land measuring about 1.16 Acres comprised under **R. S. Dag No. 416** appertaining to **R. S. Khatian No. 1496**, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati **Sandhya Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 175 to 178, Being No. 3324 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** the said (1) Sri **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] Sri **Sudhir Kumar Mondal**, jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 0.2490 Acres comprised under C. S. Dag No. 390 and 391 corresponding to **R. S. Dag No. 416** [land area **0.0190 Acres** out of total land area 1.16 Acres]

and **417** [land area **0.23 Acres** out of total land area 0.23 Acres] appertaining to R. S. Khatian No. 1496 and 1502, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati **Sabita Bose**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

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

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

**AND WHEREAS** while thus the said Sri **Madan Mohan Goswami**, son of Late Nibaran Chandra Goswami solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property Saf Bikray Kobala dated 17th day of February, 1995 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land classified as DANGA identified as Scheme Plot No. "A/4", measuring about 1 (One) Cottah, 12 (Twelve) Chittack, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Smt. **ALO BASAK**, the Vendor herein, which was duly

registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 13, Pages 111 to 120, Being No. 837 for the year 1995, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** by virtue of aforesaid Deed the said Smt. **ALO BASAK**, the Vendor herein became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/4", measuring about 1 (One) Cottah, 12 (Twelve) Chittack, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

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

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

**AND WHEREAS** the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charge of Rs.4,47,500/- [Rupees Four Lac Forty Seven Thousand Five Hundred] only, for sale and transfer of the SAID PROPERTY by the Vendor, in favour of the Purchaser.

**AND WHEREAS** thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/4", measuring about 1 (One) Cottah, 12 (Twelve) Chittack, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas,

**TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.13,47,500/- (Rupees Thirteen Lac Forty Seven Thousand And Five Hundred) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.13,47,500/- (Rupees Thirteen Lac Forty Seven Thousand And Five Hundred) only, duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor and the Confirming Party doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/4", measuring about **1 (One) Cottah, 12 (Twelve) Chittack**, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to **L.R. Khatian No. 4541**, lying and situated under **Mouza- REKJOANI**, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is hereinbefore as well as hereinafter referred to as "the said property" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the

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

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

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

other estate rights, title, claim, mortgage, charge, lien, lispences and attachments whatsoever; and

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

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

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/4", measuring about 1 (One) Cottah, 12 (Twelve) Chittack, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage on the Northern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and butted and bounded as follows:

ON THE NORTH : Twelve Feet Wide Common Passage;

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

ON THE EAST : Land Under R. S. Dag No. 417;

ON THE WEST : Scheme Plot No. "A/3";

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of:

Tarun Das.  
VILL- Rengjani  
P.O/P.S- Rajarhat-  
KOL- 135  
Rajul Roy  
VILL- Rajul para,  
P.O/P.S- Rajarhat  
KOL- 135

Alo Basak.  
SIGNATURE OF VENDOR

SIGNED, SEALED & DELIVERED

by the CONFIRMING PARTY at Kolkata in

the presence of:

Tarun Das.  
VILL- Rengjani  
P.O/P.S- Rajarhat-  
KOL- 135  
Rajul Roy  
VILL- Rajul para,  
P.O/P.S- Rajarhat  
KOL- 135

Debasish Roy.  
SIGNATURE OF CONFIRMING PARTY

**RECEIPT**

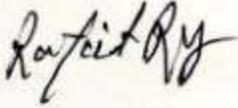
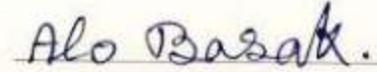
**RECEIVED** a sum of Rs.13,47,500/- (Rupees Thirteen Lac Forty Seven Thousand And Five Hundred) only from the within named Purchaser, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

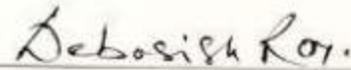
Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
6,50,000/-	20.01.2011	164483	Indian Overseas Bank Ltd., Baguiati Branch	ALO BASAK
2,50,000/-	PAID IN CASH to ALO BASAK			
2,37,500/-	20.01.2011	164484	Indian Overseas Bank Ltd., Baguiati Branch	DEBASISH ROY
2,10,000/-	PAID IN CASH to DEBASISH ROY			
<b>13,47,500/-</b>	<b>Rupees Thirteen Lac Forty Seven Thousand Five Hundred Only.</b>			

Witnessess:

Tarun Das.

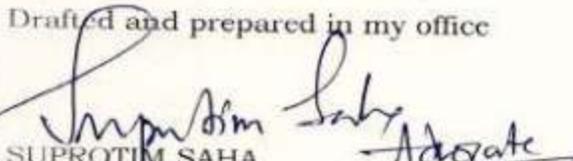



SIGNATURE OF THE VENDOR



SIGNATURE OF CONFIRMING PARTY

Drafted and prepared in my office



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



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

Endorsement For Deed Number : I - 01026 of 2011  
(Serial No. 00937 of 2011)

On

Payment of Fees:

On 27/01/2011

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

Presented for registration at 15.20 hrs on :27/01/2011, at the Private residence by Debasish Roy , one of the Executants.

