

15177

REN/D/03

T-13841/2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 376264

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.

12 DEC 2014

THIS INDENTURE made on this 12th day of DECEMBER Two Thousand and Fourteen BETWEEN (1) ABDUL KHAYER MONDAL (also known as Abul Khayer Mondal or Abdul Khair Mondal) son of Late Yakub Mondal (also known as Yakub Ali Mondal) residing at Mondal Para, Teghoria, Kashinathpur, Rajarhat New Town,

Abul Siddique Mondal
Abul Kalam Mondal

১২/১২/১৪

Abu Taleb Mondal

Abul Khayer Mondal

Handwritten notes and signatures on the right margin, including 'map', 'KS', 'KS', and 'S'.


Handwritten notes on the left margin: '12/12/14', '1.45', and 'Q 26100'.

101964

LSP LAW ASSOCIATES
Associates
13 & 14, Picco House
Kohat, No. 700007

12 SEP 2013

Date.....
Sold to.....
of.....
Rs.
16, India Exchange Place, Kol-1
Licensed Stamp Vender



Asebuddin Molla
S/O Amin Ali Molla
Kali Ka Pura
Rajhat
North 24 Pgs



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

12 DEC 2014

Police Station New Town Rajarhat, District North 24 Parganas, Pin Code -700135, (2) **ABUL SIDDIK MONDAL** (also known as Aabul Siddiki or Abul Siddiki) son of Late Yakub Ali Mondal (also known as Yakub Siddik) residing at Mondal Para, Tegharia, Kashinathpur, Rajarhat New Town, Police Station New Town Rajarhat, District North 24 Parganas-700135, (3) **ABUL KALAM MONDAL** (also known as Aabul Kalam Mondal) son of Late Yakub Ali Mondal Tegharia, Patharghata, Rajarhat Police Station New Town Rajarhat, District North 24 Parganas-700135, (4) **ABU TAHER MONDAL** (also known as Aabu Taher Mondal) son of Late Yakub Mondal residing at Paschim Patharghata (Ansh), Patharghata, Rajarhat Police Station New Town Rajarhat, District North 24 Parganas Pin Code 700135 and (5) **ABU TALEB MONDAL** (also known as Aabu Taleb Mondal) son of Late Yakub Mondal residing at Patharghat, Rajarhat, Police Station New Town Rajarhat North 24 Parganas 700135 hereinafter referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) of the **ONE PART AND (1) MITHIL TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U51909WB2013PTC197857 and having PAN AAICM9139R and having its Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No - 104, Police Station Hare Street, Kolkata-700001 and represented by its Authorised Signatory Mr. Chandra Sekhar Das son of Natabar Das of 1, Old Court House Corner, Tobacco House, 1st Floor, Room No - 104, Kolkata-700001 having PAN AJLPD6632M, (2) **BLUESNOW NIKETAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U70102WB2013PTC197854 and having PAN AAFCB7118N and having its Office at 23A N.S.Road, Room No 10, 10th Floor, Police Station Hare Street, Kolkata-700001 and represented by its Authorised Signatory Mr. Chandra Sekhar Das son of Natabar Das of 1, Old Court House Corner, Tobacco House, 1st Floor, Room No - 104, Kolkata-700001 having PAN AJLPD6632M, (3) **SUBHKARI DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U51909WB2013PTC197909 and having PAN AATCS8398H and having its Office at 295, G.T Raod, Arihant Tower, Block-B Flat- 301, Belur, Police Station Bally, Howrah-711202 and represented by its Authorised Signatory Mr. Arindam Chowdhury son of Dilip Choudhury of 295, G.T Raod, Arihant Tower, Block-B Flat- 301, Belur, Howrah-711202 having PAN ACXPA0940Q, (4) **BRIJDHARA TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U51909WB2013PTC197882 and having PAN AAFCB7081C and having its Office at 5, Rameswar Malia Lane, Police Station Howrah, Howrah-1 and represented by its Authorised Signatory Mr. Biswajit Bhattasali son of Birendra Chandra Bhattasali of Zeosh Kuthir, Near-Kodbeltala Kalimandir, Patulia, PO-Patulia, Khardah, Police Station Khardah, Kolkata-700119 having PAN AKXPB8344H, (5) **JAGVANDANA CONSTRUCTIONS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U70102WB2013PTC197903 and having PAN AADCJ2068D and having its Office at Zeosh Kuthir, Near-Kodbeltala Kalimandir, Patulia, PO-Patulia, Khardah, Police Station Khardah, Kolkata-700119 and represented by its Authorised Signatory Mr. Biswjit Bhattasali son of Birendra Chandra Bhattasali of Zeosh Kuthir, Near-Kodbeltala Kalimandir, Patulia, PO-Patulia, Khardah-Kolkata-700119 having PAN AKXPB8344H (6) **DEEPSHIKA VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U51909WB2013PTC197900 and having PAN AAECD8488L and having its Office at 20, Maharshi Devendra Road, Police Station Posta, Kolkata-700007 and represented by its Authorised Signatory Mr. Kamlesh Swatantra son of Sudhir Kumar Rajak of 20, Maharshi Devendra Road, Police

Abul Siddik Mondal
Abul Kalam Mondal
Abu Taleb Mondal
673 61133 Signat
Abul Siddik Mondal



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

1 2 DEC 2014

Station Posta, Kolkata-700007 having PAN BFFPS6682R and (7) **BOSSLIFE ENCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U70102WB2013PTC197863 and having PAN AAFCB7080D and having its Office at 14/1 Saha Lane, Police Station Jorasanko, Kolkata-700007 and represented by its Authorised Signatory Mr. Kamlesh Swatantra son of Sudhir Kumar Rajak of 20, Maharshi Devendra Road, Kolkata-700007 having PAN BFFPS6682R, hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successor or successors and/or assigns) of the **OTHER PART**:

WHEREAS:

A. WHEREAS one Sahar Ali Mondal (since deceased) was fully seized and possessed of and well and sufficiently entitled to, **ALL THAT** piece or parcel of land containing an area of 0.021918 acre more or less out of 0.39 acre situate lying at and being a portion of R.S. Dag No.1063 recorded in R.S. Khatian Nos. 56 and 286 (formerly C.S. Dag No. 1156) in Mouza – Kalikapur, J. L. No. 40, Police Station Rajarhat, in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**".

B. AND WHEREAS the said Sahar Ali Mondal, a Mohammedan, died intestate leaving him surviving his only son Yacchin Ali Mondal as his only heir and legal representative who upon his death inherited and became entitled the said Property absolutely.

C AND WHEREAS by following two Deeds of Gift both dated 17th November 1975 and registered with the Sub Registrar Cossipore Dum Dum the said Yacchim Ali Mondal out of his natural love and affection, granted conveyed and transferred by way of Gift unto and to his two grandsons being the said Vendor Nos.1 and 2 namely Abul Khayer Mondal and Abul Siddik Mondal, amongst other properties, the said Property absolutely and forever.

- i. Deed of Gift registered in Book I Volume No.169 Pages 14 to 28 Being No.9472 for the year 1975 in favour of Abul Khayer Mondal
- ii) Deed of Gift and registered in Book I Volume No.150 Pages 283 to 296 Being No.9523 for the year 1975 in faovur of Abul Siddik Mondal

D. AND WHEREAS by a Deed of Gift dated 21st December 2004 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City) in Book I ~~Volume No. 150 Pages 283 to 296~~ Being No.3332 for the year 2006 the said Abul Khayer Mondal and Abul Siddik Mondal out of their natural love and affection, granted conveyed and transferred by way of Gift unto and to three brothers being the Vendor Nos.3 to 5 namely said Abul Kalam Mondal and Abu Taher Mondal and Abu Taleb Mondal All That 3/5th undivided share out of the said Property absolutely and forever.

E. AND WHEREAS the said R.S. Dag No.1063 was continued as L.R. Dag No.1063 in the Records of Rights published under the West Bengal Land Reforms Act, 1955 and the names of the said Abdul Khayer Mondal, Abul Siddiki, Abul Kalam Mondal, Abu Taher Mondal and Abu Taleb Mondal were recorded as Raiyat in the Records of Rights published

Abul Siddik Mondal
Abul Kalam Mondal
buz 0127 sign
Abu Taleb Mondal

Abul khayer Mondal

As

As
Abu Taleb Mondal
Abul Kalam Mondal
Abul Siddik Mondal
Abul Khayer Mondal



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

1 2 DEC 2014

under the said Act of 1955 in respect of the said Property under L.R. Khatian Nos. 158, 544, 1305, 1306 and 1307.

F. **AND WHEREAS** the Vendors are fully seized and possessed of and well and sufficiently entitled to as the full and absolute owners of the said Property, and paying khajana to the Government of West Bengal and are in Khas and exclusive possession thereof.

G. **AND WHEREAS** the Vendors being in need of money have approached the Purchasers for absolute freehold sale of **said Property** and their respective entire shares therein free from all encumbrances mortgages charges liens leases tenancies bargadar occupancy rights lis pendens attachments uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof in favour of the Purchasers and have represented and assured the Purchasers as follows:-

- (i) That the Vendors are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendors to the Purchasers;
- (iii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
- (iv) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in

Abul Siddiq Mondal
Abul Kalam Mondal
GICRB Sd/-
Abu Faleh Mondal

Abul Kalam Mondal
Ks
Sd/-



Registrar General of India
New Delhi, India

12 DEC 2014

respect thereof and that save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof;

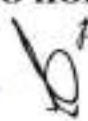
- (ix) That save those relating to sale of the said Property to the Purchasers hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

F. AND WHEREAS the Vendors have agreed to sell and transfer to the Purchasers and relying on the aforesaid representations and assurances made and/or contained on the part of the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchasers have agreed to purchase the said Property and to pay to the Vendors a sum of Rs.6,14,250.00 (Rupees six lacs fourteen thousand two hundred and fifty) only as consideration thereof.

L. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.6,14,250.00 (Rupees six lacs fourteen thousand two hundred and fifty) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure unto and to the Purchasers herein **ALL THAT** piece or parcel of land containing an area of 0.021918 acre or 2.1918 satak more or less situate lying at and being a portion of L. R. Dag No.1063 recorded in L.R. Khatian Nos. 158, 544, 1305, 1306 and 1307 (formerly R.S. Dag No.1063 recorded in R.S. Khatian Nos.56 and 286) in Mouza Kalikpur, J.L. No. 40, under Police Station Rajarhat in the District of North 24-Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" and the entire respective shares of the Vendors respectively in the same **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors out of or upon the entirety of the said R.S. and L.R. Dag No.1063 and each and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the said property and leading to public road **TO HAVE AND TO HOLD** the same unto and to the use of the

Abul Siddiq Mondal
Abul Kalam Mondal
6132 51304
Abu Taleb Mondal







Abul Kalam Mondal




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

1 2 DEC 2014

Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendens attachments bargadars trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors and each of their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their predecessors-in-title.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprised the Vendors' entire one hundred percent share in the L.R. Dag No.1063 comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dag.
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption

Abul Siddiq Mondal
 Abul Kalam Mondal
 03/01/23 5:30 PM
 Abu Talib Mondal

Abul Kalam Mondal
 10
 As
 Ghul



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

1 2 DEC 2014

claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS as follows:-

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.

Abul Siddique Mondal
Abul Kalam Mondal
০৩/০১/২০১৭
Abu Taluk Mondal

Abul Kalam Mondal
Ks



Additional Minutes, also Registrar
No. 12/2014, Dec. 24/2014

12 DEC 2014

- e) **AND THAT** the Vendors have represented and assured to the Purchasers that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendors since the date of becoming the owner thereof by the Vendors without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agrees to indemnify and keep the Purchasers fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the above representation or assurances being found to be false.
- f) **AND THAT** all rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

ALL THAT pieces or parcel of "Sali" land containing an area of 0.021918 acre or 2.1918 Satak more or less situate lying at and being a portion of L.R. Dag No.1063 (formerly R.S. Dag No.1063) as described below and comprised in Mouza Kalikapur, J.L. No.40, under Patharghata Gram Panchayat Police Station Rajarhat, Additional District Sub-Registrar Rajarhat, District North 24 Parganas:-

R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Total Area in Dag
Dag No. 1063 recorded in Khatian Nos. 56 and 286	Dag No. 1063 recorded in Khatian Nos. 158, 544, 1305, 1306 and 1307	0.021918 acre or 2.1918 Satak

The R.S. and L.R. Dag No.1063 is delineated in the plan annexed hereto duly bordered thereon in "**RED**" butted and bounded as follows.

- On the North : By portion of each of Dag Nos.1076 and 1064;
 On the South : By portion of Mouza Patharghata;
 On the East : By portion of each of Dag Nos. 1077 and 1078 and portion of Mouza Patharghata and;
 On the West : By portion of each of Dag Nos.1062 and 1064.

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

Abul Sadek Mondal
 Abul Kalam Mondal
 ৩৩০১২৩ সইগণ
 Abu Taleb Mondal

Abul Kalam Mondal
 Ks
 Ibal



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

1 2 DEC 2014

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the abovenamed VENDORS at Kolkata in the presence of:

Asabuddin Molla

Samar Chakraborty
Arozali

1 Abul Kalam Mondal

2 Abul Siddique Mondal

3 Abul Kalam Mondal

4 Abul Kalam Mondal

5 Abu Taleb Mondal

Read over and explained the contents of this documents in Bengali language to Abu Taleb Mondal - who has understood the same. Asabuddin Molla

SIGNED SEALED AND DELIVERED by the withinnamed PURCHASERS at Kolkata in the presence of:

Asabuddin Molla

Kalika Puri

Rajesh Hat

Samar Chakraborty
Arozali

for DSP Law Associates

2 Hare Street -
Kolkata

For MITHIL TRADECOM PVT. LTD.

Chandra Sekhar Das
Authorized Signatory

For BLUESNOW NIKETAN PVT. LTD.

Chandra Sekhar Das
Authorized Signatory

For SUBHKARI DELCOM PVT. LTD.

Arindam Chowdhury
Authorized Signatory

For BRIDHARA TRADECOM PVT. LTD.

Prasanna Phansali
Authorized Signatory

For JAGVANDANA CONSTRUCTION PVT. LTD.

Prasanna Phansali
Authorized Signatory

For DEEPSHIKA VINCOM PVT. LTD.

Kamlesh K. Swatantra
Authorized Signatory

For BOSSLIFE ENCLAVE PVT. LTD.

Kamlesh K. Swatantra
Authorized Signatory



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

12 DEC 2014

RECEIPT AND MEMO OF CONSIDERATION.

RECEIVED by the Vendors of and from the within named Purchasers the within mentioned sum of Rs.6,14,250.00 (Rupees six lacs fourteen thousand two hundred and fifty) only being the consideration in full payable under these presents by cash.

WITNESSES:

Asebuddin Molla

Samar Chatterjee
Advocate

1. Abul Kalam Mondal

2. Abul Siddique Mondal

3. Abul Kalam Mondal.

4. Gogoi (R. R. Gogoi)

5. Abu Taleb Mondal

Drafted by me:-

Samar Chatterjee Advocate

C/o DSP Law Associates

4D, Nicco House

1B & 2, Hare Street

Kolkata - 700001



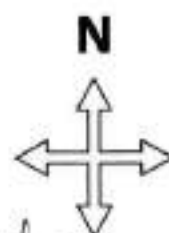
Additional Director of Regional
Directorate, New Town, 11000 Belgrade

1 2 DEC 2014

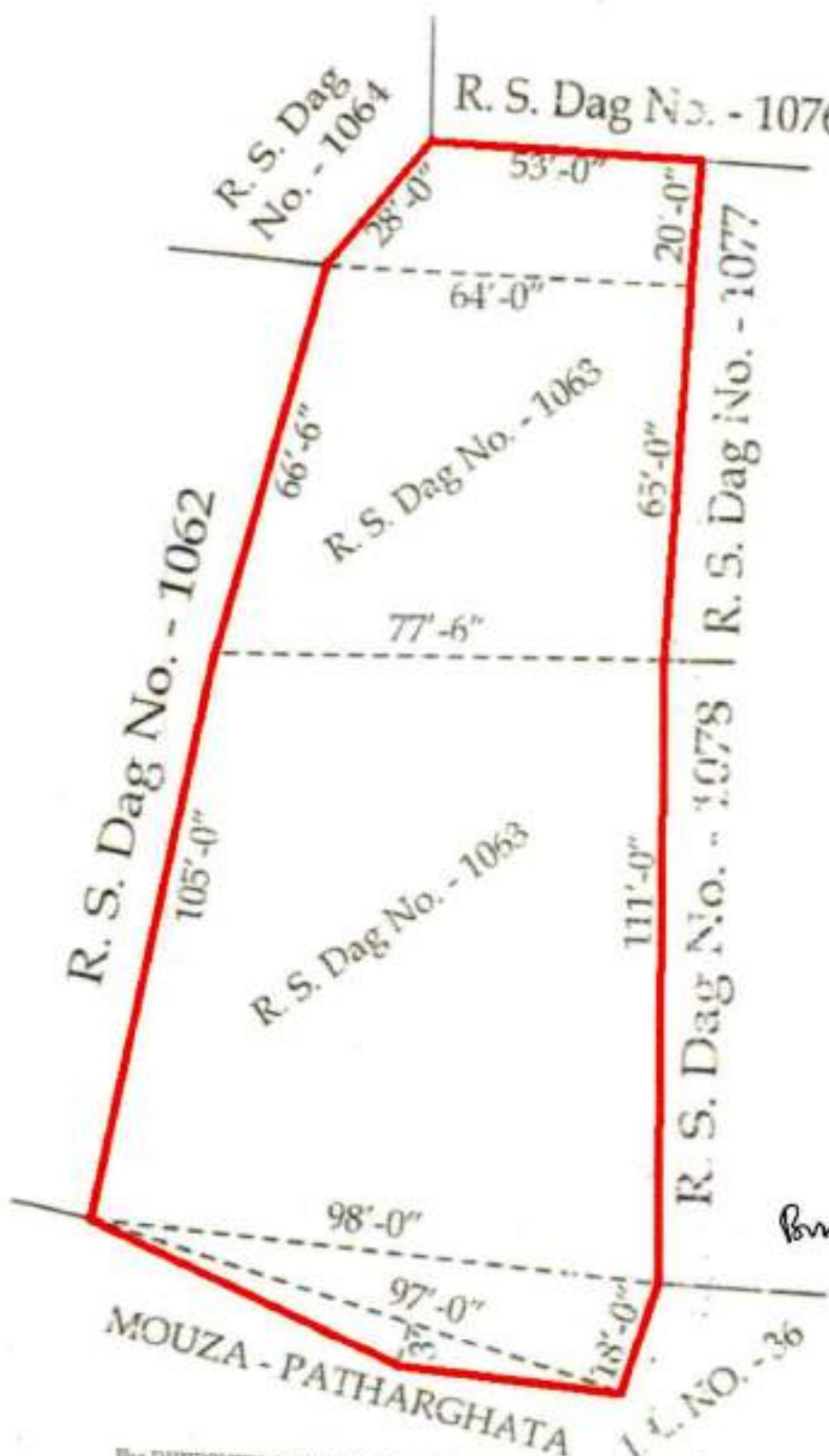
PLAN SHOWING R. S. AND L. R. DAG NO. 1063, L. R. KHATIAN NÓS. 158, 544, 1305, 1306 and 1307 IN MOUZA KALIKAPUR, J.L.NO. 40, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS.

TOTAL AREA IN DAG: 39 Dec

SUBJECT MATTER OF SALE: 2.1918 Dec



1. Abdul Kalyan Mondal
2. Abul Ziddik Mondal
3. Abul Kalam Mondal
4. ৩৩০১ (৩৩০১) গাওঁ
5. Abu Taleb Mondal



For MITHIL TRADECOM PVT. LTD.
Chandaa Sekhar Dew
Authorized Signatory

For BLUESNOW NIKETAN PVT. LTD.
Chandaa Sekhar Dew
Authorized Signatory

For SUBHKARI DELCOM PVT. LTD.
Arindam Chowdhury
Authorized Signatory

For BRIDHARA TRADECOM PVT. LTD.
Binit Bhatnagar
Authorized Signatory

For ARYABHAMA CONSTRUCTION PVT. LTD.
Binit Bhatnagar
Authorized Signatory

For DEEPSHIEA VINCOM PVT. LTD.
Kamlesh K. Sarabhai
Authorized Signatory

Surveyor & Planner
KSHITISH NASKAR
VIII-P.O. Patharghata
P.S. - New Town, Kol-135

For BOSSLIFE ENCLAVE PVT. LTD.
Kamlesh K. Sarabhai

NOT TO SCALE



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

1 2 DEC 2014

Abul Kalam Mondal



<i>Finger prints of the executant</i>					
Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	

Abul Kalam Mondal



<i>Finger prints of the executant</i>					
Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	

Abul Kalam Mondal

























<i>Finger prints of the executant</i>					
Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	














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

1 2 DEC 2011

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little












<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little












<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little














ADDITIONAL DISTRICT REGISTRAR
KARNATAKA, NEW BANGALORE, SOUTH BANGALORE.

1 2 DEC 2014

<i>Finger prints of the executant</i>					
 <p>Chinaman Chawalkey</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p>Pankaj Singh</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p>Kamlesh Singh</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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

1 2 DEC 2014

<i>Finger prints of the executant</i>					
Space for pasting Photograph of the executant.					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
Space for pasting Photograph of the executant.					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
Space for pasting Photograph of the executant.					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little





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

1 2 DEC 2014

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. 15177 / 2014, Deed No. (Book - I , 13841/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Biswajit Bhattasali Zeosh Kuthir, Patulia, Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119	 12/12/2014	 LTI 12/12/2014	<i>Biswajit Bhattasali</i> 12/12/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abdul Khayer Mondal Address -Mondalpara Teghoria, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 12/12/2014	 LTI 12/12/2014	<i>Abdul Khayer Mondal</i>
2	Abdul Siddik Mondal Address -Mondalpara Teghoria, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 12/12/2014	 LTI 12/12/2014	<i>Abdul Siddik Mondal</i>
3	Abul Kalam Mondal Address -Mondalpara Teghoria, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 12/12/2014	 LTI 12/12/2014	<i>Abul Kalam Mondal</i>
4	Abu Taher Mondal Address -Paschim Patharghata, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 12/12/2014	 LTI 12/12/2014	<i>Abu Taher Mondal</i>

[Handwritten Signature]











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

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



Government of West Bengal
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. 15177 / 2014, Deed No. (Book - I , 13841/2014)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Abu Taleb Mondal Address - Patharghata, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self		 LTI	<i>Abu Taleb Mondal</i>
			12/12/2014	12/12/2014	
6	Chandra Sekhar Das Address -1, Old Court House Corner, Tobacco House, 1st Floor, Room No. - 104, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self		 LTI	<i>Chandra Sekhar Das</i>
			12/12/2014	12/12/2014	
7	Arindam Chowdhury Address -295, G T Road, Arihant Tower, Bl - 301, Belur, District:-Howrah, WEST BENGAL, India, Pin :-711202	Self		 LTI	<i>Arindam Chowdhury</i>
			12/12/2014	12/12/2014	
8	Biswajit Bhattasali Address -Zeesh Kuthir, Patulia, Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119	Self		 LTI	<i>Biswajit Bhattasali</i>
			12/12/2014	12/12/2014	
9	Kamlesh Swatantra Address -20, Maharshi Devendra Road, Kolkata, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007	Self		 LTI	<i>Kamlesh for Swatantra</i>
			12/12/2014	12/12/2014	

Name of Identifier of above Person(s)
 A Molla
 Kalikapur, Thana:-Rajarhat, District:-North
 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date

Ase-buddin Molla
 12.12.14





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

Endorsement For Deed Number : I - 13841 of 2014
(Serial No. 15177 of 2014 and Query No. 1523L000026157 of 2014)

On 12/12/2014

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

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

Payment of Fees:

Amount by Draft

Rs. 6768/- is paid , by the draft number 668030, Draft Date 10/12/2014, Bank Name State Bank of India, Terminus Building New Town, received on 12/12/2014

(Under Article : A(1) = 6754/- ,E = 14/- on 12/12/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,14,250/-

Certified that the required stamp duty of this document is Rs.- 30732 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 30732/- is paid , by the draft number 668029, Draft Date 10/12/2014, Bank : State Bank of India, Terminus Building New Town, received on 12/12/2014

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


Presented for registration at 13.50 hrs on :12/12/2014, at the Office of the A.D.S.R. RAJARHAT by Biswajit Bhattasali , one of the Claimants.

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

Execution is admitted on 12/12/2014 by

1. Abdul Khayer Mondal Alias Abul Khayer Mondal, son of Lt Yakub Mondal , Mondalpara Teghoria, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business
2. Abdul Siddik Mondal Alias Aabul Siddiki, son of Lt Yakub Ali Mondal , Mondalpara Teghoria, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Abul Kalam Mondal, son of Lt Yakub Ali Mondal , Mondalpara Teghoria, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business
4. Abu Taher Mondal, son of Lt Yakub Ali Mondal , Paschim Patharghata, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business

12 DEC 2014


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





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

Endorsement For Deed Number : I - 13841 of 2014
(Serial No. 15177 of 2014 and Query No. 1523L000026157 of 2014)

5. Abu Taleb Mondal Alias Aabu Taleb Mondal, son of Lt Yakub Ali Mondal , Patharghata, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business
6. Chandra Sekhar Das
Authorised Signatory, Mithil Tradecom Pvt. Ltd., 1, Old Court House Corner, Tobacco House, 1st Floor, Room No. - 104, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700001.


Authorised Signatory, Bluesnow Niketan Pvt. Ltd., 23 A, N S Road, Room No - 10, 10th Floor, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
7. Arindam Chowdhury
Authorised Signatory, Subhkari Dealcom Pvt. Ltd., 295, G T Road, Arihant Tower, Bl - 301, Belur, Thana:-Bally, District:-Howrah, WEST BENGAL, India, Pin :-711202.
, By Profession : Business
8. Biswajit Bhattasali
Authorised Signatory, Brijdhara Tradecom Pvt. Ltd., 5, Rameswar Malia Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India.

Authorised Signatory, Jagvandana Construction Pvt. Ltd., Zeosh Kuthir, Patulia, Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119.
, By Profession : Business
9. Kamlesh Swatantra
Authorised Signatory, Deepshika Vincom Pvt. Ltd., 20, Maharshi Devendra Road, Kolkata, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Authorised Signatory, Bosslife Enclave Pvt. Ltd., 14/1, Saha Lane, Kolkata, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Business

Identified By A Molla, son of A Ali Molla, Kalikapur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar


1 2 DEC 2014
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar



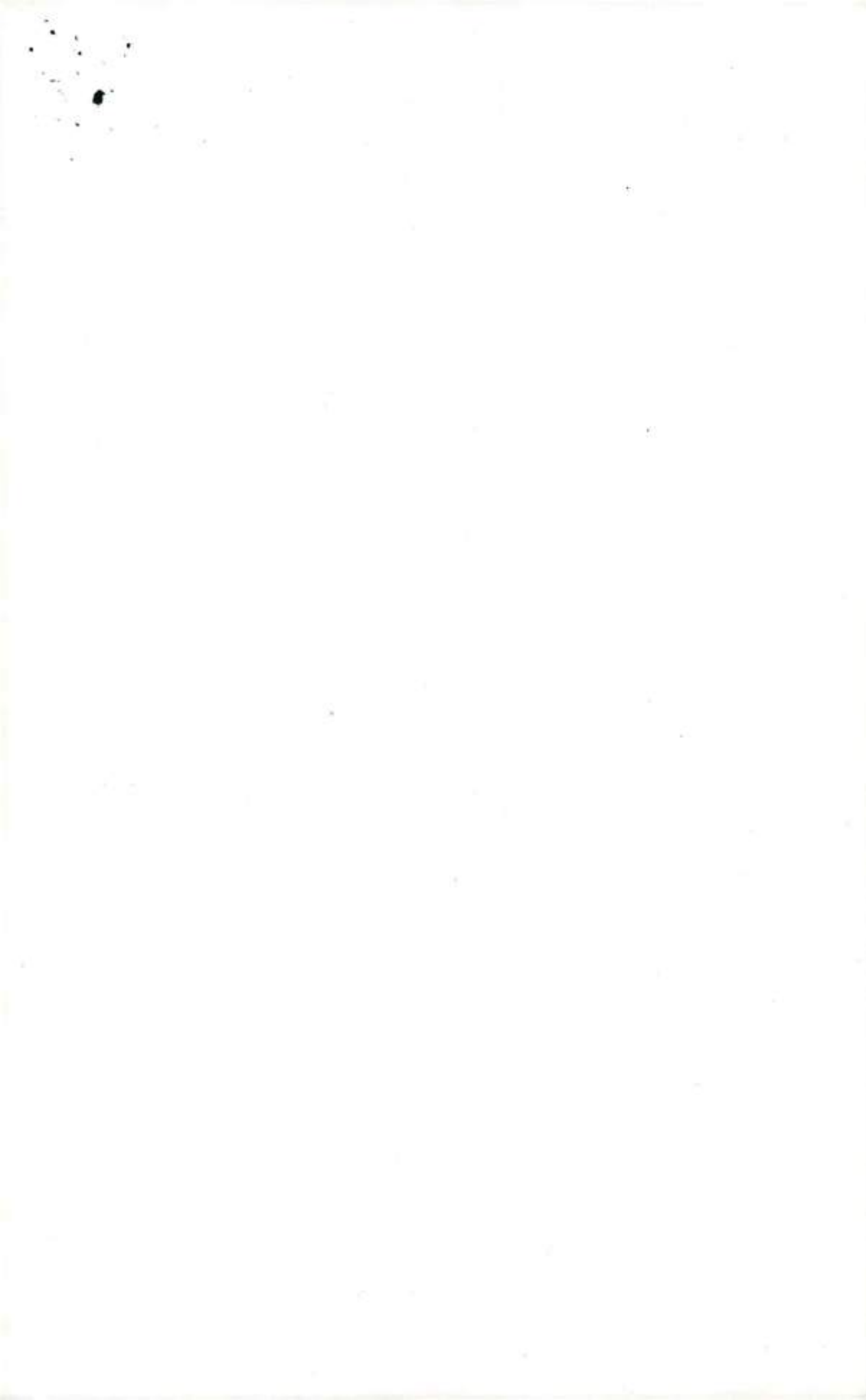


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 445 to 465
being No 13841 for the year 2014.



(Debasish Dhar) 15-December-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal



DATED THIS 12th DAY OF DECEMBER 2014

BETWEEN

ABDUL KHAYER MONDAL & ORS.

... VENDORS

AND

MITHIL TRADECOM PRIVATE LIMITED
& ORS.

... PURCHASERS

INDENTURE OF CONVEYANCE

DSP LAW ASSOCIATES
ADVOCATES
4D NICCO HOUSE
1B & 2 HARE STREET
KOLKATA -700001