

01978

01827/2013



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 918617

13/2/13  
11.11  
9-1125

Certified that the document is examined by registrar. The ... the registrant's & the endorsement/endorsements attached with this documents are the part of this document.

N 5/50

*[Handwritten Signature]*

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

3 FEB 2013

**THIS DEED OF CONVEYANCE** made this the 13<sup>th</sup> day of February, 2013 BETWEEN (1) (MR.) GOBINDA CHANDRA DAS alias Govinda Das, (2) (MR.) SOURENDRA KUMAR DAS alias Sorendranath Das, and (3) (MR.) SHYAMAL

3 FEB 2013

02 JAN 2013

100061

No.	Date
Sold to	Advocate
Address	
Rs. 100	
<b>A. BANERJEE</b> <b>L.S. VENDOR (O.S.)</b> <b>HIGH COURT, KOLKATA-700 001</b>	



Aronale Kumar Das  
 40 - Shyamal Kumar Das  
 Vill - Kanjalpara PS+PO - Rajarhat  
 Pin - 700135  
 Student

অন্য কোন প্রকারের  
 মূল্য দেওয়া হবে না

3 FEB 2013

**KUMAR DAS** alias Shyamal Das, all son of Late Jogendra Nath Das, all by faith Hindu, by Nationality- Indian, all residing at Kanjialpara, P.O. and P.S. Rajarhat, District North 24-Parganas, PIN 700 135, West Bengal, hereinafter referred to and called as the **OWNERS/VENDORS** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND** [1] **IMPRESSION MERCHANTS PRIVATE LIMITED**, [2] **PARASMANI VINIMAY PRIVATE LIMITED**, (3) **STARWIN TRADE-LINK PRIVATE LIMITED**, (4) **REAL TIME TRADECOM PRIVATE LIMITED**, and [5] **SENSATION MERCHANTS PRIVATE LIMITED**, all the Companies registered under the Companies Act 1956 and having their registered Office at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Baguiati, Kolkata- 700 059, hereinafter collectively referred to as the **PURCHASERS** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** one **Dasu Bhushan Das** was the recorded owner of **ALL THAT** piece and parcel of a plot of land measuring about 88 [eighty eight] Decimals be the same a little more or less comprised under C. S. Dag No. 422, corresponding to R. S. Dag No. 450 [31 Decimals] and C. S. Dag No. 423 corresponding to R. S. Dag No. 451 [57 Decimals] appertaining to C. S. Khatian No. 1289 corresponding to R. S. Khatian No. 1417, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District 24-Parganas together with other landed properties;

**AND WHEREAS** the said Dasu Bhushan Das, son of Manik Lal Das legally married with one Golap Basini Dasi, and out of the said wedlock they got no issue and to that effect the said Dasu Bhushan Das made and executed a Will on 03.08.1962 and same being registered with the Office of the District Registrar of the District 24-Parganas, at Alipore and recorded into Book No. III, Volume No. 2, Pages 65 to 70, Being No. 29 for the year 1962, wherein the said Dasu Bhushan Das had appointed his brother namely Jogendra Nath Das as an Executor of his last Will and Testament.

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

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

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

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

**AND WHEREAS** thus the said (1) Gobinda Chandra Das, (2) Sourendra Kumar Das, and (3) Shyamal Kumar Das, the Vendors herein, became sole and absolute owner of **ALL THAT** piece and parcel of a demarcated plot of land measuring about 66 [Sixty Six] Decimals, be the same a little more or less, comprised under C.S. Dag No. 422 corresponding to R.S. /L.R. Dag No. 450 [Area- 25.85 Decimal] and C.S. Dag No. 423 corresponding to R.S./L.R. Dag No. 451 [Area- 40.15 Decimals] appertaining to R. S. Khatian No. 1417 corresponding to L. R. Khatian No. 4555, 774, 773 and 4556, lying and situated under Mouza- REKJOANI, J. L. No. 13, R.S. No. 198, Touzi No. 2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written, for the sake of brevity hereinafter called as "**the SAID PROPERTY**", free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

**AND WHEREAS** the Vendors, due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.2,74,50,000/- (Rupees Two Crore Seventy Four Lac And Fifty Thousand) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.2,74,50,000/- (Rupees Two Crore Seventy Four Lac And Fifty Thousand) only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece and parcel of a demarcated plot of land measuring about 66 [Sixty Six] Decimals, be the same a little more or less, comprised under C.S. Dag No. 422 corresponding to R.S. /L.R. Dag No. 450 [Area- 25.85 Decimal] and C.S. Dag No. 423 corresponding to R.S./L.R. Dag No. 451 [Area- 40.15 Decimals] appertaining to R. S. Khatian No. 1417 corresponding to L. R. Khatian No. 4555, 774, 773 and 4556, lying and situated under Mouza- REKJOANI, J. L. No. 13, R.S. No. 198, Touzi No.

2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, more fully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

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

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

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

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of a demarcated plot of land measuring about 66 [Sixty Six] Decimals, equivalent to 39 (Thirty Nine) Cottah 14 (Fourteen) Chittacks and 39 (Thirty Nine) Square Feet, more or less, comprised under R.S./ L.R. Dag No. 450 [Area- 25.85 Decimal] and R.S./ L.R. Dag No. 451 [Area- 40.15 Decimals] appertaining to R. S. Khatian No. 1417, corresponding to L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKJOANI, J.L. No. 13, R. S. No. 198, Touzi No. 2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** a 500 square feet, kacha structure standing thereon **AND TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and duly demarcated in **RED** colour in the plan attached herewith and butted and bounded as follows:

ON THE NORTH : By Main Road;

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

ON THE EAST : By land/building in R.S. Dag No. 445;

ON THE WEST : By land in R.S. Dag No. 450 (part) and 451 (part);

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

**SIGNED, SEALED & DELIVERED**

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

Armat Kumar Das  
vill - Kanjalpara  
P.S. - Rajarhat  
Pin - 700135

Manat Mandap.  
vill Rekjoani  
Post P.S. Rajarhat  
24 Pgs.