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

Execution is admitted on 27/01/2011 by

1. Mrs Alo Basak, wife of Balai Chandra Basak , T G 3/6, Trgharia, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Hatiara Pin :-700059 , By Caste Hindu, By Profession : House wife
2. Debasish Roy, son of Chittaranjan Roy , Dashadrone, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R. Gopalpur, Rajarhat Road Pin :-700136 , By Caste Hindu, By Profession : Business

Identified By K N Basak, son of Late B G Basak, 42 B, K G Bose Sarani, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700085 , By Caste: Hindu, By Profession: Business.

( Sudhakar Sahu )  
ADDL REGISTRAR OF ASSURANCES-II

On 28/01/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 14908/-, on 28/01/2011

( Under Article : A(1) = 14817/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/01/2011 )

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. -1347500/-

( Sudhakar Sahu )  
ADDL REGISTRAR OF ASSURANCES-II

28/01/2011 17:17:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01026 of 2011

(Serial No. 00937 of 2011)

Certified that the required stamp duty of this document is Rs.- 67385 /- and the Stamp duty paid as:  
- Impresive Rs. - 5000/-

**Deficit stamp duty**

- Deficit stamp duty Rs. 62400/- is paid 32037322/01/2011 State Bank of India, BAGUIATI, received on 28/01/2011

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

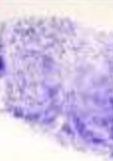
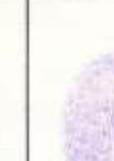
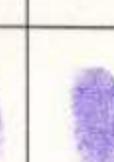
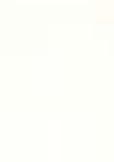


( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

28/01/2011 17:17:00

EndorsementPage 2 of 2

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore (Left Hand)</b>	<b>Thumb</b>
						
	<i>Alo Basak</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore (Left Hand)</b>	<b>Thumb</b>
						
	<i>Syghamur</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore (Left Hand)</b>	<b>Thumb</b>
						
	<i>Debasish Roy</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 494 to 509  
being No 01026 for the year 2011.



(Sudhakar Sahu) 03-February-2011  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal

01122

010 230 27

9-01053



20/01/11  
T.38  
6-20/01/11

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

930373

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

*[Signature]*  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
28 JAN 2011

THIS INDENTURE made this the 28th day of January, 2011  
BETWEEN (MR.) SACHCHIDANANDA SINHA, son of Late Gopal Chandra  
Sinha, by Caste- Hindu, by occupation- Doctor, by Nationality- Indian, residing

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

76 DEC 2010

2644 5000  
 Sl. No. .....  
 M/s. Smt. A. Adhya Adv.  
 Address. C.M.M. Court Kolkata  
 P. S. ....  
 Vendor. ....

5000

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 27



Rupam Senker  
 Son of Dr. Sachchidananda Senker  
 88, College Street, Kolkata - 700073

Occupation: Doctor

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

28 JAN 2011

at Kolkata Medical College Hospital, 88, College Street, Kolkata 700 073, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

(1) **DHANRISHI MERCHANDISE PRIVATE LIMITED**, and (2) **NIFTY MARKETING PRIVATE LIMITED**, both the Company, having their registered office at 1, Ganesh Chandra Avenue, Room No. 601, Sixth Floor, Kolkata 700 013, represented by its Authorised Signatory (**Mr.) Anand Kumar Shah**, son of Sri Shraavan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kaikhali, Kolkata- 700 136, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

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

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

**AND WHEREAS** while thus the said Sri Jogendra Nath Mondal solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, the said Jogendra Nath Mondal died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, as the only legal heirs and successors towards the estate of deceased Jogendra Nath Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal recorded their respective names in the Operation of Revisional Settlement and their names have been recorded under

**R. S. Khatian No. 1496 in respect of R. S. Dag No. 416**, land measuring about 1.16 [one point one six] Acres and under **R. S. Khatian No. 1502 in respect of R. S. Dag No. 417**, land measuring about .23 [point two three] Acres and they used to pay proper rates, tax, rents, levis and other outgoings against their names and enjoying the same without any interruption and/or disturbance from any corner;

