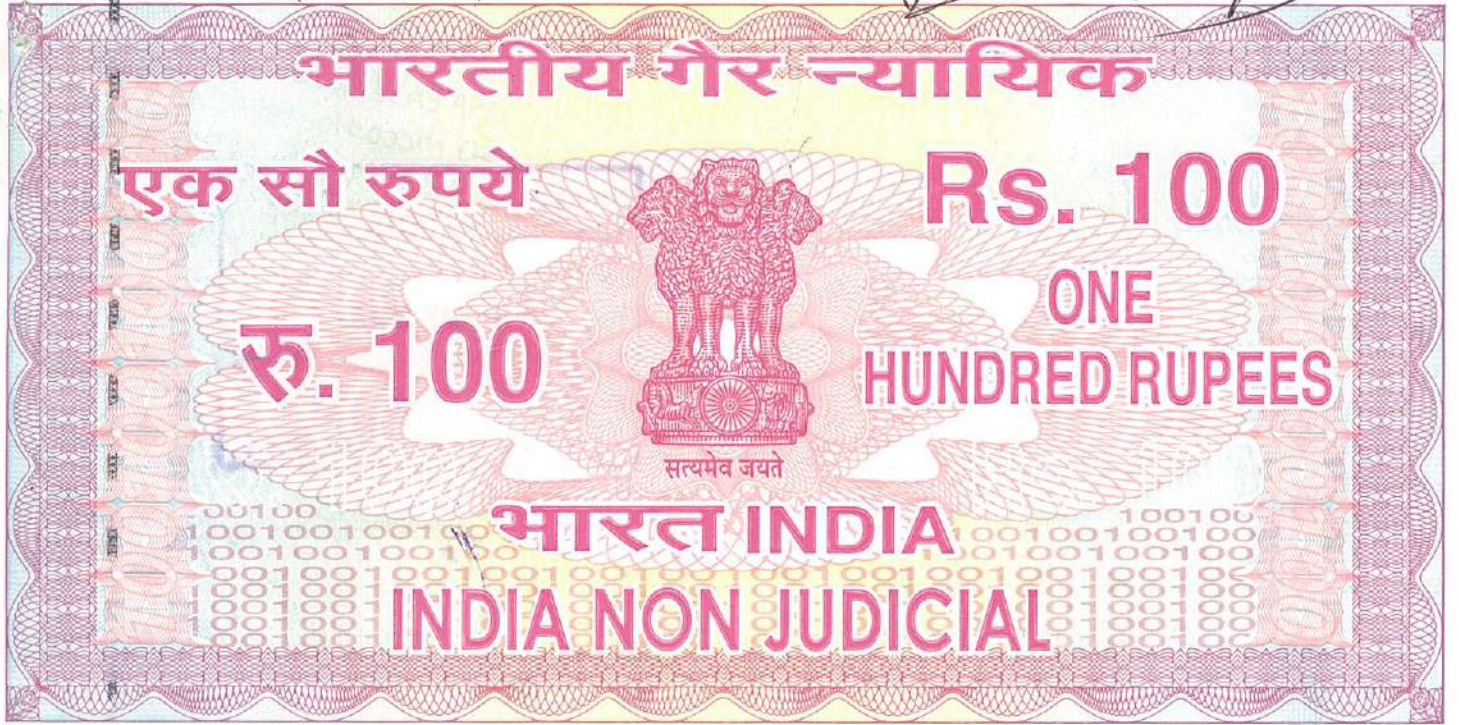


02578/2013

Do 2472/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

P 448687

গন - নতুন/১০

ম্বর ৭, ০২ ৫৫২/

১-০৩/১৩  
১৬/৫/১৩

THIS INDENTURE OF CONVEYANCE made this 16th day of May  
Two Thousand and Thirteen BETWEEN (1) (SMT.) RUPA NASKAR wife of late  
Mahendra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station

Certified that the document is admitted  
to registration the signature sheet(s)  
and the endorsement sheet(s) attached  
with this document are the part of  
this document.

*Sd/-*  
Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

27723  
DSP LAW ASSOCIATES  
4D Nicco House  
Street.

NAME.....1B & 2 Hare Street.  
AL\*.....Kolkata - 700001.  
Rs.....  
- 2 MAY 2013  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1



- 2 MAY 2013  
- 2 MAY 2013



Adl. Dist. Sub-Registrar  
Durgam Chowki  
16 MAY 2013

Durgam Agent  
of Durgam Agent.  
A, B.C. Lane  
Howrah  
Burrish.

Domjur, District Howrah, (2) **SANJAY NASKAR** son of late Mahendra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah, (3) **BASUDEB NASKAR** son of late Jogendra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah, (4) **NILMONI NASKAR** son of late Jogendra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah, (5) (SMT.) **PRATIMA NASKAR** wife of late Nagendra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah, (6) **TAPAN NASKAR** son of late Nagendra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah, (7) **SWAPAN NASKAR** son of late Nagendra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah, (8) **KISHORI MOHAN NASKAR** son of late Fanindra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah, (9) **BIBHUTI NASKAR** son of late Fanindra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah, (10) **DILIP NASKAR** son of late Fanindra Naskar residing at Village Domjur Naskar Para, Post Office and Police Station Domjur, District Howrah all from (1) to (10) represented by their Constituted Attorney Mr. Adhir Majhi son of Late Haradhan Majhi residing at Salap, Post Office Salap, Police Station Domjur in the District of Howrah and (11) **ADHIR MAJHI** son of Late Haradhan Majhi residing at Salap, Post Office Salap, Police Station Domjur in the District of Howrah hereinafter collectively 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 legal representatives) of the **ONE PART AND TARLI PROPERTIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 6B, A.J.C Bose Road, Police Station: Shakespeare Sarani, Kolkata - 700 017, and represented by its Authorized Signatory Mr. Debasish Chakrabarty son of Santosh Kumar Chakrabarty working for gain at 204, A.J.C. Bose Road, Police Station Beniapur, Kolkata - 700017, hereinafter referred to as “the **PURCHASER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART**:

### WHEREAS

- A. The Vendors are the full and absolute owners of **ALL THAT** piece and parcel of land containing an area of 5.75 sataks or 0.0575 acre or 3 Cottahs 7 Chittacks 30 square feet more or less comprised in portion of L.R. Dag No. 4084 (formerly R.S. Dag No. 4020 recorded in R.S. Khatian No. 1663) in Mouza Domjur, J.L. No. 33, Police Station Domjur in the District of Howrah morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **SAID PROPERTY**”. The Vendor Nos. 1 to 10 are the owners of undivided 83/120<sup>th</sup> part or share of and in the said property corresponding to 5.36 sataks or 0.0536 acre more or less and the Vendor No. 11 is the owner of undivided 1/20<sup>th</sup> part or share of and in the said property corresponding to 0.39 sataks or 0.0039 acre more or less in the said property. The facts about the Vendors deriving title to the said Property has been represented to the Purchaser as follows:-



✓  
Addl. Dist. Sub-Registrar  
Durgam Cheruvu

16 MAY 2013

- (i) One Mahendra Naskar, Jogendra Naskar, Nagendra Naskar and Fanindra Naskar (all four since deceased) were the full and absolute owners of **ALL THAT** piece and parcel of land containing an area of 7.75 sataks or 0.0775 acre more or less situate lying at and being a portion of R.S. Dag No. 4020 recorded in R.S. Khatian No. 1663 in Mouza Domjur, J.L. No. 33, Police Station Domjur in the District of Howrah (hereinafter referred to as the **LARGER PROPERTY**).
- (ii) The said Jogendra Naskar, a Hindu, died intestate leaving him surviving his wife namely Urmila Naskar (since deceased) and three sons namely Basudeb Naskar, Nilmoni Naskar and Niranjana Naskar as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Larger Property absolutely and in equal shares.
- (iii) The said Urmila Naskar, a Hindu, died intestate leaving her surviving her said three sons namely Basudeb Naskar, Nilmoni Naskar and Niranjana Naskar as her only heirs and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the said Larger Property absolutely and in equal shares.
- (iv) The said Fanindra Naskar, a Hindu, died intestate leaving him surviving his three sons namely Kishori Mohan Naskar, Bibhuti Naskar and Dilip Naskar as his only heirs and legal representatives (his wife having predeceased him) who all upon his death inherited and became entitled to his entire part or share of and in the said Larger Property absolutely and in equal shares.
- (v) The said Nagendra Naskar, a Hindu, died intestate on 8<sup>th</sup> June 1997 leaving him surviving his wife namely Prátima Naskar and four sons namely Tapan Naskar, Biswajit Naskar, Nirmal Naskar and Swapan Naskar as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Larger Property absolutely and in equal shares.
- (vi) The said Mahendra Naskar, a Hindu, died intestate on 3<sup>rd</sup> June 2004 leaving him surviving his wife namely Rupa Naskar and two sons namely Uttam Naskar and Sanjay Naskar and one daughter namely Menoka Mondal as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Larger Property absolutely and in equal shares.
- (vii) In the premises aforesaid the following persons became the owners of the said Larger Property in the following shares:-





9  
Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

Sl. No.	Name	Share
1.	(Smt.) Rupa Naskar (the Vendor No. 1 hereto)	1/16 <sup>th</sup> share
2.	Uttam Naskar	1/16 <sup>th</sup> share
3.	Sanjay Naskar (the Vendor No. 2 hereto)	1/16 <sup>th</sup> share
4.	Menoka Mondal	1/16 <sup>th</sup> share
5.	Basudeb Naskar (the Vendor No. 3 hereto)	1/12 <sup>th</sup> share
6.	Nilmoni Naskar (the Vendor No. 4 hereto)	1/12 <sup>th</sup> share
7.	Niranjan Naskar	1/12 <sup>th</sup> share
8.	(Smt.) Pratima Naskar (the Vendor No. 5 hereto)	1/20 <sup>th</sup> share
9.	Tapan Naskar (the Vendor No. 6 hereto)	1/20 <sup>th</sup> share
10.	Biswajit Naskar	1/20 <sup>th</sup> share
11.	Nirmal Naskar	1/20 <sup>th</sup> share
12.	Swapan Naskar (the Vendor No. 7 hereto)	1/20 <sup>th</sup> share
13.	Kishori Mohan Naskar (the Vendor No. 8 hereto)	1/12 <sup>th</sup> share
14.	Bibhuti Naskar (the Vendor No. 9 hereto)	1/12 <sup>th</sup> share
15.	Dilip Naskar (the Vendor No. 10 hereto)	1/12 <sup>th</sup> share

(viii) The said R.S. Dag No. 4020 was renumbered as L.R. Dag No. 4084 in the current Records of Rights published under the West Bengal Land Reforms Act, 1955.

(ix) By a sale deed dated 13<sup>th</sup> March 2013 and registered with Additional District Sub Registrar, Domjur in Book I CD Volume No. 4 Pages 2898 to 2918 Being No. 1325 for the year 2013, the said Biswajit Naskar for the consideration therein mentioned sold conveyed and transferred unto and to one Adhir Majhi, All That his entire part or share of and in the said Larger Property containing an area of 0.39 sataks more or less, absolutely and forever.

B. 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 land revenue/khajana to the Government of West Bengal and are in Khas and exclusive possession thereof.

C. The Vendors have approached the Purchaser to purchase All That the said Property (containing a land area of 5.75 Satak or 0.0575 acre or 3 Cottahs 7 Chittacks 30 square feet more or less) free from all encumbrances mortgages charges liens leases tenancies bargadar occupancy rights lis pendens restrictive covenants attachments uses debutters trusts acquisition requisition vesting prohibitions alignment claims demands litigations and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof and the Vendors have agreed to sell and the Purchaser have agreed to purchase the same at or for the total consideration of Rs. 591,420.00/- (Rupees five lac ninety one thousand four hundred only).

D. The Vendors have made the following representations and assurances in connection with the sale of the said Property which have been totally relied upon and believed to be true and correct by the Purchaser in good faith:-

81

12/10/13

12/10/13



↗  
Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

- (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, lispensens, debutters, wakf, trusts, benami transactions, attachments, bargadar, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever;
- (ii) That there shall be no difficulty in mutation of the name of the Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchaser;
- (iii) That 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;
- (iv) 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;
- (v) 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;
- (vi) 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;
- (vii) 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 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.
- (viii) That save those relating to sale of the said Property to the Purchaser hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 591420.00/- (Rupees *Five lac ninety one thousand four hundred & twenty*) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors paid on 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 Purchaser 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 Purchaser herein **ALL THAT** piece or parcel of land containing an area of 5.75 Satak or 0.0575 acre or 3 Cottahs 7 Chittacks 30 square feet more or less situate lying at an being a portion of L.R. Dag No. 4084 (formerly R.S. Dag No.4020 recorded in R.S. Khatian No.1663)

NAIVE & NAKH

18



7

Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

in Mouza Domjur, J.L. No.33, Police Station Domjur, District Howrah morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures residential quarters gates courts courtyards structures 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 L.R. Dag No. 4084 and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **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 or any of them 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 **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** 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 use of the Purchaser 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, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or 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;

10



↵  
Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

- (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 Purchaser 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 lispensens 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 or any of them or their predecessors-in-title.
- (v) **AND THAT** the Purchaser 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 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 any of them or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.



7  
Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

**III. AND THE VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER** 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 or any of them 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 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 Purchaser in the manner aforesaid.
- e) **AND THAT** the Vendors have represented and assured to the Purchaser 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 becoming the owner thereof 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 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 and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agree to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchaser 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.

81.



↘  
Addl. Dist. Sub-Registrar  
Dowju, Howrah

16 MAY 2018

- 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** piece or parcel of "Sali" land containing an area 5.75 Satak or 0.0575 acre or 3 Cottahs 7 Chittacks 30 square feet more or less situate lying at and being a portion of L.R. Dag No. 4084 as described below and comprised in Mouza Domjur, J.L. No.33, Police Station, Gram Panchayat and Additional District Sub Registrar Domjur, District Howrah:-

R.S. Dag and Khatian Number	L.R. Dag	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 4020 recorded in Khatian No. 1663	Dag No. 4084	0.31 Acre	0.0575 acre

The entire R.S. Dag No. 4020 is delineated in the plan annexed hereto duly bordered thereon in "**RED**" butted and bounded as follows:

- On the North : By R.S. Dag No. 4006 ;  
 On the South : By R.S. Dag No. 4032 ;  
 On the East : Partly by R.S. Dag No. 5834 and 5837 and ;  
 On the West : Partly by R.S. Dag No. 4019 and 4020.

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

**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:

Dupka Anur  
 D. D. Chatterjee  
 Howrah,  
 Binay Das  
 Domjur Howrah

কামাৰ নম্বৰ, অক্ষয় নম্বৰ,  
 বাবুদেব নম্বৰ, বীৰভানি নম্বৰ,  
 প্ৰতিভা নম্বৰ, ওপন নম্বৰ,  
 স্বপন নম্বৰ, বিজয়বাহী নম্বৰ,  
 নম্বৰ, বিজয় নম্বৰ, শিৱানন্দ  
 নম্বৰ - এম্বৰ নম্বৰ বিজয়  
 আনন্দনন্দন

২০১৫



)  
Addl. Dist. Sub-Registrar  
Domjur, Howrah.

26 MAY 2013

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

**TARLI PROPERTIES PRIVATE LIMITED**  
*Sebasish Chakrabarty*  
**Director/Authorised Signatory**

*Durga Kumar*  
*A.P. Chandra*  
*Hosur - 1*

*Binay Das*  
*Dampur Hosur.*

*AM/Vis/12/16*

*[Faint handwritten text]*



↵  
Addl. Dist. Sub-Registrar  
Domjur, Howrah.

16 MAY 2013

10/11/2018

**RECEIPT AND MEMO OF CONSIDERATION**

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.5,91,420.00 (Rupees Five Lakhs, ninety one thousand, four hundred and twenty only) only being the consideration in full payable under these presents as per memo written hereinbelow.

**MEMO OF CONSIDERATION**

Sl. No	By or out of Cash/Cheque/ Demand Draft No	Date	Bank , Branch	Amount (Rs. P.
1.	Cash			591420.00
			<b><u>TOTAL</u></b>	<b><u>591420.00</u></b>

**(Rupees Five Lakhs, ninety one thousand, four hundred and twenty only)**

**WITNESSES :**

*Deepak Aggarwal*  
*F.B.C. Law*  
*Howrah*

*Bimay Das*  
*Dompu Howrah*

ব্রাহ্মণ ন্যায়, ব্রাহ্মণ ন্যায়, ব্রাহ্মণ ন্যায়  
 ন্যায়, ন্যায়, ন্যায়, ন্যায়, ন্যায়  
 ন্যায়, ন্যায়, ন্যায়, ন্যায়, ন্যায়  
 ন্যায়, ন্যায়, ন্যায়, ন্যায়, ন্যায়  
 ন্যায় - ন্যায় ন্যায় ন্যায়

*Deepak Aggarwal*

*Drafted & prepared in my presence*  
*Pranab Kumar Das*  
*Dabarpou. Domjira*  
*Howrah*  
*Sic. no-(17)*

*Signature*



✓  
Asst. Dist. Sub-Registrar  
Howrah, Howrah

16 MAY 2013

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Sebasish Chakrabarty*

**TARLI PROPERTIES PRIVATE LIMITED**

*Sebasish Chakrabarty*  
**Director/Authorised Signatory**

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*[Signature]*

*[Signature]*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

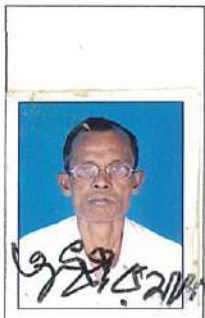










	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



5  
Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">           Space for pasting            Photograph of            the executant.         </div>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
<b>(Right Hand)</b>					

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">  <p style="text-align: center; margin-top: 5px;"> <i>Handwritten signature</i>  <i>Handwritten signature</i> </p> </div>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
<b>(Right Hand)</b>					



Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

**LOCATION PLAN SHOWING PLOTS AT MOUZA - DOMJUR, J.L. NO. 33,  
POLICE STATION & A.D.S.R.O. - DOMJUR, IN THE DISTRICT OF  
HOWRAH:**



**R. S DAG NO. 4020 (SUBSEQUENTLY  
RENUMBERED AS L.R. DAG NO. 4084)  
SHOWN BY 'RED' BORDERS**



বাসার প্লট, বাণিজ্যিক প্লট,  
বাহ্যিক প্লট, বীমফ্রী  
প্লট, প্রতিষ্ঠান প্লট,  
এলাকা প্লট, খামার প্লট,  
কিষোণী হোল্ডিং প্লট,  
বিদ্যুৎ প্লট, শিল্প  
প্লট - এলাকা প্লট  
বিদ্যুৎ এলাকা প্লট

তারিখ: ২০/০৫/১৮

**TARLI PROPERTIES PRIVATE LIMITED**  
Sibasish Chakraborty  
Director/Authorised Signatory

(VENDOR)

(PURCHASER)



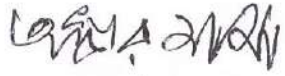


✓  
Addl. Dist. Sub-Registrar  
Dowjuz, Howrah

16 MAY 2013

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. DOMJUR, District- Howrah**  
**Signature / LTI Sheet of Serial No. 02578 / 2013, Deed No. (Book - I , 02472/2013)**

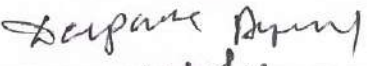
I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Adhir Majhi Village:Salap, Thana:-DOMJUR, P.O. :-Salap ,District:-Howrah, WEST BENGAL, India,	 16/05/2013	 LTI 16/05/2013	 16/05/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Adhir Majhi Address -Village:Salap, Thana:-DOMJUR, P.O. :-Salap ,District:-Howrah, WEST BENGAL, India,	Attorney	 16/05/2013	 LTI 16/05/2013	
2	Debasish Chakraborty Address -204, A. J. C. Bose Road, Thana:-Benia Pukur, District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 16/05/2013	 LTI 16/05/2013	

**Name of Identifier of above Person(s)**  
Dipak Agarwal  
7 B. C. Lane, Thana:-Howrah, District:-Howrah, WEST  
BENGAL, India,

**Signature of Identifier with Date**  
  
16/5/13



**Addl. Dist. Sub-Registrar**  
**Domjur, Howrah**  
**16 MAY 2013**

(Baishali Dasgupta)  
**ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR**  
**Office of the A.D.S.R. DOMJUR**



**Government Of West Bengal**  
**Office Of the A.D.S.R. DOMJUR**  
**District:-Howrah**

**Endorsement For Deed Number : I - 02472 of 2013**  
**(Serial No. 02578 of 2013 and Query No. L000004749 of 2013)**

**On 16/05/2013**

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

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

**Payment of Fees:**

Amount By Cash

Rs. 7729.00/-, on 16/05/2013

( Under Article : A(1) = 7722/- ,E = 7/- on 16/05/2013 )

**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.-7,02,552/-

Certified that the required stamp duty of this document is Rs.- 35138 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 35138/- is paid , by the draft number 114141, Draft Date 13/05/2013, Bank : State Bank of India, SHAKESPEAR SARANI, received on 16/05/2013

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

Presented for registration at 13.26 hrs on :16/05/2013, at the Office of the A.D.S.R. DOMJUR by Adhir Majhi ,Executant.

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

Execution is admitted on 16/05/2013 by

1. Mr. Debasish Chakraborty  
Authorized Signatory, Tarli Properties Pribate Limited, 6 B. A. J. C. Bose Road, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
, By Profession : Business

Identified By Dipak Agarwal, son of Sriram Agarwal, 7 B. C. Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

**Executed by Attorney**

Execution by



Addl. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

( Baishali Dasgupta )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

16/05/2013 14:20:00

EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A.D.S.R. DOMJUR  
District:-Howrah

Endorsement For Deed Number : I - 02472 of 2013  
(Serial No. 02578 of 2013 and Query No. L000004749 of 2013)

1. Adhir Majhi, son of Late Haradhan Majhi , Village:Salap, Thana:-DOMJUR, P.O. :-Salap ,District:-Howrah, WEST BENGAL, India, By Caste Hindu By Profession: Others,as the constituted attorney of 1.Smt Rupa Naskar 2. Dilip Naskar 3. Sanjay Naskar 4. Basudeb Naskar 5. Nilmoni Naskar 6.Smt Pratima Naskar 7. Tapan Naskar 8. Swapan Naskar 9. Kishori Mohan Naskar 10. Bibhuti Naskar is admitted by him.

Identified By Dipak Agarwal, son of Sriram Agarwal, 7 B. C. Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Baishali Dasgupta )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR



1. Dist. Sub-Registrar  
Domjur, Howrah

16 MAY 2013

( Baishali Dasgupta )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 4921 to 4939  
being No 02472 for the year 2013.



*Baishali Dasgupta*

(Baishali Dasgupta) 17-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR  
Office of the A.D.S.R. DOMJUR  
West Bengal