Shyamal Kumar Das  
(ACMPD 7050R)

Galinda Ch Das.  
(ADRPD 9252D)

Sourendra Kumar Das  
(ADKPD 2419B)

**RECEIPT**

**RECEIVED** a sum of Rs.2,74,50,000/- (Rupees Two Crore Seventy Four Lac And Fifty Thousand) only, from the within named Purchasers, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
45,00,000/-	08.02.2013	164785	Indian Overseas Bank Baguiati Branch	Gobinda Chandra Das
46,50,000/-	08.02.2013	164780	...do...	...do...
45,00,000/-	08.02.2013	164781	Indian Overseas Bank Baguiati Branch	Sourendra Kumar Das
46,50,000/-	08.02.2013	164786	...do...	...do...
45,00,000/-	08.02.2013	164783	Indian Overseas Bank Baguiati Branch	Shyamal Das
46,50,000/-	08.02.2013	164784	...do...	...do...
<b>2,74,50,000/-</b>	<b>Rupees Two Crore Seventy Four Lac And Fifty Thousand only</b>			

Witnesses:

Annal Kumar Das  
vill - Konjalpara  
Potts - Rajarhat  
Pin - 700135

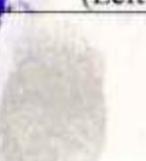
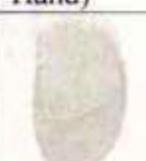
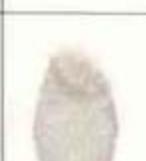
Manat Mandal.  
vill Beelgauni  
P.P.S. Rajarhat  
24/02/13

Shyamal Kumar Das .

Gobinda Ch Das -  
Sourendra Kumar Das

SIGNATURE OF THE VENDORS

# 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>Singaram</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>Sowendra Kumar Das</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>Gopin Das</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>Shyamal Kumar Das</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

DEED PLAN OF LAND OF AT MOUZA REKJOANI J.L.NO-13,R.S. NO.- 198,  
CONTAINED IN R.S DAG NO.-450 AND 451, RECORDED IN L.R. KHATIAN NO.- 773,  
774, 4555, 4556, P.S.- RAJARHAT , DIST.- NORTH 24 PARGANAS, UNDER  
RAJARHAT - BISHNUPUR 1 NO,- GRAM PANCHAYET.

LAND AREA IN R.S. DAG NO.- 450 = 25.85 DECIMAL  
LAND AREA IN R.S. DAG NO.- 451 = 40.15 DECIMAL

TOTAL AREA = 66.00 DECIMAL (BORDERED IN RED COLOUR)



RS . DAG NO . - 449

RS . DAG NO . - 445

305'

93'-10"

RS . DAG NO . - 451

RS . DAG NO . -450

300'-2"

RS . DAG NO . - 450

*Shyamal Kumar Das*

*Goinda Ch Das*

*Sourendra Kumar Das*

RS . DAG NO . -451

RS . DAG NO . - 451

SIGNATURE OF OWNER'S

96'-0"

91 BUS ROAD (P.W.D)

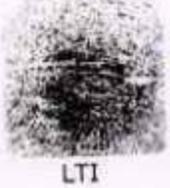
SITE PLAN  
SCALE : 1" = 8'-0"

**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01978 / 2013, Deed No. (Book - I , 01827/2013)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Gobinda Chandra Das Kanjialpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 13/02/2013	 LTI 13/02/2013	Gobinda ch Das 13/2/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gobinda Chandra Das Address -Kanjialpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 13/02/2013	 LTI 13/02/2013	Gobinda ch Das
2	Sourendra Kr Das Address -Kanjialpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 13/02/2013	 LTI 13/02/2013	Sourendra Kumar Das
3	Shyamal Kr Das Address -Kanjialpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 13/02/2013	 LTI 13/02/2013	Shyamal Kumar Das

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

Arnab Kumar Das  
Kanjial Para, Rajarhat, Kolkata, Thana:-Rajarhat,  
District:-North 24-Parganas, WEST BENGAL, India, Pin  
:-700135

**Signature of Identifier with Date**

Arnab Kumar Das  
13/2/2013



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

Endorsement For Deed Number : I - 01827 of 2013  
(Serial No. 01978 of 2013)

On 13/02/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 302000/- is paid , by the draft number 911870, Draft Date 13/02/2013, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 13/02/2013

( Under Article : A(1) = 301939/- ,E = 14/- ,Excess amount = 47/- on 13/02/2013 )

**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.-2,74,50,000/-

Certified that the required stamp duty of this document is Rs.- 1647020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1647000/- is paid , by the draft number 911869, Draft Date 13/02/2013, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 13/02/2013

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

Presented for registration at 11.32 hrs on :13/02/2013, at the Office of the A.D.S.R. RAJARHAT by Gobinda Chandra Das Alias Govinda Das, one of the Executants.

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

Execution is admitted on 13/02/2013 by

1. Gobinda Chandra Das Alias Govinda Das, son of Lt Jogendra Nath Das , Kanjalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
2. Sourendra Kr Das Alias Sorendranath Das, son of Lt Jogendra Nath Das , Kanjalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
3. Shyamal Kr Das Alias Shyamal Das, son of Lt Jogendra Nath Das , Kanjalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business

Identified By Arnab Kumar Das, son of S. K. Das, Kanjal Para, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Student.

13 FEB 2013

( Debasish Dhar )  
Additional District Sub-Registrar

13/02/2013 13:15:00

EndorsementPage 1 of 2



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

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**Endorsement For Deed Number : I - 01827 of 2013**  
**(Serial No. 01978 of 2013)**

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( Debasish Dhar )  
Additional District Sub-Registrar



*(Signature)*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Paraganas

13 FEB 2013

( Debasish Dhar )  
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 5382 to 5397  
being No 01827 for the year 2013.



*[Handwritten signature]*

(Debasish Dhar) 13-February-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

01780

01850/2013



8/2/13  
9.30

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 230675

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

05/50

*[Signature]*  
Laditama Dasgupta Sub-Registrar  
Laditama, New Town, Bonga Pargana

13 FEB 2013

**THIS INDENTURE** made this 8<sup>th</sup> day of February, 2013  
**BETWEEN** (1) SRISHTI DHAR GHOSH alias Sristidhar Ghosh, son of Late  
Kali Pada Ghosh, by occupation Business, and (2) **[MRS.] ANNA GHOSH** alias

102092

05 JAN 2013

No. \_\_\_\_\_ Date \_\_\_\_\_  
 Sold to \_\_\_\_\_ advocate \_\_\_\_\_  
 Address \_\_\_\_\_  
 100/-  
**A. BANERJEE**  
**L.S. VENDOR (O.S.)**  
 HIGH COURT, KOLKATA-700 001



(Debarishap)

(Debarishap).  
Sriasti Bhar Ghosh.



-874

Sriasti Bhar Ghosh.



-873

কর্তৃপক্ষের নিকট প্রেরণ করা হইবে।  
 প্রাপ্ত হইলে তাহা স্বীকৃত হইবে।  
 প্রাপ্ত হইলে তাহা স্বীকৃত হইবে।



স্বাক্ষরিত হইয়াছে

Additional District Sub-Registrar  
Calcutta, New Town, North 46 Parganas

11 FEB 2013

বঃ-লক্ষ্মীদাস  
৬.২.১৩

লক্ষ্মীদাস  
 ৬-নিম্নস্থ/স্বাক্ষরিত হইয়াছে  
 ডাঃ. বৈষ্ণব  
 ডাঃ. বৈষ্ণব  
 ২৩৫  
 লক্ষ্মী - কলকাতা

Asha Bala Ghosh, wife of Late Balai Charan Ghosh, by Occupation Housewife, both by Caste Hindu, by Nationality- Indian, both residing at Rajarhat, Rekjoani, Pal Para, Kolkata 700 135, West Bengal, hereinafter collectively referred to and called as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **LUCKY RETAILS PRIVATE LIMITED**, the Company, registered under the Companies Act 1956, having its registered office at CA 16/2A, Rail Pukur Road, Flat No. B/403, Kolkata 700 059 and (2) **RELAX RETAILS PRIVATE LIMITED**, the Company, registered under the Companies Act 1956, having its registered office at CA 16/2A, Rail Pukur Road, Flat No. B/403, Kolkata 700 059, hereinafter jointly and/or collectively referred to and called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** one Kalipada Ghosh was the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring 24 decimal, more or less, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C.S. Khatian No. 594 corresponding to R. S. Khatian No. 631, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District 24-Parganas;

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

**AND WHEREAS** while thus the said [1] Sri Sristidhar Ghosh, [2] Srimati Anna Ghosh, [3] Srimati Laksmi Rani Ghosh, [4] Srimati Saraswati Ghosh, [5] Srimati Jamuna Ghosh and [6] Srimati Harani Ghosh jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed

property, the said [1] Srimati **Laksmi Rani Ghosh**, [2] Srimati **Saraswati Ghosh**, [3] Srimati **Jamuna Ghosh** and [4] Srimati **Harani Ghosh** due to urgent requirement of lawful money by virtue of a Saf Bikray Kobala dated 19th day of December, 1973 sold transferred, conveyed, granted, assigned and assured **ALL THAT** undivided un-demarcated 4/6th share of piece or parcel of a plot of land measuring 24 decimal, i.e. **ALL THAT** piece or parcel of land measuring 16 decimal, more or less, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C. S. Khatian No. 594 corresponding to R. S. Khatian No. 631, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District 24-Parganas, along with other properties, unto and in favour of said Sri **Sristidhar Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Being No. 8626 for the year 1973, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever and enjoying the same without any interruption and/or disturbance from any corner;

**AND WHEREAS** while thus the said [1] Sri **Sristidhar Ghosh**, and [2] Srimati **Anna Ghosh**, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid 24 (Twenty Four) Decimal plot of land, due to requirement of lawful money, said [1] Sri **Sristidhar Ghosh**, and [2] Srimati **Anna Ghosh** sold and transferred the several plotted and demarcated land, by several sale deed of different dates, duly registered in different buyers name, in total, measuring about 21 (Twenty One) Decimal, more or less, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C. S. Khatian No. 594, corresponding to R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District 24-Parganas, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed properties to their respective buyers, absolutely and forever;

**AND WHEREAS** thus the said [1] Sri **Sristidhar Ghosh**, and [2] Srimati **Anna Ghosh**, jointly seized and possessed of or otherwise well and sufficiently entitled to the remaining plot of land, i.e. **ALL THAT** piece or parcel of land classified as SHALI measuring about 3 (Three) Decimal, more or less, comprised in R.S. Dag No.424, under R. S. Khatian No. 631 corresponding to L.R. Khatian No. 5389, lying and situated under Mouza- REKJOANI, 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 Vendors herein, due to paucity of funds and inability to administer and maintain the Said Property described in the Schedule written hereto, has approached the Purchasers to sell the SAID PROPERTY to the Purchasers and the Purchasers have agreed to Purchase the same at the price, mentioned hereinafter.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.3,00,000/- [Rupees Three 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 doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 3 (Three) Decimal, more or less, comprised in R.S. Dag No.424, under R.S. Khatian No. 631 corresponding to L.R. Khatian No. 5389, lying and situated under Mouza- REKJOANI, J.L. No. 13, R. S. No. 198, Touzi No. 2998, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" OR **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights ,

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

2. **THE VENDORS DOTH HEREBY COVENANT WITH THE 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, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute 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;

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of land measuring about 3 (Three) Decimal, more or less, classified as Sali, comprised in R.S. Dag No.424, under R. S. Khatian No. 631 corresponding to L.R. Khatian No. 5389, lying and situated under Mouza- REKJOANI, J.L. No. 13, R. S. No. 198, Touzi No. 2998, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto or enjoyed therewith.

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

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

*Smiti Das Guin.*

আমরা স্বাক্ষর করেছি  
এবং মোহর করেছি



ব:- সৌমিত্র দাস

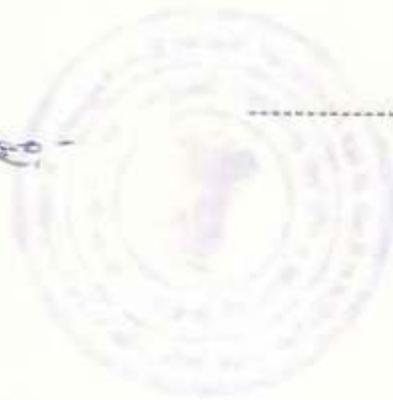
1. Tapas Das  
Rajshahi  
KOL - 135

\_\_\_\_\_  
SIGNATURE OF VENDORS

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

2. Debasish Roy  
Dastagram  
KOL - 136.

3. সৌমিত্র দাস  
বাহুবল্লভ, ব্রা-লিটল -  
কলকাতা - ১৩৫



Draft prepared by  
Bhabendra Ghoshal  
Advocate  
High Court, Calcutta.



**RECEIPT**

**Received** from the within named Purchasers

The within mentioned sum towards full and

Final Payment of the Total Consideration of

The Said Property.....

Rs. 3,00,000/-

(Rupees Three Lac Only)

**MEMO OF CONSIDERATION**

Date	Amount (Rs.)	Cheque No.	Bank/Branch	Issued In Favour Of
04.02.2013	1,50,000/-	165237	Indian Overseas Bank Baguiati Branch	Srishti Dhar Ghosh
08.02.2013	1,50,000/-	.....	Cash	Anna Ghosh alias Asha Bala Ghosh
3,00,000/- (Rupees Three Lac only)				

*Srishti Dhar Ghosh*

Witnesses:

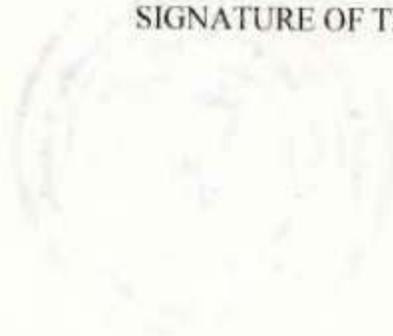
1. Tapas Das

2. Debasish Roy

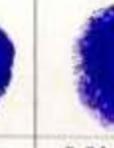
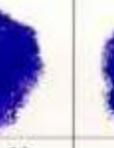
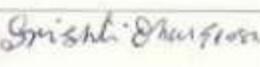
3. সৌভিক দাস

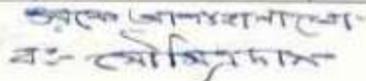
সৌভিক দাস  
বঃ সৌভিক দাস

SIGNATURE OF THE VENDORS



# 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>
						
		<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>
						
		<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>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>

  
 ...  
 ...





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

Endorsement For Deed Number : I - 01850 of 2013  
(Serial No. 01780 of 2013)

On 08/02/2013

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

Presented for registration at 21.30 hrs on :08/02/2013, at the Private residence by Srishti Dhar Ghosh Alias Sristidhar Ghosh, one of the Executants.

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

Execution is admitted on 08/02/2013 by

1. Srishti Dhar Ghosh Alias Sristidhar Ghosh, son of Lt. Kali Pada Ghosh , Rajarhat, Rekjoani, Pal Para, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
2. Anna Ghosh Alias Asha Bala Ghosh, wife of Lt. Balai Charan Ghosh , Rajarhat, Rekjoani, Pal Para, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife

Identified By Soumitra Das, son of Lt. Sudhir Kumar Das, Naipukur, Rajarhat, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

On 11/02/2013

**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.-5,23,635/-

Certified that the required stamp duty of this document is Rs.- 26202 /- and the Stamp duty paid as: Impresive Rs.- 500/-

( Debasish Dhar )  
Additional District Sub-Registrar

On 13/02/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 5767/- is paid , by the draft number 577963, Draft Date 07/02/2013, Bank Name State Bank of India, Rajarhat Township, received on 13/02/2013

( Under Article : A(1) = 5753/- ,E = 14/- on 13/02/2013 )

13 FEB 2013

( Debasish Dhar )  
Additional District Sub-Registrar



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

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**Endorsement For Deed Number : 1 - 01850 of 2013**  
**(Serial No. 01780 of 2013)**

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**Deficit stamp duty**

Deficit stamp duty Rs. 26150/- is paid , by the draft number 577962, Draft Date 07/02/2013, Bank : State Bank of India, Rajarhat Township, received on 13/02/2013

( Debasish Dhar )  
Additional District Sub-Registrar



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

13 FEB 2013

Additional District Sub-Registrar  
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 6163 to 6176  
being No 01850 for the year 2013.



X  
(Debasish Dhar) 13-February-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

2111

D-0202#16



22/02/16  
 6 → 0/216404

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 629516

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

*[Signature]*  
 Additional District Sub-Registrar  
 Rajamat, New Town, North 24 Pgs  
 22 FEB 2016

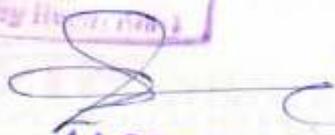
THIS INDENTURE made this the 22<sup>nd</sup>th day of February, 2016  
 BETWEEN (1) (SRI) MADAN MOHAN GOSWAMI, alias Madan Mohon Goswami, son of Late Nibaran Chandra Goswami, by Caste- Hindu, by

PAN - ~~AKRPG 5915 E~~ AKRPG 5915 E

129649

ANISH BISWAS  
Advocate,  
High Court, Calcutta

NAME.....  
ADD.....  
Rs.....  
11 DEC 2015  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
H. C. Court  
2 B, 2, 10 S, Bay Road



11 DEC 2015  
11 DEC 2015



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

22 FEB 2016

Tapas Das  
S/o Upendro Nath Das  
Rajarhat, Raekjooam  
KOL - 135  
Business

Nationality- Indian, by occupation- Service, residing at 10B, Radha Madhab Goswami Lane, Kolkata- 700 003, (2) **(SRI) AMARESH BANERJEE**, son of Late Bibhuti Bhusan Banerjee, by Caste- Hindu, by Nationality- Indian, by occupation- Business, residing at 159, B. K. Paul Avenue, Kolkata- 700 005, hereinafter jointly and/or collectively referred to and called as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

(1) **ALORAN VINIMAY PRIVATE LIMITED**, (PAN NO. AAJCA6421H), the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block A, Flat No. 104, VIP Road, Raghunathpur, Kolkata- 700 059, (2) **DHANSHREE TRADE-LINK PRIVATE LIMITED**, (PAN NO. AADCD8331K), the Company, registered under the Companies Act 1956 and having its registered Office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (3) **SEAMARINE VINTRADE PRIVATE LIMITED**, (PAN NO. AAPCS7897F), the Company, registered under the Companies Act 1956 and having its registered Office at Executive Palace, CA 16/2A, Rail Pukur Road, Deshbandhu Nagar, Block- B, Flat No. 403, Kolkata 700 059, and (4) **SEAMARINE VANIJYA PRIVATE LIMITED**, (PAN NO. AAPCS7895H), the Company, registered under the Companies Act 1956 and having its registered Office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, all (1) to (4) companies represented by its common 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 jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** one [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, were recorded owner of **ALL THAT** piece or parcel of land measuring about 1.16 [one point one six] Acres, comprised in R.S. Dag No. 416, recorded under R. S. Khatian No. 1496, AND land measuring about 0.23 [point two three] Acres, comprised in R. S. Dag No. 417, recorded under R.S. Khatian No. 1502, lying and situated under Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North 24-Parganas;

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

**AND WHEREAS** while thus the said (1) Sri **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] Sri **Sudhir Kumar Mondal**, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, due to urgent requirement of lawful money, by execution of a Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 0.2250 Acres out of their total land measuring about 1.16 Acres comprised under R. S. Dag No. 416 appertaining to R. S. Khatian No. 1496, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Srimati **Sandhya Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore 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 land measuring about 0.23 Acres comprised under R. S. Dag No. 417 [Total land area 0.23 Acres], along with other dag nos., appertaining to R. S. Khatian No. 1502, lying and situated under Mouza - REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Srimati **Sabita Bose**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

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

**AND WHEREAS** while 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 .23 Acres comprised under R.S. Dag No. 417 [land area 0.23 Acres], along with other dag nos., appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJOANI, J. L. No. 13, R.S. No. 198, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Sri **Madan Mohan Goswami**, son of Late Nibaran Chandra Goswami, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 105, Pages 447 to 454, Being No. 5509 for the year 1986, against the valuable consideration mentioned therein and thus handed over

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

**AND WHEREAS** while 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- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of one Sri **Amaresh Banerjee**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 105, Pages 439 to 448, Being No. 5508 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** thus as on date, the said **Sri Madan Mohan Goswami**, is solely seized and possessed of or otherwise well and sufficiently entitled to (out of the aforesaid landed property purchased from **Srimati Sabita Bose**, L.R. Khatian No. 4541) **ALL THAT** piece or parcel of land measuring 2.78 Decimal (Share- 0.1205), comprised under R.S./ L.R. Dag No. 417, recorded in L.R. Khatian No. 4541, lying at Mouza- REKJOANI, J.L. No. 13, under Police Station - Rajarhat, District North North 24-Parganas, free from all encumbrances, absolutely and forever.

**AND WHEREAS** thus as on date, the said **Sri Amaresh Banerjee**, is solely seized and possessed of or otherwise well and sufficiently entitled to (out of the aforesaid landed property purchased from **Srimati Sandhya Ghosh**, L.R. Khatian No. 4545) **ALL THAT** piece or parcel of land measuring 9.35 Decimal (Share- 0.0806), comprised in R.S./ L.R. Dag No. 416, recorded in

L.R. Khatian No. 4545, lying at Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North North 24-Parganas, free from all encumbrances, absolutely and forever.

**AND WHEREAS** the said (1) **Sri Madan Mohan Goswami**, and (2) **Sri Amaresh Banerjee**, the Vendors herein, are collective owner of **ALL THAT** piece or parcel of land, admeasuring 12.13 Decimal, comprised in R.S./ L.R. Dag No. 416 (Area- 9.35 decimal) recorded in L.R. Khatian No. 4545 and R.S./ L.R. Dag No. 417 (Area- 2.78 decimal), recorded in L.R. Khatian No. 4541, lying at Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North North 24-Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter called as "**the SAID PROPERTY**", free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

**AND WHEREAS** the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein have agreed to Purchase **the Said Property TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with **RED** color border, at and for a Total Consideration of Rs.3,15,000/- [Rupees Three Lac And Fifteen Thousand] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.3,15,000/- [Rupees Three Lac And Fifteen Thousand] only, duly paid by the Purchasers to the Vendors at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and

discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land, admeasuring 12.13 Decimal, out of which land measuring 9.35 Decimal, comprised in R.S./ L.R. Dag No. 416, recorded in L.R. Khatian No. 4545 AND land measuring 2.78 Decimal comprised in R.S./ L.R. Dag No. 417, recorded in L.R. Khatian No. 4541, lying at Mouza- REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR** **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

1. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS:

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

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

- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and

- (IX) THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute 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 Record of Rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of "SALI" land, admeasuring 12.13 (Twelve point One Three) Decimal, out of which land measuring 9.35 Decimal (Share 0.0806), comprised in R.S./ L.R. Dag No. 416, recorded in L.R. Khatian No. 4545 **AND** land measuring 2.78 Decimal (Share 0.1205), comprised in R.S./ L.R. Dag No. 417, recorded in L.R. Khatian No. 4541, lying at Mouza- REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto.

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

**SIGNED, SEALED & DELIVERED**

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

Tapas Das  
Rajarhat, Reckjeani  
KOL - 135

Amerab Banerjee  
Madam Mohan Ghosh

---

SIGNATURE OF VENDORS

2/ Samir Bose.

To Jadhavpur palpara  
ce-135

**RECEIPT**

**RECEIVED** a sum of Rs.3,15,000/- [Rupees Three Lac And Fifteen Thousand] only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
100,000/-	15.02.2016	335116	Indian Overseas Bank, VIP Road, Baguiati	Amaresh Banerjee
1,22,800/-	15.02.2016	335117	Indian Overseas Bank, Baguiati Branch	Amaresh Banerjee
52,200/-	15.02.2016	335118	Indian Overseas Bank, Baguiati Branch	Madan Mohon Goswamy
20,000/-	17.02.2016	Paid in CASH to Amaresh Banerjee.		
20,000/-	17.02.2016	Paid in Cash to Madan Mohon Goswamy.		
3,15,000/-	Rupees Three Lac And Fifteen Thousand only.			

Witnessess:

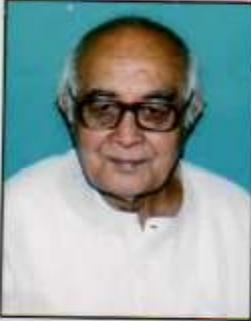
*Tapas Das*

*Amaresh Banerji*

*Madan Mohon Goswamy*

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

# 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>Madon Norman Gomez</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>Ameresh Banerji</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>Agus</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

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

GRN: 19-201516-003328216-1 Payment Mode Online Payment  
GRN Date: 12/02/2016 17:48:51 Bank: State Bank of India  
BRN: CK85491009 BRN Date: 12/02/2016 06:00:39

DEPOSITOR'S DETAILS

Id No. : 15230000216404/1/2016

[Query No./Query Year]

Name : aloran vinimay private limited  
Contact No. : Mobile No. : +91 9830043331  
E-mail :  
Address : VIP ENCLAVE, BLOCK - A, FLAT NO.104, RAGHUNATHPUR  
Applicant Name : Mr Anand Shah  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230000216404/1/2016	Mutation/Conversion -Receipt	0029-00-800-028-27	52
2	15230000216404/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	150860
3	15230000216404/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	33212

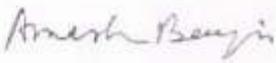
Total

184124

In Words : Rupees One Lakh Eighty Four Thousand One Hundred Twenty Four only

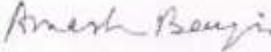
## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr AMARESH BANERJEE                      Son of Late BIBHUTI BHUSAN BANERJEE                      KANJILALPARA, P.O:- RAJARHAT, P.S:-                      Rajarhat, District:-North 24-Parganas, West                      Bengal, India, PIN - 700135</p>	 22/02/2016 1:49:23 PM	 LTI 22/02/2016 1:49:35 PM
		 22/02/2016 1:49:49 PM	

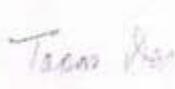
Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr MADAN MOHAN GOSWAMI                      Son of Late NIBARAN CHANDRA GOSWAMI                      10b, RADHA MADAV GOSWAMI LANE, P.O:-                      BAGHBAZAR, P.S:- Jorabagan, Kolkata, District:-                      Kolkata, West Bengal, India, PIN - 700003 Sex:                      Male, By Caste: Hindu, Occupation: Others,                      Citizen of: India, PAN No. ATRPH5915E,; Status :                      Individual; Date of Execution : 22/02/2016; Date of                      Admission : 22/02/2016; Place of Admission of                      Execution : Office</p>	 22/02/2016 1:50:07 PM	 LTI 22/02/2016 1:50:13 PM
		 22/02/2016 1:50:33 PM	

**Seller Details**

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mr AMARESH BANERJEE Son of Late BIBHUTI BHUSAN BANERJEE KANJILALPARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEEPB1154Q., Status : Individual, Date of Execution : 22/02/2016; Date of Admission : 22/02/2016; Place of Admission of Execution : Office</p>	 22/02/2016 1 49:23 PM	 LTI 22/02/2016 1 49:35 PM
		 22/02/2016 1:49:49 PM	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	DHANSHREE TRADELINK PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, KOLKATA-700059, P.O:- DB NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AADC8331K. Status Organization		
2	ALORAN VINIMAY PRIVATE LIMITED VIP ENCLAVE, BLOCK - A, FLAT NO.104, RAGHUNATHPUR, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAJCA6421H.;; Status : Organization		
3	SEAMARINE VINTRADE PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, KOLKATA-700059, P.O:- DB NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7897F. Status Organization		
4	SEAMARINE VANIJYA PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, KOLKATA-700059, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7895H.;; Status : Organization; Represented by their not executed as given below:-		
4(1)	Mr ANAND SHAH FLAT NO. 505, BLOCK - A, GREEN VALLEY, CHIRIAMORE, KAILKHALI, P.O:- KAIKHALI, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ATDPS6861R.;; Status : Representative; Date of Execution :; Date of Admission :; Place of Admission of Execution :	Photo	Finger Print
		Signature	

#### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr TAPAS DAS Son of Mr UPENDRA NATH DAS REKJOANI, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr MADAN MOHAN GOSWAMI, Mr AMARESH BANERJEE, Mr ANAND SHAH	  22/02/2016 1:50:51 PM

#### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 416 , LR Khatian No:- 4545	9.35 Dec	2.42,800/-	23.26.935/-	Proposed Use: Bastu, ROR: Shall, Width of Approach Road: 5 Ft.,
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 417 , LR Khatian No:- 4541	2.78 Dec	72,200/-	6,91,859/-	Proposed Use: Bastu, ROR: Shall Width of Approach Road: 5 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr AMARESH BANERJEE	DHANSHREE TRADELINK PRIVATE LIMITED	2.3375	25
	Mr AMARESH BANERJEE	ALORAN VINIMAY PRIVATE LIMITED	2.3375	25
	Mr AMARESH BANERJEE	SEAMARINE VINTRADE PRIVATE LIMITED	2.3375	25
	Mr AMARESH BANERJEE	SEAMARINE VANIJYA PRIVATE LIMITED	2.3375	25
L2	Mr MADAN MOHAN GOSWAMI	DHANSHREE TRADELINK PRIVATE LIMITED	0.695	25
	Mr MADAN MOHAN GOSWAMI	ALORAN VINIMAY PRIVATE LIMITED	0.695	25
	Mr MADAN MOHAN GOSWAMI	SEAMARINE VINTRADE PRIVATE LIMITED	0.695	25
	Mr MADAN MOHAN GOSWAMI	SEAMARINE VANIJYA PRIVATE LIMITED	0.695	25

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Anand Shah
Address	DC-9/28, SHASTRI BAGAN, KOLKATA-700059, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152302027 / 2016

Query No/Year	15230000216404/2016	Serial no/Year	1523002111 / 2016
Deed No/Year	I - 152302027 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr AMARESH BANERJEE	Presented At	Office
Date of Execution	22-02-2016	Date of Presentation	22-02-2016

Remarks

On 22/02/2016

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 33,212/- ( A(1) = Rs 33,198/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,212/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 33,212/- is paid, by online on 12/02/2016 6:00AM with Govt. Ref. No. 192015160033282161 on 12-02-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. CK85491009 on 12/02/2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,50,960/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,50,860/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,50,860/- is paid, by online on 12/02/2016 6:00AM with Govt. Ref. No. 192015160033282161 on 12-02-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. CK85491009 on 12/02/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 13:22 hrs on 22/02/2016, at the Office of the A D S R RAJARHAT by Mr AMARESH BANERJEE , one of the Executants.

**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 30,18,794/-

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

Execution is admitted on 22/02/2016 by

Mr MADAN MOHAN GOSWAMI, Son of Late NIBARAN CHANDRA GOSWAMI, 10b, RADHA MADAV GOSWAMI LANE, P.O: BAGHBAZAR, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL,

India, PIN - 700003, By caste Hindu, By Profession Others

Identified by Mr TAPAS DAS, Son of Mr UPENDRA NATH DAS, REKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

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

Execution is admitted on 22/02/2016 by

Mr AMARESH BANERJEE, Son of Late BIBHUTI BHUSAN BANERJEE, KANJILALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Others

Identified by Mr TAPAS DAS, Son of Mr UPENDRA NATH DAS, REKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,50,960/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,50,860/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 129649. Purchased on 11/12/2015, Vendor named S Chatterjee.



(Debasish Dhar)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 66933 to 66954

being No 152302027 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR

Date: 2016.02.25 16:05:42 +05:30

Reason: Digital Signing of Deed.

(Debasish Dhar) 25-02-2016 16:05:41  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

022-10

1-02083



22.2.11 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 617  
 2343/11

A 005637

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

*[Handwritten Signature]*

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

22 FEB 2011

THIS INDENTURE made this the 22<sup>nd</sup> day of Feb, 2011  
 BETWEEN (1) (MRS.) MADHABI SARKAR, wife of Sri Shib Sankar Sarkar,  
 and (2) (MR.) SHIB SANKAR SARKAR, son of Late Mukund Lal Sarkar,

22 FEB 2011

155874

Sl. No.....  
 Name :.....  
 Address :.....  
 Rs. 500/-  
 Calcutta Collectorate,  
 11, Netaji Subhas Rd.,  
 Calcutta - 1  
 Date.....

**SUPROTIM SAHA**  
**ADVOCATE**  
**JUDGES COURT BARABAT**

Licensed Stamp Vendor.

2 FEB 2011

*[Faint, illegible text]*

2 FEB 2011



*Hamjat mandal  
 of Alkap mandal  
 Eastadrone, Rajchulit  
 Road Kcd-136.  
 Bussla-sh*

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

22 FEB 2011

by Caste- Hindu, by Nationality- Indian, by occupation- housewife and Service, respectively, both residing at Rekjoani, Indiranagar, P.O. & P.S. Rajarhat, District North 24-Parganas, Kolkata 700 135, both are represented by their Constituted Attorney **MAHJUDDIN LOSKAR**, son of Late Sirajuddin Loskar, residing at Rekjoani, Mathpara, P.O. & P.S. Rajarhat, District North 24-Parganas, Kolkata 700 135, appointed by a General Power of Attorney, duly registered with Additional District Sub-Registrar (Salt Lake City), vide Book-IV, CD Volume No.1, Pages 1260 to 1272, being No. 00114 for the year 2011, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **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 Shravan 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, 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 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** after the aforesaid purchases said Srimati **Sandhya Ghosh** recorded her name in the Record Of Rights (ROR) vide L.R. Khatian No. 4545;

**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 the said Sri **Amaresh Banerjee**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he decided to split the aforesaid property into small plots. Thereafter by virtue of a Saf Bikray Kobala, said Sri **Amaresh Banerjee** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** 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 24-Parganas, unto and in favour of one Srimati **JOLLY MAZUMDER**, 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. 6045 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** after the aforesaid purchases said Srimati **Sandhya Ghosh** recorded her name in the Record Of Rights (ROR) vide L.R. Khatian No. 1893;

**AND WHEREAS** while the said Srimati **JOLLY MAZUMDER**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by virtue of a Saf Bikray Kobala dated 26th day of July, 2000, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of one Sri **JIBAN LAL SAHA**, 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. 109, Pages 67 to 76, Being No. 4366 for the year 2000, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** while the said Sri **JIBAN LAL SAHA**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by virtue of a Saf Bikray Kobala dated 7th day of March, 2003, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **(MRS.) DIPA 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. 290, Pages 285 to 295, Being No. 05145 for the year 2003, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** while the said **(MRS.) DIPA BANERJEE**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by virtue of a Saf Bikray Kobala dated 12th day of January, 2010, (through her Constituted Attorney Sri Nirmal Chandra Dutta, appointed by a

General Power of Attorney, duly registered with Additional District Sub-Registrar, Salt Lake City, vide Book-IV, CD Volume No.1, Pages 5577 to 5587, being No. 00529 for the year 2008) sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of (1) **(MRS.) MADHABI SARKAR**, and (2) **(MR.) SHIB SHANKAR SARKAR**, 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, CD Volume No. I, Pages 5924 to 5939, Being No. 00287 for the year 2010, 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 (1) **(MRS.) MADHABI SARKAR**, and (2) **(MR.) SHIB SHANKAR SARKAR**, 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/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto, 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/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others,

specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.19,25,000/- [Rupees Nineteen Lac And Twenty Five Thousand] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.19,25,000/- [Rupees Nineteen Lac And Twenty Five Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and 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, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchaser.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** <sup>Said</sup> piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza-

*20/5/2018*  
*10/11/2018*

REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station-Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage 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 : Twelve Feet Wide Common Passage ;  
 ON THE SOUTH : Land under R. S. Dag No. 416 (Part) ;  
 ON THE EAST : Land under R. S. Dag No. 417 ;  
 ON THE WEST : Plot-"C" in same Dag ;

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:

*Suprotim Saha*  
*Advocate*

For (MRS.) MADHABI SARKAR  
 (MR.) SHIB SANKAR SARKAR

*Mahjuddin Loskar*  
 Constituted Attorney  
**MAHJUDDIN LOSKAR**

Tapas Das  
 Rajarhat KOL-135

Drafted by me and prepared in my office:

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

**RECEIPT**

**RECEIVED** a sum of Rs.19,25,000/- [Rupees Nineteen Lac And Twenty Five Thousand] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
7,00,000/-	16.02.2011	164553	Indian Overseas Bank, Baguiati Branch	MAHJUDDIN LOSKAR
7,00,000/-	16.02.2011	164554	Indian Overseas Bank, Baguiati Branch	MAHJUDDIN LOSKAR
5,25,000/-	06.02.2011	PAID IN CASH to MAHJUDDIN LOSKAR		
19,25,000/-	Rupees Nineteen Lac And Twenty Five Thousand only			

Witnesses:

*Suprotim Saha*  
Advocate

For **(MRS.) MADHABI SARKAR**  
**(MR.) SHIB SANKAR SARKAR**

*MAHJUDDIN LOSKAR*  
Constituted Attorney  
**MAHJUDDIN LOSKAR**

SIGNATURE OF THE VENDOR

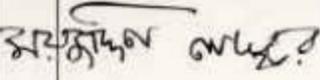
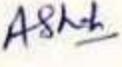
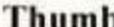
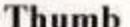
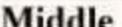
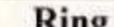
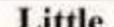
Tapas Das  
Rajarhat KOL-135

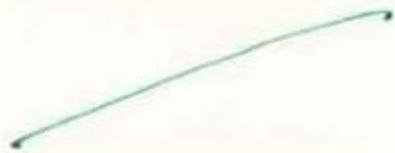
*Sebasish Roy*  
Read over and explained by me to  
The vendors who executed the  
document after fully understanding  
the Purport meaning and  
contents thereof.

Drafted by me and prepared in my office:

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

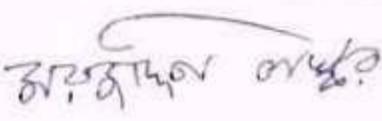
# FORM FOR TEN FINGERPRINTS

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

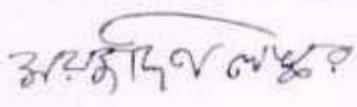


**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 02210 / 2011, Deed No. (Book - I , 02093/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Mahjuddin Loskar	 22/2/2011

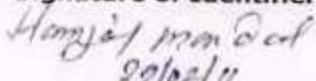
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mahjuddin Loskar Address -Rekjoani Mathpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135	Attorney		 LTI	
			22/02/2011	22/02/2011	

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

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

**Signature of Identifier with Date**

  
22/02/11





(Debasish Dhar)

**ADDITIONAL DISTRICT SUB-REGISTRAR**

Office of the A. D. S. R. BIDHAN NAGAR

Add. District Sub Registrar  
 Bidhan Nagar (Salt Lake City)



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

Endorsement For Deed Number : I - 02093 of 2011  
(Serial No. 02210 of 2011)

On

Payment of Fees:

On 22/02/2011

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

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

Payment of Fees:

Amount By Cash

Rs. 21178/-, on 22/02/2011

( Under Article : A(1) = 21164/- ,E = 14/- on 22/02/2011 )

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1925000/-

Certified that the required stamp duty of this document is Rs.- 96270 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 91270/- is paid 09976204/02/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 22/02/2011

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

Presented for registration at 13.46 hrs on :22/02/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Mahjuddin Loskar ,Executant.

**Executed by Attorney**

Execution by

1. Mahjuddin Loskar, son of Lt Sirajuddin Laskar , Rekjoani Mathpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Madhabi Sarkar 2. Shib Sankar Sarkar is admitted by him.

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



( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

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

22 FEB 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 6022 to 6038  
being No 02093 for the year 2011.



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