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

**AND WHEREAS** while thus the said (1) Sri **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] Sri **Sudhir Kumar Mondal**, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money by execution of a Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about **0.2250 Acres** out of their total land measuring about 1.16 Acres comprised under **R. S. Dag No. 416** appertaining to **R. S. Khatian No. 1496**, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Srimati **Sandhya Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 175 to 178, Being No. 3324 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** the said (1) Sri **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] Sri **Sudhir Kumar Mondal**, jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 0.2490 Acres comprised under C. S. Dag No. 390 and 391 corresponding to **R. S. Dag No. 416** [land area **0.0190 Acres** out of total land area 1.16 Acres] and **417** [land area **0.23 Acres**] appertaining to R. S. Khatian No. 1496 and 1502, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Srimati **Sabita Bose**, which was

duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

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

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

**AND WHEREAS** while thus the said Srimati **Sandhya Ghosh** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Saf Bikray Kobala dated 11th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 0.2250 Acres, comprised under **R. S. Dag No. 416** [Total Land Area in Dag- 1.16 Acres] appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza-REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station-Rajarhat, District North North 24-Parganas, unto and in favour of one Sri **Amaresh Banerjee**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 105, Pages 439 to 448, Being No. 5508 for the year 1986, against the valuable consideration mentioned therein and thus handed over the

vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** while thus the said (1) Sri **Madan Mohan Goswami**, and (2) Sri **Amaresh Banerjee**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Saf Bikray Kobala dated 6th day of June, 1992 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under **R. S. Dag No. 416** appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Sri **SACHCHIDANANDA SINHA**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 61, Pages 268 to 275A, Being No. 4163 for the year 1992, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** by virtue of aforesaid Deed the said Sri **SACHCHIDANANDA SINHA**, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under **R. S. Dag No. 416** appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto, agreed to sale and the Purchaser herein has agreed to Purchase, **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under **R. S. Dag No. 416** appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others,

specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.16,00,000/- [Rupees Sixteen Lac] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.16,00,000/- [Rupees Sixteen Lac] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under **R. S. Dag No. 416** appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the said property" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way

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

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

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

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

premises hereby granted, transferred and conveyed to the Purchaser; and

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

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under **R. S. Dag No. 416** appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, lying and situated under Mouza - **REKJWANI**, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage in front of the said property in question for ingress and egress and for laying telephone, water

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

ON THE NORTH : Land Under C. S. Dag No. 1698;  
 ON THE SOUTH : Twelve Feet Wide Common Passage;  
 ON THE EAST : Scheme Plot No. "B";  
 ON THE WEST : Common Passage;

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

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

*Suman Sinha*  
 88, Connaught Place Kolkata - 73  
 Bismarck

*Sachchidananda Sinha*  
 SIGNATURE OF VENDOR

*Sewarup Das*  
 Rajarhat, Raigachi  
 ad-135

Drafted by me and prepared in my office:

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

105/11/82

**RECEIPT**

**RECEIVED** a sum of Rs.16,00,000/- [Rupees Sixteen Lac] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
16,00,000/-	21.01.2011	164528	Indian Overseas Bank, Baguiati Branch	SACHCHIDANANDA SINHA
16,00,000/-	Rupees Sixteen Lac only			

Witnesses:

*Sumen Sinha*

*Sachchidananda Sinha*

SIGNATURE OF THE VENDOR

*Sesaraft oc*

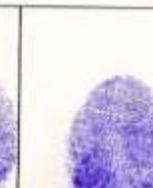
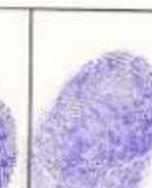
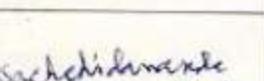
Drafted by me and prepared in my office:

*Suprotim Saha*  
Advocate

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

1105 1111 32

# FORM FOR TEN FINGERPRINTS

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

Sachchidanand  
Sachchidanand

Ashok  
(ANAND KR SHAH)



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01122 / 2011, Deed No. (Book - I , 01053/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sachchidananda Sinha	<i>Sachchidananda Sinha</i> 28-1-11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sachchidananda Sinha Address - Kolkata Medical College 88 College St, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073	Self		 LTI	<i>Sachchidananda Sinha</i> 28-1-11
			28/01/2011	28/01/2011	

**Name of Identifier of above Person(s)**

Rupam Sinha  
88 College St, District:-Kolkata, WEST BENGAL, India,  
P.O. :- Pin :-700073

**Signature of Identifier with Date**

*Rupam Sinha*  
28-1-11



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

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



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

Endorsement For Deed Number : I - 01053 of 2011  
(Serial No. 01122 of 2011)

On

Payment of Fees:

On 28/01/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 17603/-, on 28/01/2011

( Under Article : A(1) = 17589/- ,E = 14/- on 28/01/2011 )

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1600000/-

Certified that the required stamp duty of this document is Rs.- 80020 /- and the Stamp duty paid as Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 75020/- is paid 09965028/01/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 28/01/2011

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

Presented for registration at 13.37 hrs on :28/01/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Sachchidananda Sinha ,Executant.

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

Execution is admitted on 28/01/2011 by

1. Sachchidananda Sinha, son of Lt Gopal Ch Sinha , Kolkata Medical College 88 College St. District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Hindu By Profession Professionals

Identified By Rupam Sinha, son of Sachchidananda Sinha, 88 College St, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste: Hindu, By Profession: Professionals

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

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

28 JAN 2011

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 11650 to 11665  
being No 01053 for the year 2011.



  
(Debasish Dhar) 28-January-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal