

3716

P-03422/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 747235

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

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

27 APR 2017

THIS INDENTURE made this the 26th day of April, 2017
BETWEEN (1) **(SRI) SANKAR SARDAR** alias (Sri) Shankar
Sardar, (I.T. PAN:BCEPS7552J) son of Late Haru Sardar, by
Caste-Hindu, by Occupation-Business, by Nationality- Indian,

26.4.17
5.15
517891



80778

25 JAN 2017

No. _____ Date _____

Sold to _____

Address _____

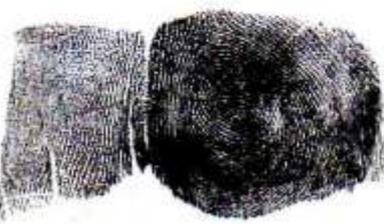
Rs. _____ P. _____

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



25 JAN 2017

1 201° 476 5M17 4



1793

1 201° 476 5M17 4



1794

9145 5674



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

126 JAN 2017

Paipal Das.

S/O L.T. Mono Ranjan Das
vill. Reakgoyami
PO+PS. Rajarhat
KOL 135

426

residing at Bhatenda, P.S. Rajarhat, District North 24-Parganas, Kolkata 700 135, and (2) **(SRI) TARAK SARDAR**, (I.T. PAN-BPPPS9596L), son of Late Haru Sardar, by Caste- Hindu, by Occupation-Business, by Nationality- Indian, residing at Sardar Para Rekjoani, P.S. Rajarhat, District North 24-Parganas, Kolkata 700 135, 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) **RHYTHM VINIMAY PRIVATE LIMITED**, (I.T. PAN-AAFCR1750C), (2) **RICHNESS VINIMAY PRIVATE LIMITED**, (I.T. PAN-AAFCR4254D), both the Companies having their registered office at "Executive Palace", CA-16/2A, Rail Pukur Road, Deshbandhu Nagar, Kolkata- 700059, and (3) **PROSPERITY MARCOM PRIVATE LIMITED**, (I.T. PAN-AAGCP1518D), having its registered office at "VIP Enclave", Block- A, Flat No-104, VIP Road, Raghunathpur, Kolkata- 700059, represented by its Authorised Signatory **(Mr.) Anand Kumar Shah**, (I.T. PAN-ATDPS6861R) son of Sri Shravan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kaikhali, Kolkata - 700 136, hereinafter 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 its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

WHEREAS one (1) **Rabindra Nath Pal**, and (2) **Sachindra Nath Pal**, were the recorded owners of **ALL THAT** piece or parcel of land measuring about 1 (One) Cottah and 13 (Thirteen) Chittacks, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R.S. / L.R. Dag No. 426, recorded in L.R. Khatian No.4242 and 4243, under Police Station- Rajarhat, District North 24-Parganas, hereinafter called as the **SAID PROPERTY**, more fully described in the **SCHEDULE** hereunder written;

AND WHEREAS by execution of a Saf Bikray Kobala dated 20th day of December, 2000 the said (1) **Rabindra Nath Pal**, and (2) **Sachindra Nath Pal**; sold, transferred, conveyed, granted, assigned and assured the Said Property to **(Sri) Animesh Guchhait**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 185, Pages 25 to 32, Being No. 7410 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by execution of a Saf Bikray Kobala dated 27th day of March, 2003 the said **(Sri) Animesh Guchhait**, sold, transferred, conveyed, granted, assigned and assured the Said Property to (1) **(Sri) Dulal Karmakar**, and (2) **(Sri) Joydeb Karmakar**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 398, Pages 264 to 281, Being No. 07076 for the year 2003, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by execution of a Saf Bikray Kobala dated 12th day of June, 2006 the said (1) **(Sri) Dulal Karmakar**, and (2) **(Sri) Joydeb Karmakar**, sold, transferred, conveyed, granted, assigned and assured the Said Property to (1) **(Sri) Sankar Sardar** and (2) **(Sri) Tarak Sardar**, the Vendors herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 390, Pages 12 to 23, Being No. 6467 for the year 2006, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property to the purchasers therein, absolutely and forever;

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sell and the Purchasers herein has agreed to Purchase the Said Property, at and for a Total Consideration of Rs.20,00,000/- [Rupees Twenty Lac] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.20,00,000/- [Rupees Twenty 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 a plot of land measuring about 1 (One) Cottah and 13 (Thirteen) Chittacks, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R.S. / L.R. Dag No. 426, recorded in L.R. Khatian No.4242 and 4243, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, 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 remainder
or reminders and all rents issues and profits thereof and all
and every part thereof, hereby granted sold and conveyed
transferred assigned and assured or expressed or intended so
to be **AND** all the estate, rights, liberties, title, interest,
inheritance, use, possession, property, claim, demand and
other legal incidents thereof whatsoever, of the Vendors unto
and upon the said property and every part thereof and all
other evidence of title whatsoever in any way relating to or
concerning the said property which now are or hereafter shall
or may be in possession, power of control of the Vendors or
any other person or persons from the Vendors and procure the
same without any action or suit either in law or in equity **TO**
HAVE AND TO HOLD the Said Property, hereby granted
transferred, sold, conveyed and assigned or expressed or
intended so to be with the appurtenances unto the Purchasers
absolutely and forever, free from all encumbrances, trust,
liens, lispensens, charges, attachments, claimants,
requisitions, acquisitions and alignment whatsoever.

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

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

- (II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received

and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and

(IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispences 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 records of rights as well as in the records of local authority;

(XIV) **THAT** simultaneously with the execution of this deed, the Vendors has handed over all documents of title relating to this property unto the Purchasers.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land measuring about 1 (One) Cottah and 13 (Thirteen) Chittacks, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R.S. / L.R. Dag No. 426, recorded in L.R. Khatian No.4242 and 4243, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 8'-0" wide Common Passage in front of the Said Property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No.425;
ON THE SOUTH : Land under R. S. Dag No. 427;
ON THE EAST : Land under R. S. Dag No. 429;
ON THE WEST : 8'-0" wide Common Passage-
(Part of R.S./L.R. Dag No.426);

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

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

স্বাক্ষরিত

Sandip Dutta
DC 9/28 S. S. Bagan
Cal-59

স্বাক্ষরিত

Saumitra Das
Rajshat Kal - 135

Bipul Das

S/o. Lt. Monoranjan Das
vill. Reakroyani
p.o. Rajshat - KOL - 135

Drafted under instructions of
the parties hereto:-

Vasun Garg
Advocate
High Court, Calcutta
F/1023/2008.

RECEIPT

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

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Banker's Cheque No.	Bank/Branch	Issued In Favour Of
5,00,000/-	25.04.2017	338374	Indian Overseas Bank, Baguiati Branch.	Sankar Sardar
5,00,000/-	25.04.2017	338375	-do-	Sankar Sardar
5,00,000/-	25.04.2017	338376	-do-	Tarak Sardar
5,00,000/-	25.04.2017	338377	-do-	Tarak Sardar
20,00,000/-	Rupees Twenty Lac only.			

Witnesses:

Sandip Dutta

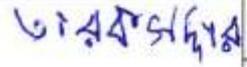
Saurinath Das

Prayal Das

Signature of Vendor
SANKAR SARDAR

SIGNATURE OF THE VENDORS

FORM FOR TEN FINGERPRINTS

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SANKAR SARDAR

HARU SARDAR

12/03/1970

Permanent Account Number
BCEPS7552J

का. सं. ५०२ ५०१०४

Signature



03092010

इस कार्ड के खोने पर कृपया सूचित करें। सीकर
आयकर पैन सेवा इकाई, एन एस डी यून
थ्री फ्लोर, सफ़ायर चैंबर,
नियर बाणर टेलिफोन एक्सचेंज के पड़ोस,
बाणर, पुणे - ४११ ०४५

If this card is lost / someone's lost card is found
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Banner Telephone Exchange,
Banner, Pune - 411 045

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081
e-mail: unit19@nsdl.co.in

का. सं. ५०२ ५०१०४



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1058/19075/01418

SHANKAR SARDAR (শংকর সর্দার)

তথ্য

Bhatenda, North 24 Parganas,
West Bengal - 700135

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার আধার সংখ্যা/ Your Aadhaar No.:

7405 6168 9178

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



আধার-সাধারণ মানুষের অধিকার

1947
1801 300 1947

help@uidai.gov.in

www.uidai.gov.in

Signature valid

Digitally signed by Unique
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.01.20 14:22:03 IST

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার
অবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা
পঞ্জীকৃত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ
হবে।
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This
will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



শংকর সর্দার
SHANKAR SARDAR
জন্মতারিখ/ DOB: 19/07/1965
পুরুষ / MALE

ঠিকানা:

ভাতেন্ডা, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700135

Address:

Bhatenda, North 24 Parganas,
West Bengal - 700135



7405 6168 9178

7405 6168 9178

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

আমার আধার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TARAK SARDAR

HARU SARDAR

10/06/1971

Permanent Account Number

BPPPS9596L

त्राकर सदा

Signature

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

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

इस कार्ड के खोने/प्राप्त पर कृपया सूचित करें/लौटें :
आयकर पैन सेवा यूनिट, यूटीएसएल
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

त्राकर सदा



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC1036441



নির্বাচকের নাম : তারক সর্দার

Elector's Name : Tarak Sardar

পিতার নাম : হারু সর্দার

Father's Name : Haru Sardar

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : XX / XX / 1965

GGC1036441

নিবাস:
নং ১৪০, বঙ্গবন্ধু সড়ক, রাজহাট, রাজশাহী
১৩০১১১

Address:
Sarder Para Rajshahi Rajshahi North 24
Pargana 700135

Date: 02/02/2008
১।-নামস্বাক্ষর (অনুমোদিত) নির্বাচন কমিশনের নির্দেশ
নিবাসে পরিবর্তনের ক্ষেত্রে অত্র ফর্ম
Facsimile Signature of the Electoral
Registration Officer for
91-Rajshahi, (SC) Constituency

বিভিন্ন পরিবর্তন হলে নতুন ঠিকানায় কেউসি নির্বাচন
কোর্স ও একটি নম্বরের নতুন সচিব পরিচালনা পর্ষদের
একটি নির্দিষ্ট ফর্মে এই পরিবর্তনের নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

তারক সর্দার

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

GRN: 19-201718-000596247-1

Payment Mode Online Payment

GRN Date: 25/04/2017 12:19:14

Bank : State Bank of India

BRN : CKC2922193

BRN Date: 25/04/2017 12:20:11

DEPOSITOR'S DETAILS

Id No. : 15230000517891/3/2017
(Query No./Query Year)

Name : RHYTHM VINIMAY PRIVATE LIMITED
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : CA16/2A, RAIL PUKUR ROAD, KOL-59
Applicant Name : Mr SANKAR SARDAR
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000517891/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	20014
2	15230000517891/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	99920

Total

119934

In Words : Rupees One Lakh Nineteen Thousand Nine Hundred Thirty Four only



Major Information of the Deed

Deed No :	I-1523-03422/2017	Date of Registration	27/04/2017
Query No / Year	1523-0000517891/2017	Office where deed is registered	
Query Date	18/04/2017 5:00:00 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANKAR SARDAR Bhatenda,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,00,020/- (Article:23)	Rs. 20,014/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-426	LR-4242	Bastu	Shali	1 Katha 13 Chatak	20,00,000/-	20,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					2.9906Dec	20,00,000 /-	20,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sankar Sardar, (Alias: Mr Shankar Sardar) (Presentant) Son of Late HARU SARDAR BHATENDA, P.O:- BHATENDA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:BCEPS7552JStatus :Individual, Executed by: Self, Date of Execution: 26/04/2017 , Admitted by: Self, Date of Admission: 26/04/2017 ,Place : Pvt. Residence
2	Mr TARAK SARDAR Son of Late HARU SARDAR BHATENDA, P.O:- BHATENDA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:BPPPS9596LStatus :Individual, Executed by: Self, Date of Execution: 26/04/2017 , Admitted by: Self, Date of Admission: 26/04/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RHYTHM VINIMAY PRIVATE LIMITED (Private Limited Company) EXECUTIVE PALACE, CA-16/A, RAIL PUKUR ROAD, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No.:AAFRCR1750CStatus :Organization
2	RICHNESS VINIMAY PRIVATE LIMITED (Private Limited Company) EXECUTIVE PALACE, CA-16/A, RAIL PUKUR ROAD, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No.:AAFRCR4254DStatus :Organization
3	PROSPERITY MARCOM PRIVATE LIMITED VIP ENCLAVE, CA-16/A, RAIL PUKUR ROAD, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No.:AAGCP1518DStatus :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANAND KUMAR SHAH Son of Mr SHRAVAN KUMAR SHAH A-505, GREEN VALLEY HOUSING COMPLEX, 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, Status : Representative, Representative of : RHYTHM VINIMAY PRIVATE LIMITED , RICHNESS VINIMAY PRIVATE LIMITED , PROSPERITY MARCOM PRIVATE LIMITED

Identifier Details :

Name & address
Mr BIPUL DAS Son of Late MANORANJAN DAS RECKJOANI, P.O:- RECKJOANI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Sankar Sardar, Mr TARAK SARDAR, Mr ANAND KUMAR SHAH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Sardar	RHYTHM VINIMAY PRIVATE LIMITED-0.498437 Dec,RICHNESS VINIMAY PRIVATE LIMITED-0.498437 Dec,PROSPERITY MARCOM PRIVATE LIMITED-0.498437 Dec
2	Mr TARAK SARDAR	RHYTHM VINIMAY PRIVATE LIMITED-0.498437 Dec,RICHNESS VINIMAY PRIVATE LIMITED-0.498437 Dec,PROSPERITY MARCOM PRIVATE LIMITED-0.498437 Dec

Endorsement For Deed Number : I - 152303422 / 2017

On 25-04-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,00,000/-



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

On 26-04-2017

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

Presented for registration at 17:15 hrs on 26-04-2017, at the Private residence by Mr Sankar Sardar Alias Mr Shankar Sardar, one of the Executants.

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

Execution is admitted on 26/04/2017 by 1. Mr Sankar Sardar, Alias Mr Shankar Sardar, Son of Late HARU SARDAR, BHATENDA, P.O: BHATENDA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. Mr TARAK SARDAR, Son of Late HARU SARDAR, BHATENDA, P.O: BHATENDA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others Indetified by Mr BIPUL DAS, , Son of Late MANORANJAN DAS, RECKJOANI, P.O: RECKJOANI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others



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

On 27-04-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014/- (A(1) = Rs 20,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2017 12:20PM with Govt. Ref. No: 192017180005962471 on 25-04-2017, Amount Rs: 20,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2922193 on 25-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,00,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 99,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 80778, Amount: Rs.100/-, Date of Purchase: 25/01/2017, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2017 12:20PM with Govt. Ref. No: 192017180005962471 on 25-04-2017, Amount Rs: 99,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2922193 on 25-04-2017, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 99180 to 99206

being No 152303422 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.05.02 17:14:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 02-05-2017 17:14:24
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

3717

1-03429/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 747236

26.4.17
540
517855

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

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

27 APR 2017

THIS INDENTURE made this the 26th day of April, 2017
BETWEEN (SRI) MANIK KUMAR CHANDRA, alias (Sri) Manick
Kumar Chandra, (I.T. PAN-AFRPC0149J), son of Late
Satyanarayan Chandra, by Caste-Hindu, by Occupation-Service,
by Nationality- Indian, residing at 46D, Butto Kristopal Avenue,

80777

25 JAN 2017

No. _____ Date _____
 Sold to _____
 Address _____
 Rs. 25 JAN 2017 P. _____
ANJUSHREE BANERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001



25 JAN 2017

Harekrishna Kkr Chandra



1795

Harekrishna Kkr Chandra



- Somnath Mandal
 Ashok Kr Mandal
 Kowzeal Pasa
 Post PS- Rajmahal.
 Kol - 135

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

26 APR 2017

P.S. Jorabagan, Kolkata 700 005, 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) **DHANSHREE VINTRADE PRIVATE LIMITED**, (I.T. PAN-AADCD8330J), (2) **NIFTY MARKETING PRIVATE LIMITED**, (I.T. PAN-AADCN4716G), (3) **DHANRISHI MERCHANDISE PRIVATE LIMITED**, (I.T. PAN-AADCD6606R), and (4) **GODHULI COMMOTRADE PRIVATE LIMITED**, (I.T. PAN-AAECG0521H), all the Companies having their registered office at "Loharuka Niket", DC-9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata- 700059, represented by its Authorised Signatory **(Mr.) Anand Kumar Shah**, (I.T. PAN-ATDPS6861R) son of Sri Shravan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kaikhali, Kolkata 700 136, hereinafter 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 its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

WHEREAS one (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring about 44 (Forty Four) Decimals, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R. S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, under Police Station- Rajarhat, District North 24-Parganas;

AND WHEREAS while the said (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, were enjoying the aforesaid properties, the said Manoranjan Pal died, leaving behind his wife SANDHYA PAL and a daughter KUMARI RUMA PAL, as his only legal heirs towards the estates left by him, including the aforesaid property;

AND WHEREAS thus while the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, (3) Sandhya Pal and (4) Kumari Ruma Pal were jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by execution of a Saf Bikray Kobala dated 14th day of February, 1996 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, (3) Sandhya Pal and (4) Kumari Ruma Pal, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13,

comprised in R.S. / L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, under Police Station- Rajarhat, District North 24-Parganas, hereinafter called "the **SAID PROPERTY**", more fully and particularly described in the **Schedule** written hereunder, unto in favour of **(Srimati) Rita Mukherjee**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 14, Pages 253 to 258, Being No. 603 for the year 1996, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever. After the purchase & acquisition of the Said Property, Said (Srimati) Rita Mukherjee recorded the Said Property in her name in Record Of Rights vide L.R. Khatian No.1894;

AND WHEREAS by execution of a Saf Bikray Kobala dated 10th day of June, 2005 the said **(Srimati) Rita Mukherjee**, sold, transferred, conveyed, granted, assigned and assured the Said Property to **(Sri) Manick Kumar Chandra**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 227, Pages 38 to 51, Being No. 03730 for the year 2005, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property to the Purchasers therein, absolutely and forever;

AND WHEREAS by virtue of aforesaid Saf Bikray Kobala, the said **(Sri) Manick Kumar Chandra**, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R.S. / L.R. Dag No. 425, recorded in L.R. Khatian No. 1894, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, 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, hereinafter as well as hereinbefore called as the **SAID PROPERTY** more fully and particularly described in the Schedule hereunder written, free from all sort of encumbrances, lines, charges, mortgages, attachments, whatsoever and howsoever. The Vendor due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sell and the Purchasers herein has agreed to Purchase the Said Property, at and for a Total Consideration of Rs.25,00,000/- [Rupees Twenty Five Lac] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.25,00,000/- [Rupees Twenty Five Lac] only duly paid by the Purchasers to the Vendor, at or before the

execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R.S. / L.R. Dag No. 425, recorded in L.R. Khatian No. 1894, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, 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 Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:

- (I) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to

the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

(II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

(III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispences and attachments whatsoever; and
- (V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (VI) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) **THAT** the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) **THAT** the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and

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

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring about 2 (Two) Cottah and 8 (Eight) Chittacks, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R.S. / L.R. Dag No. 425, recorded in L.R. Khatian No. 1894, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 8'-0" wide Common Passage in front of the Said Property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and butted and bounded as follows:

ON THE NORTH : 8'-0" wide Common Passage;
ON THE SOUTH : Land under R. S. Dag No. 426;
ON THE EAST : Land under R. S. Dag No. 430 (P);
ON THE WEST : 8'-0" wide Common Passage;

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

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

Manice K. Chandra

Sandip Dutta
Dc 9/28 S.S. Bagage
cal-59

Somnat Mandal
Kansal para
ROE-135

Saunika Das
Naipukur Royashah
kal-135

Drafted under instructions of
the parties hereto:-

Varun Gang
Advocate
High Court, Calcutta
F/1023/2008.

RECEIPT

Received a sum of Rs.25,00,000/- [Rupees Twenty Five Lac] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Banker's Cheque No.	Bank/Branch	Issued In Favour Of
9,00,000/-	25.04.2017	338371	Indian Overseas Bank, Baguiati Branch.	Manik Kumar Chandra
8,00,000/-	25.04.2017	338372	-do-	Manik Kumar Chandra
8,00,000/-	25.04.2017	338373	-do-	Manik Kumar Chandra
25,00,000/-	Rupees Twenty Five Lac only.			

Witnesses:

Sandip Dutta

Somwati Mansal

Submitra Das

Manik Kumar Chandra

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Manoj Kumar Chandru

Anurag

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

GRN: 19-201718-000595258-1

Payment Mode Online Payment

GRN Date: 25/04/2017 12:07:54

Bank : State Bank of India

BRN : CKC2920856

BRN Date: 25/04/2017 12:12:59

DEPOSITOR'S DETAILS

Id No. : 15230000517855/3/2017

[Query No./Query Year]

Name : nifty marketing pvt ltd

Contact No. : Mobile No. : +91 9836475200

E-mail :

Address : DC-9/28, SHASTRI BAGAN, DESHBANDHU NAGAR, KOL-59

Applicant Name : Mr MANICK KUMAR CHANDRA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000517855/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	25014
2	15230000517855/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	124920

Total

149934

In Words : Rupees One Lakh Forty Nine Thousand Nine Hundred Thirty Four only

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MANICK KUMAR CHANDRA

SATYANARAY CHANDRA

07/02/1958

Permanent Account Number

AERPC0149J

Manick Kumar

Signature



In case this card is lost, stolen, damaged or destroyed, please apply for a duplicate card to the Income Tax PAN Demonstration Unit, CITSI, Plot No. 1, Sector 21, 400 010, Belapur, Navi Mumbai - 400 614.

यदि कार्ड खो जाने या कथपना नुकसिल कर/खोना,
 आयकर पत्र, सहा मंडळ, सीटीसी,
 प्लॉट नं. १, सेक्टर २१, बेलपुर, नवी मुंबई - ४०० ६१४



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 142 / 030483

পরিচয় পত্র



Elector's Name
নির্বাচকের নাম

Chandra Manick
চন্দ্র মানিক

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Satyanarayan
সত্যনারায়ণ

Sex
লিঙ্গ

M
পুং

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

34
৩৪

Address

46D Gr. Floor, Butte Kristopal Avenue,
Calcutta.

ঠিকানা

৪৬ডি প্রথম তল, বট কৃষ্ণপাল এডিনিউ,
কলিকাতা।

Facsimile Signature
Electoral Registration Officer
নির্বাচকনিবন্ধন আধিকারিক

For 142, JORABAGAN

Assembly Constituency

১৪২, জোড়াবাগান

বিধানসভা নির্বাচন ক্ষেত্র

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANAND KUMAR SHAH
SHRAVAN KUMAR SHAH

14/11/1978
Passport Account Number

AYDP66201R

ASL
Signature



00000000

Major Information of the Deed

Deed No :	I-1523-03423/2017	Date of Registration	27/04/2017
Query No / Year	1523-0000517855/2017	Office where deed is registered	
Query Date	18/04/2017 4:57:01 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANICK KUMAR CHANDRA Thana : Jorabagan, District : Kolkata, WEST BENGAL, Mobile No. : 9836475200, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,25,020/- (Article:23)	Rs. 25,014/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-425	LR-1894	Bastu	Shali	2 Katha 8 Chatak	25,00,000/-	25,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					4.125Dec	25,00,000 /-	25,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Manick Kumar Chandra (Presentant) Son of Late Satyanarayan Chandra 46D, Butto Kristopal Avenue, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:AFRPC0149JStatus :Individual, Executed by: Self, Date of Execution: 26/04/2017 , Admitted by: Self, Date of Admission: 26/04/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DHANSHREE VINTRADE PRIVATE LIMITED (Private Limited Company) DC-9/28, SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No.:AADCD8330JStatus :Organization
2	NIFTY MARKETING PRIVATE LIMITED (Private Limited Company) DC-9/28, SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No.:AADCN4716GStatus :Organization
3	DHANRISHI MERCHANDISE PRIVATE LIMITED (Private Limited Company) DC-9/28, SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No.:AADCD6606RStatus :Organization
4	GODHULI COMMOTRADE PRIVATE LIMITED (Private Limited Company) DC-9/28, SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No.:AAECG0521HStatus :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANAND KUMAR SHAH Son of Mr SHRAVAN KUMAR SHAH FLAT NO. A-505, GREEN VALLEY HOUSING COMPLEX, CHIRIAMORE, 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, Status : Representative, Representative of : DHANSHREE VINTRADE PRIVATE LIMITED , NIFTY MARKETING PRIVATE LIMITED , DHANRISHI MERCHANDISE PRIVATE LIMITED , GODHULI COMMOTRADE PRIVATE LIMITED

Identifier Details :

Name & address
Mr SOMNATH MONDAL Son of Late A KR MONDAL KAJIWAL PARA, P.O:- RECKJOANI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Manick Kumar Chandra, Mr ANAND KUMAR SHAH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Manick Kumar Chandra	DHANSHREE VINTRADE PRIVATE LIMITED-1.03125 Dec,NIFTY MARKETING PRIVATE LIMITED-1.03125 Dec,DHANRISHI MERCHANDISE PRIVATE LIMITED-1.03125 Dec,GODHULI COMMOTRADE PRIVATE LIMITED-1.03125 Dec

Endorsement For Deed Number : I - 152303423 / 2017

On 25-04-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 25,00,000/-



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

On 26-04-2017

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

Presented for registration at 17:40 hrs on 26-04-2017, at the Private residence by Mr Manick Kumar Chandra ,Executant.

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

Execution is admitted on 26/04/2017 by Mr Manick Kumar Chandra, Son of Late Satyanarayan Chandra, 46D, Butto Kristopal Avenue, P.O: Jorabagan, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Service

Indetified by Mr SOMNATH MONDAL, , Son of Late A KR MONDAL, KAJIWAL PARA, P.O: RECKJOANI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

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

On 27-04-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,014/- (A(1) = Rs 25,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2017 12:12PM with Govt. Ref. No: 192017180005952581 on 25-04-2017, Amount Rs: 25,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2920856 on 25-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,25,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,24,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 80777, Amount: Rs.100/-, Date of Purchase: 25/01/2017, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2017 12:12PM with Govt. Ref. No: 192017180005952581 on 25-04-2017, Amount Rs: 1,24,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC2920856 on 25-04-2017, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 99155 to 99179

being No 152303423 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.05.02 17:11:39 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 02-05-2017 17:11:38
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

04664

04303/2013



16.4.13
1.24
9.6800

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 884157

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

[Signature]
 Additional District Sub-Registrar
 Calcutta, New Town, North 24 Parganas

11 6 APR 2013

VS/150

THIS INDENTURE made this the 16th day of April, 2013
 BETWEEN (MR.) PARBATI SANKAR GUPTA, PAN No. AFLPG4687F, son
 of Late Chandra Sekhar Gupta, by Caste- Hindu, by Occupation- Govt.

124207

No.	Date
Sold to	Advocate
Address	High Court, Calcutta
As per	
A. BANERJEE L.S. VENDOR (O.S.) HIGH COURT, KOLKATA-700 001	



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

16 APR 2013

Sunajit Dutta
 S/o, Late Sukumar Dutta
 Vill:- Reekjocni (Indira Nagar)
 P.O. + P.S. - Rajabhat.
 Kol - 135
 Business.

Service (Retired), by Nationality- Indian residing previously at Quarter No.III/50, A.R.C., At /P.O. and P.S. Sarsawa, District Saharanpur, Uttar Pradesh, Pin No. 247232, now residing at Qtr. No. 3R-118, ARC, At /P.O : Charbatia, Dist. Cuttack (Orissa) Pin No. 754028, 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**, PAN No. AADCD6606R and AA DEN 4716G (2) **NIFTY MARKETING PRIVATE LIMITED**, PAN No. ~~ATDPS6861R~~ ^{ATDPS6861R}, 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**, PAN NO. ~~AA DEN 4716G~~ ^{ATDPS6861R}, son of Sri Shraavan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kaikhali, Kolkata- 700 136, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

Parbati Shankar Gupta.

WHEREAS by a sale deed dated 16.08.1996, one **SMT. NARAYANI BORAL**, purchased and possessed of **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of **SATISH CHANDRA PAL**, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of **KARTICK CHANDRA PAL**, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of **GANESH CHANDRA PAUL**, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of **PARESH NATH PAUL**, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of **PRASANTA KUMAR PAUL**, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of **GOUR CHANDRA PAUL**, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, more fully and particularly described in the Schedule hereunder written, hereinafter called as the "**SAID PROPERTY**", from 14 (fourteen) Paul family members, duly registered with District Registrar, Barasat, in Book No.I, Volume No. 106, Pages 285 to 294, Being No. 5879, for the consideration therein mentioned, absolutely and forever ;

AND WHEREAS by a sale deed dated 09.08.2001, said **SMT. NARAYANI BORAL**, sold and transferred the Said Property to **SMT. BAISAKHI MONDAL**, duly registered with District Registrar, Barasat, in Book No.I, Volume No. 303, Pages 214 to 224, Being No. 05709, for the year 2001, for the consideration therein mentioned, absolutely and forever ;

AND WHEREAS by a sale deed dated 26.04.2005, said **SMT. BAISAKHI MONDAL**, sold and transferred the Said Property to **PARBATI SANKAR GUPTA**, the Vendor herein, duly registered with Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City, in Book No.I, Volume No. 169, Pages 162 to 178, Being No. 02788, for the year 2005, for the consideration therein mentioned, absolutely and forever;

AND WHEREAS after the aforesaid purchase said **PARBATI SANKAR GUPTA**, the Vendor herein, mutated his name in Records Of Rights, vide L.R. Khatian No.5657;

AND WHEREAS thus the Vendor herein became the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in L.R. Khatian No. 5657, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, hereinafter as well as hereinbefore called as the **SAID PROPERTY** more fully and particularly described in the Schedule hereunder written, free from all sort of encumbrances, liens, charges, mortgages, attachments, whatsoever and howsoever;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sell and the Purchaser herein has agreed to Purchase the Said Property, at and for a Total Consideration of Rs.15,00,000/- [Rupees Fifteen Lac] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.15,00,000/- [Rupees Fifteen Lac] only duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in L.R. Khatian No. 5657, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances,

trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

- (V) **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
- (VI) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VII) **THAT** the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (VIII) **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
- (IX) **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

- (X) **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;
- (XI) **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
- (XII) **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;
- (XIII) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchaser.

THE SCHEDULE

(the Said Property)

ALL THAT piece of parcel of land measuring 2 (Two) Cottah, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in L.R. Khatian No. 5657, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 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, butted and bounded as follows:

ON THE NORTH : 12'-0" wide Common Passage ;
ON THE SOUTH : part of R.S./ L.R. Dag No. 421 ;
ON THE EAST : part of R.S./ L.R. Dag No. 425 ;
ON THE WEST : 12'-0" wide Common Passage ;

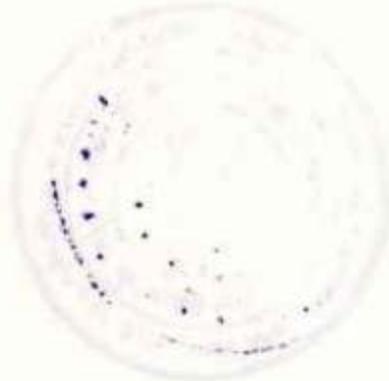
IN WITNESS WHEREOF the VENDOR has set and subscribed his hand and seal on the day month and year above written.

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

Parbati Shankar Gupta

Sudhjit Dutta
Reekjorani, Rajshah.
KOL-135

Tapas Das
Rajshah, Reekjorani
KOL-135



RECEIPT

Received a sum of Rs.15,00,000/- [Rupees Fifteen Lac] only from the hereinabove named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	DD No.	Bank/Branch	Issued In Favour Of
7,50,000/-	9.04.2013	671244	Indian Overseas Bank,	Parbati Sankar
7,50,000/-	9.04.2013	671245	Baguiati Branch	Gupta
15,00,000/-	Rupees Fifteen Lac Only.			

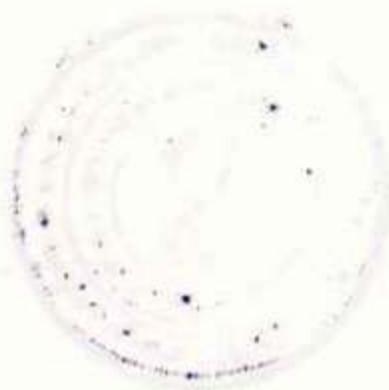
Witnesses:

Subojit Dutta.

Tapas Das

Parbati Sankar Gupta.

SIGNATURE OF THE VENDOR



Drafted by me under the instructions of the parties hereto

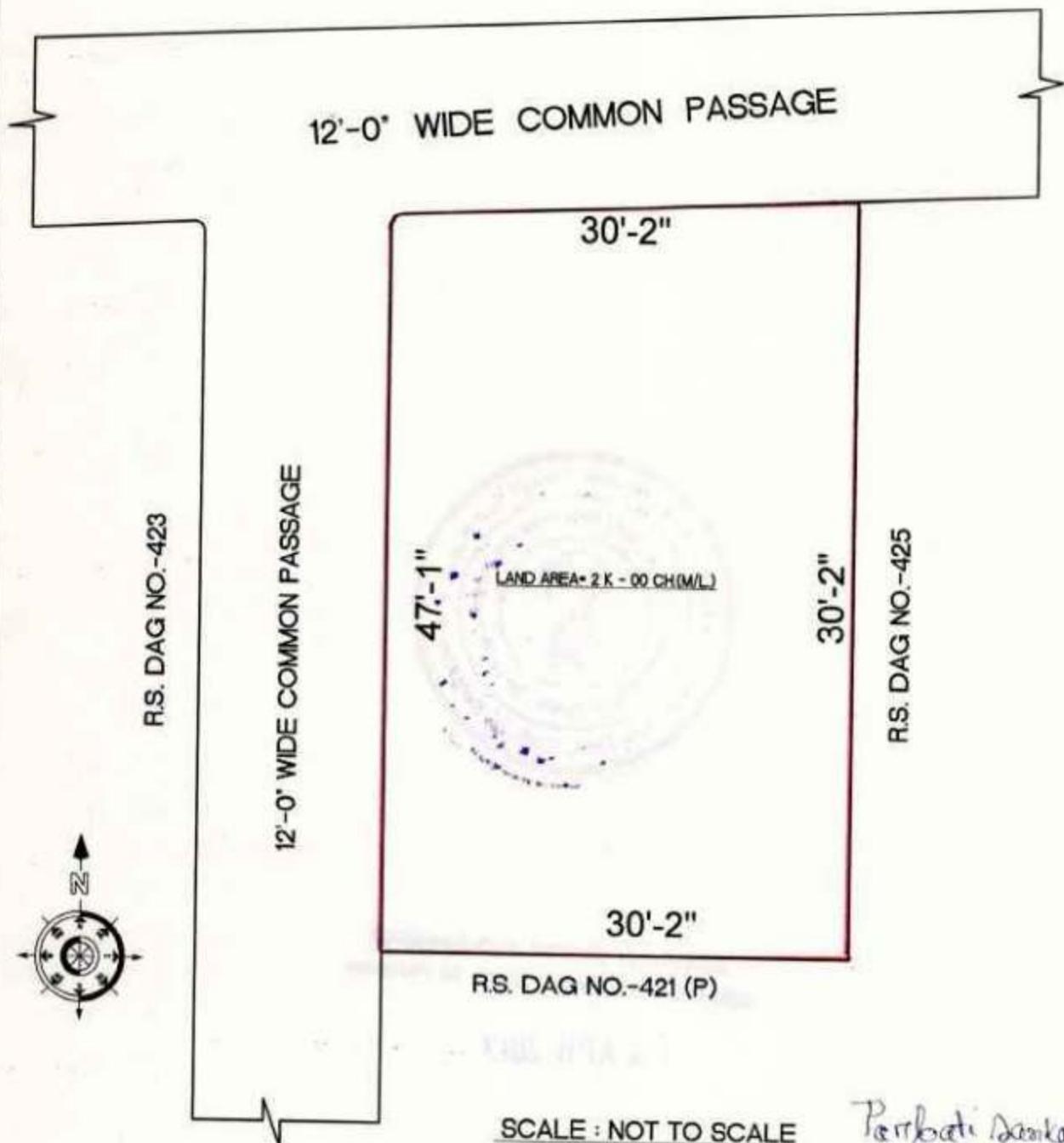
V. Gang
Advocate

High Court, Calcutta.

SITE PLAN OF LAND AT MOUZA - RECKJOANI,
J.L. NO.- 13, R.S / L.R. DAG NO.- 423 (P.), L.R. KHATIAN,
NO.- 5657, P.S. - RAJARHAT, DIST.- NORTH PARGANAS.

LAND AREA= 2 K - 00 CH.(M/L)

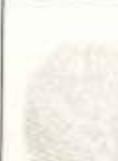
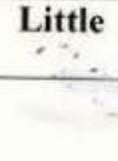
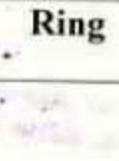
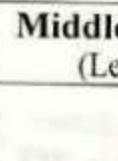
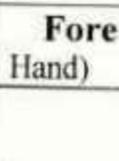
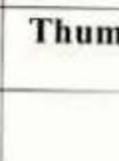
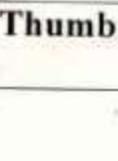
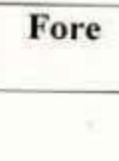
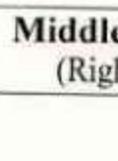
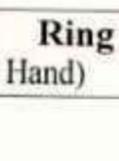
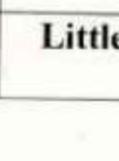
VENDOR : SRI. PARBATI SANKAR GUPTA



SCALE : NOT TO SCALE

Parbati Sankar Gupta
VENDOR'S SIG.

FORM FOR TEN FINGERPRINTS

1							
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
							
	<i>Ashok</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	
2							
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
	<i>Pankaj Shankar Gupta</i>						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	
3							
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

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. 04664 / 2013, Deed No. (Book - I , 04303/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Parbati Sankar Gupta Qtr No- I I I /50 A R C At/ P O- Sarsawa, UTTAR PRADESH, India, Pin :-247232	 16/04/2013	 LTI 16/04/2013	Parbati Sankar Gupta . 16/04/2013

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

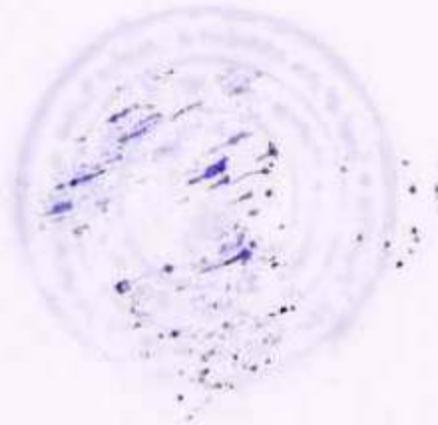
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Parbati Sankar Gupta Address -Qtr No- I I I /50 A R C At/ P O- Sarsawa, UTTAR PRADESH, India, Pin :-247232	Self	 16/04/2013	 LTI 16/04/2013	Parbati Sankar Gupta .

Name of Identifier of above Person(s)

S Dutta
Reckjoani, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

Sujeet Dutta





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

11 6 APR 2013

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



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

Endorsement For Deed Number : I - 04303 of 2013
(Serial No. 04664 of 2013 and Query No. L000006803 of 2013)

On 16/04/2013

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. 16550/- is paid , by the draft number 085468, Draft Date 10/04/2013, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 16/04/2013

(Under Article : A(1) = 16489/- ,E = 14/- ,Excess amount = 47/- on 16/04/2013)

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.-15,00,000/-

Certified that the required stamp duty of this document is Rs.- 75020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 75000/- is paid , by the draft number 085467, Draft Date 10/04/2013, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 16/04/2013

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

Presented for registration at 13.34 hrs on :16/04/2013, at the Office of the A.D.S.R. RAJARHAT by Parbati Sankar Gupta ,Executant..

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

Execution is admitted on 16/04/2013 by

1. Parbati Sankar Gupta, son of Lt Chandra Sekhar Gupta , Qtr No- I I I /50 A R C At/ P O- Sarsawa, UTTAR PRADESH, India, Pin :-247232, By Caste Hindu, By Profession : Retired Person

Identified By S Dutta, son of Lt S Dutta, Reckjoani, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar

11 APR 2013

Rajarhat New Town, North 24 Parganas

(Debasish Dhar)

Additional District Sub-Registrar

EndorsementPage 1 of 1

16/04/2013 13:48:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 12611 to 12625
being No 04303 for the year 2013.




(Debasish Dhar) 16-April-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

04824/011

*I-5382/11



1247

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 251614

$\frac{01/11/11}{11714/11}$
 MW 1325,000
 by
 26/4/11

2108



S.A. Registrar of Assurances &
 Kolkata,

Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement sheet attached to this document
 are the property of the Registrar.

22nd April Registrar
 Kolkata
 29.04.11

Kalyan Kumar Das

THIS INDENTURE made this the 26th day of April, 2011
BETWEEN (SRI) KALYAN KUMAR DAS, son of Late Panchu Gopal Das, by
 faith- Hindu, by Occupation- Service, by Nationality- Indian, residing at

$\frac{11714/11}{26/4}$

S.A. Registrar of Assurances &
 Kolkata.

T.S.
 26/4

$\frac{2108}{11714}$
 312

168209

Sl. No. _____
 Name _____
 Address _____

 Rs. _____
 Calcutta Collectorate,
 11, Netaji Subhas Rd.,
 Calcutta - 700016

SUPROTIM SARKAR
ADVOCATE
JUDGES COURT BARASBAT

Licensed Stamp
Vendor.

31 MAR 2011

Kalyan Kumar Das



3155L

Kalyan Kumar Das



3155L

Debasish Roy



Prasenjit Mondal
 & Son of Late Satish Ch. Mondal
 45/1/3 Kankarbagh 2nd floor/5/4
 Bhubaneswar



55A, Kankurgachi Road, under Police Station- Phoolbagan, Kolkata- 700 054, West Bengal, hereinafter referred to and called as the "**OWNER/VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**;

AND

(1) **DHANRISHI MERCHANDISE PRIVATE LIMITED**, and (2) **NIFTY MARKETING PRIVATE LIMITED**, both the Company, having their registered office at 1, Ganesh Chandra Avenue, Room No. 601, Sixth Floor, Kolkata 700 013, represented by its Authorised Signatory **(Mr.) Anand Kumar Shah**, son of Sri Shraavan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kaikhali, Kolkata-700 136, hereinafter referred to and called as the "**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 **SECOND PART**;

AND

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

WHEREAS by virtue of Law of Inheritance, one **Dulal Chandra Mondal** and **Pran Krishna Mondal** were became the joint owners of ALL THAT piece and parcel of plot of land measuring about 0.59 Acres, lying and situated under Mouza- RACKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in C. S. Dag No. 407, appertaining to C. S. Khatian No. 1364, corresponding to R. S. Khatian No. 1466, under Police Station- Rajarhat, District 24-Parganas;

AND WHEREAS while the said **Dulal Chandra Mondal** and **Pran Krishna Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, they amicably partitioned the aforesaid landed property and thus the said Dulal Chandra Mondal became the owner of the plot of land measuring about 0.30 Acres, from the Southern side of the aforesaid plot of land.

AND WHEREAS after the partition of the aforesaid plot of land, the said **Dulal Chandra Mondal** prepared a Scheme for plotting and divided his share of land into 6 [six] plots being numbered as Scheme Plot No. "A", "B", "C", "D", "E" and "F" and thus announced to sell out the said plots unto and in favour of intending Purchaser or Purchasers;

AND WHEREAS after hearing such intention of the said Dulal Chandra Mondal, one **Srimati Juthika Basu**, wife of Sri Arabinda Basu, agreed to purchase one Plot;

AND WHEREAS by a Saf Bikray Kobala dated 14th day of December, 1966, the said **Dulal Chandra Mondal**, (therein referred to and called as the Vendor) sold and transferred ALL THAT piece and parcel of plot of land classified as DANGA identified as Scheme Plot No. "F" measuring about .037 Acres equivalent to 2 [two] Cottahs 4 [four] Chittacks 0 [zero] Square Foot be the same a little more or less lying and situated under Mouza - RECKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in C. S. Dag No. 407 appertaining to C. S. Khatian No. 1364 corresponding to R. S. Khatian No. 1466, under Police Station - Rajarhat, District North 24-Parganas, unto and in favour of the said **Srimati Juthika Basu**, wife of Sri Arabinda Basu, thereafter referred to and called as the Purchaser, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into Book No. I, Volume No. 146, Pages 166 to 171, Being No. 10236 for the year 1966, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession absolutely and forever;

AND WHEREAS by virtue of aforesaid purchase the said Srimati Juthika Basu, wife of Sri Arabinda Basu became the sole and absolute owner of the aforesaid landed property and mutated her name in the Operation of Land Reform Settlement and her name has been recorded under L. R. Khatian No. Kri-596 in respect of R. S./L. R. Dag No. 432, and thus the said Srimati

Juthika Basu, used to pay proper rates, taxes, rents and other outgoings against her name regularly and punctually and enjoying the same;

AND WHEREAS while thus the said **Srimati Juthika Basu**, wife of Sri Arabinda Basu solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property as recorded owner by a Saf Bikray Kobala dated 15th day of December, 1995 the said Srimati Juthika Basu, wife of Sri Arabinda Basu, therein referred to and called as the Vendor due to her urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of plot of land classified as DANGA identified as Scheme Plot No. "F" measuring about .037 Acres equivalent to 2 [two] Cottahs 4 [four] Chittacks 0 [zero] Square Foot be the same a little more or less lying and situated under Mouza - RECKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in C. S. Dag No. 407 corresponding to R. S./L. R. Dag No. 432 appertaining to C. S. Khatian No. 1364 corresponding to R. S. Khatian No. 1466 corresponding to L. R. Khatian No. Kri-596, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas, unto and in favour of the said **Sri Kalyan Kumar Das**, son of Late Panchu Gopal Das, thereafter referred to and called as the Purchaser and the Vendor herein, which was duly registered with the Office of the District Registrar of the District North 24-Parganas at Barasat and recorded into Book No. 1, Volume No. 151, Pages 209 to 215, Being No. 8413 for the year 1996 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession absolutely and forever;

AND WHEREAS by virtue of the aforesaid purchase the said Sri Kalyan Kumar Das, the Vendor herein, became the sole and absolute owner of ALL THAT piece and parcel of plot of land, classified as DANGA, identified as Scheme Plot No. "F", measuring about 0.037 Acres, equivalent to 2 [two] Cottahs 4 [four] Chittacks, more or less, lying and situated under Mouza-RECKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in C. S. Dag No. 407 corresponding to R. S./L. R. Dag No. 432, appertaining to C. S. Khatian No. 1364, corresponding to R. S. Khatian No. 1466, corresponding to L. R. Khatian No. Kri- 596, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas, which is

more fully and particularly mentioned in the Schedule written hereunder and referred to and called as "the **SAID PREMISES**";

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

AND WHEREAS the Vendor due to paucity of funds, agreed to sell the SAID PROPERTY to one Sri **DEBASISH ROY**, the Confirming Party herein, at and for a Total Consideration of Rs.13,25,000/- (Rupees Thirteen Lac and Twenty Five Thousand Only) and the Confirming Party has already paid a sum of Rs.5,25,000/- (Rupees Five Lac and Twenty Five Thousand only) to the Vendor herein, as part payment of the Total Consideration;

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached (1) **DHANRISHI MERCHANDISE PRIVATE LIMITED**, and (2) **NIFTY MARKETING PRIVATE LIMITED**, the Purchaser herein to take the conveyance of the **SAID PROPERTY** in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor.

AND WHEREAS the Confirming Party hereby represent and giving warranty to the Purchaser that the Confirming Party has not at any time done or executed or knowingly suffered or been party or privy to any, act, deed, matter or thing, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected any title. The Confirming Party has also not in any manner dealt with the Said Property or created any third party right therein, by virtue of his rights under the said Baynapatra dated 24.01.2011 and/or otherwise.

AND WHEREAS the Confirming Party herein, has joined this conveyance to surrender his right for purchase the Said Property, by way of the said Baynapatra dated 24.01.2011, in favour of the Purchaser and also confirm his nomination against a nomination charge of Rs.5,25,000/- (Rupees Five Lac and Twenty Five Thousand only), for sale and transfer of the **SAID PROPERTY** by the Vendor, in favour of the Purchaser.

AND WHEREAS the Confirming Party is signing these presents to confer a better title to the Purchaser herein and upon receipt of reimbursement of the entirety of the consideration paid by him to the Vendor herein along with a nomination charges of Rs.5,25,000/- (Rupees Five Lac and Twenty Five Thousand only), receipt whereof the Confirming Party hereby admit and acknowledge. Thus, the Confirming Party hereby withdrawing all its vested right, title or interest and/or claim of whatsoever and howsoever nature in the Said Property, obtained by virtue of the Baynapatra dated 24.01.2011 and/or otherwise and requests the Vendor for sale and transfer of the SAID PROPERTY, in favour of the Purchaser, free from all encumbrances;

AND WHEREAS thus the payment of the Total Consideration of Rs.13,25,000/- (Rupees Thirteen Lac and Twenty Five Thousand Only), made to the Owner/Vendor include an amount of Rs.5,25,000/- (Rupees Five Lac and Twenty Five Thousand only), paid by the Confirming Party to the Owner/Vendor. Therefore, the Confirming Party shall not make any kind of claim or right in the Said Property, in any time in future.

AND WHEREAS thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale **ALL THAT** piece or parcel of land, identified as Scheme Plot No. "F", measuring about 0.037 Acres equivalent to 2 [two] Cottahs 4 [four] Chittacks, more or less, lying and situated under Mouza- RECKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in C. S. Dag No. 407 corresponding to R. S./L. R. Dag No. 432, appertaining to C. S. Khatian No. 1364, corresponding to R. S. Khatian No. 1466, corresponding to L. R. Khatian No. 596, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to

others, specifically mentioned in the Schedule written hereunder, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.13,25,000/- (Rupees Thirteen Lac and Twenty Five Thousand Only), which according to the parties herein is fair and reasonable market value of the demised property.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of the agreement and in consolidated consideration of the sum of Rs.13,25,000/- (Rupees Thirteen Lac and Twenty Five Thousand Only), duly paid by the Purchaser to the Vendor, directly and also through the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the Said Property and free from the same) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser and the Confirming Party hereby confirm such sale, conveyance and transfer in favour of the Purchaser, of all the entirety of the right, title and interest of whatsoever or howsoever nature in the Said Property, i.e. **ALL THAT** piece or parcel of of land, identified as Scheme Plot No. "F", measuring about 0.037 Acres, equivalent to 2 [two] Cottahs 4 [four] Chittacks, more or less, **TOGETHER WITH** a 500 (Five Hundred) Square Feet structure standing thereon, lying and situated under Mouza- RECKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in C. S. Dag No. 407, corresponding to R. S./L. R. Dag No. 432, appertaining to C. S. Khatian No. 1364, corresponding to R. S. Khatian No. 1466, corresponding to L. R. Khatian No. 596, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights,

liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances whatsoever.

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

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

- II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the

manner aforesaid and according to the true intent and meaning of these presents; and

- III) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for his absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or his predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

manner aforesaid and according to the true intent and meaning of these presents; and

- III) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for his absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or his predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) THAT the Purchasers and all person claiming through or under him have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispentence or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor deliver peaceful vacant possession of the said property, described in the Schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and for ever;
- XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and he has good and marketable right title and interest over the said property, as described in the Schedule hereto below; and

XIII) THAT simultaneously with the execution of this deed, the Vendor cannot handover all documents of title relating to this property unto the Purchasers, as per Schedule below, and hereby the Vendor herein declares that in future she is liable to handover those document as and when he will collect the same from the appropriate authority.

Kalyan Kumar Mondal

SCHEDULE OF THE LAND

ALL THAT piece and parcel of plot of land, identified as Scheme Plot No. "F", measuring about .037 Acres, equivalent to 2 [two] Cottahs 4 [four] Chittacks, more or less, **TOGETHER WITH** a ²⁰⁰~~200~~ ^{Two}~~Five~~ Hundred) Square Feet structure standing thereon, lying and situated under **Mouza-RECKJOANI**, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in C.S. Dag No. 407, corresponding to **R.S./L.R. Dag No. 432**, appertaining to C.S. Khatian No. 1364, corresponding to R.S. Khatian No. 1466, corresponding to L.R. Khatian No. 596, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right of the plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. more as shown in the plan attached herewith and butted and bounded as follows:

ON THE NORTH : Subir Kumar Majumdar, Scheme Plot No. "E";

ON THE SOUTH : Land and Building of Hare Krishna Mondal, Land under R. S. Dag No. 431;

ON THE EAST : Seven Feet Wide Common Passage;

ON THE WEST : Land of Dulal Chandra Mondal under R.S. Dag No. 442;

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:

Tapas Das
Rajarhat, Kanjilalpara
KOL - 135

Kalyan Kumar Das
SIGNATURE OF VENDOR

Rabindra Nath Karan
59, Kankus Bachi Sandhani
cal-54

SIGNED, SEALED & DELIVERED

by the **CONFIRMING PARTY** at
Kolkata in the presence of:

Tapas Das
Rajarhat, Kanjilalpara
KOL - 135

Debasish Roy
SIGNATURE OF CONFIRMING
PARTY

Rabindra Nath Karan
59, Kankus Bachi Sandhani cal-54
Drafted by me and prepared in my office:

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

RECEIPT

RECEIVED a sum of Rs. 13,25,000/- (Rupees Thirteen 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
3,25,000/-	24.01.2011	PAID IN CASH (through Debashish Roy).		
2,00,000/-	08.03.2011	795443	Axis Bank, Baguiati Branch	Kalyan Kumar Das (through Debashish Roy)
6,00,000/-			Indian Overseas Bank, Baguiati Branch	Kalyan Kumar Das
2,00,000/-		PAID IN CASH		
13,25,000/-	Rupees Thirteen Lac and Twenty Five Thousand Only.			

Witnesses:

Tapas Das

Rabindra Nath Das

Kalyan Kumar Das

Kalyan Kumar Das.

SIGNATURE OF THE VENDOR

Debashish Roy

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office:

S. Saha

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



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

Endorsement For Deed Number : I - 05382 of 2011
(Serial No. 04824 of 2011)

On 26/04/2011

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

Presented for registration at 14.10 hrs on :26/04/2011, at the Private residence by Kalyan Kumar Das, one of the Executants.

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

Execution is admitted on 26/04/2011 by

1. Kalyan Kumar Das, son of Late Panchu Gopal Das , 55 A, Kankurgachi Road, Kol, Thana:-Phool Bagan, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste Hindu, By Profession : Service
2. Debasish Roy (Confirming Party), son of Chittaranjan Roy , Dashadrone, R- Gopalpur, Rajarhat, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700136 , By Caste Hindu, By Profession : Business

Identified By Biswanath Marik, son of Late S Ch. Marik, 45 B/ 1, Kankurgachi 2nd Lane, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste: Hindu, By Profession: Business.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 28/04/2011

Payment of Fees:

Amount By Cash

Rs. 14655/-, on 28/04/2011

(Under Article : A(1) = 14564/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/04/2011)

Certificate of Market Value(WB PUVI rules of 2001)

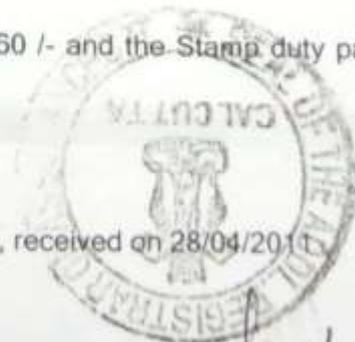
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1325000/-

Certified that the required stamp duty of this document is Rs.- 66260 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid 32316825/04/2011 State Bank of India, BAGUIATI, received on 28/04/2011



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 1 of 2

29/04/2011 16:10:00



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

Endorsement For Deed Number : I - 05382 of 2011
(Serial No. 04824 of 2011)

2. Rs. 25300/- is paid 32316625/04/2011 State Bank of India, BAGUIATI, received on 28/04/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 29/04/2011

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

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

Payment of Fees:

Amount By Cash

Rs. 0/-, on 29/04/2011

Exempted (on 29/04/2011)

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

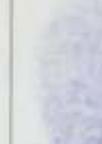
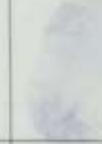


(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

29/04/2011 16:10:00

Endorsement Page 2 of 2

FORM FOR TEN FINGERPRINTS

1		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	<i>Kalyan Kumar Das</i>	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
2		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	<i>Ashok</i>	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
3		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	<i>Debashish Roy</i>	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 2536 to 2553
being No 05382 for the year 2011.



Sudhakar Sahu

(Sudhakar Sahu) 05-May-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal