

03/26

Vol 952/13 /-03044/13



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

K 646479

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

District Sub-Register-III
Alipore, South 24 parganas

26 MAR 2013

DEED OF CONVEYANCE

1. Date: 22nd March 2013
2. Place: KOLKATA
3. Parties:

For Omkar Enterprise
[Signature]
Proprietor

121155

Mani Sankar Ray Chowdhury
Advocate

Anunaga & Son.

NAME
ADD
REGD
- 2 JAN 2013	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
28 B, K. S. Roy Road, Kolkata	

Hced

- 2 JAN 2013

- 2 JAN 2013



veti-2112

For Omkar Enterprise
Anunaga & Son
Proprietor



veti-2113

- Rishab Kumar



veti-2114

- Pannal Kumar

District Sub-Registrar-III
Alipore, South 24-Parganas

22 MAR 2013

Arijit Biswas.
S/o Dalal Biswas.
161 Dr. G. S Bose Road
Kolkata 39 Business

State of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5904 to 5927
being No 03044 for the year 2013.



[Signature]
(Rajendra Prasad Upadhyay) 01-April-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal **D.S.R.-III**
South 24 Parganas
Alipore

For Omkar Enterprise
[Signature]
Proprietor



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03044 of 2013
(Serial No. 03126 of 2013)

On 22/03/2013

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

Presented for registration at 17.30 hrs on :22/03/2013, at the Private residence by Sri Arunagata Das ,Claimant.

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

Execution is admitted on 22/03/2013 by

1. Panmal Kuhar, son of Lt Mohan Chand Kuhar , 113 B, Monohar Das Katra, Kolkata, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Business
2. Rishab Kuhar, son of Lt Raichand Kuhar , 113 B, Monohar Das Katra, Kolkata, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Business
3. Sri Arunagata Das
Proprietor, M/s. Omkar Enterprise, Pan No. Adppd3508e, 21b, Ballygunge Station Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Business

Identified By Avijit Biswas, son of Dulal Biswas, 161, Dr. G. S. Bose Road, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 25/03/2013

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.-1,44,50,501/-

Certified that the required stamp duty of this document is Rs.- 1011555 /- and the Stamp duty paid as: Impressive Rs.- 500/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 26/03/2013

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



District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

26/03/2013 18:33:00

Endorsement Page 1 of 2

For Omkar Enterprise
Arunagata Das
Proprietor



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03044 of 2013
(Serial No. 03126 of 2013)

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 Cash

Rs. 158996.00/-, on 26/03/2013

(Under Article : A(1) = 158950/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 26/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 1011555/- is paid , by the draft number 006898, Draft Date 25/03/2013, Bank :
State Bank of India, S B I - Extp, Kolkata, received on 26/03/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

26/03/2013 18:33:00

Endorsement Page 2 of 2

For Omkar Enterprise
Anuragata Das
Proprietor

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

4.1 All THAT piece and parcel of land measuring about 8 (eight) Cottahs, 7 (seven) Chittacs 0 (zero) sqft. Together with structure of R.T Shed measuring about 100 sqft. lying and situated at Mouza Kasba, comprised in Dag No. 1742 (Part), under Khatian No. 1270, J.L No. 13. R.S No. 233, Touzi No. 340 and 342, now within the limits of Kolkata Municipal Corporation, being Kolkata Municipal Premises No. 4 D, Dharmatala Road, Kolkata 700039, District of 24 Parganas (South) under Police Station Kasba, Additional District Sub Registrar office at Sealdah, District Registration Office at Alipore, West Bengal (Said Property), described in the Schedule below and delineated in the Plan annexed and bordered in colour Red thereon Together With all appurtenances including all customary and other rights of easements over the common passage, liberties, privileges, advantages and appendages and inheritances and access and beneficial user of the Said Property.

5. Representations, Warranties and Covenants of the Vendors :

5.1 Representations, Warranties and Covenants on Chain of Title:

5.1.1 Ownership of Shiba Prasad Kar, son of Late Kannowarilal Kar: Shiba Prasad Kar was the absolute owner of land measuring 39 decimal , more or less, comprised in Dag No. 1742, under Khatian No. 1270, in Mouza Kasba and other properties under Police Station Kasba by a Deed Of Purchase dated 30th March, 1944.

For Omkar Enterprise
Shivagata Kar
Proprietor.



District Sub-Registrar-III
Alipore, South 24-Parganas

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5.1.2 Gift to Shipra Kar, wife of Shiba Prasad Kar : By a Deed of Gift dated 17th July 1974 registered in the office of the District Sub Registrar, Alipore, said Shiba Prasad Kar gifted the land measuring 39 decimal , more or less, comprised in Dag No. 1742, under Khatian No. 1270, in Mouza Kasba to his wife Shipra Kar who became the absolute owner of the said land (Mother Land).

5.1.3 Sale to Panmal Kuhar and Rishab Kuhar, the Vendors herein : By a Deed of Sale dated 15th December, 2006, registered in the office of the District Sub Registrar III, Alipore, recorded in Book No. I, Volume No. 2, Pages from 5897 to 5910, Being No. 632 for the year 2007, said Shipra Kar, sold, conveyed and assigned out of the said Mother Land, All THAT piece and parcel of land measuring about 8 (eight) Cottahs, 7 (seven) Chittacs 0 (zero) sqft. Together with structure of R.T Shed measuring about 100 sqft. lying and situated at Mouza Kasba, comprised in Dag No. 1742 (Part), under Khatian No. 1270, J.L No. 13. R.S No. 233, Touzi No. 340 and 342, now within the limits of Kolkata Municipal Corporation, being Kolkata Municipal Premises No. 4 D, Dharmatala Road, Kolkata 700039, District of 24 Parganas (South) under Police Station Kasba, Additional District Sub Registrar office at Sealdah, District Registration Office at Alipore, West Bengal (Said Property), to the Vendors herein who became the absolute joint owners of the Said Property and Possession of the Said Property till date.

5.1.4 Construction by Vendor: Subsequently, the Vendors constructed a shall kutchha dwelling house on the Land and the Land together with the said building constructed thereon was numbered as Municipal Premises No. 4 D, Dharmatala Road, Kolkata 700039,

For Omkar Enterprise
Anurag K. Das
Proprietor




District Sub-Registrar-III
Alipore, South 24-Parganas
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which is the Said Property/Premises defined above and described in the Schedule below.

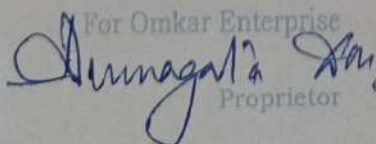
5.1.5 Ownership of Vendors: In the aforesaid circumstances, the Vendors are the sole and absolute owners of the Said Land, described in the Schedule below and free from all encumbrances.

5.1.6 Absolute Owners: In the manner stated above, the Vendors have become Joint owners of the Said property and are in Possession of the Said Property. The Vendors, Witness and identifier of this Agreement/Conveyance declares that the Vendors/ Owners of the Said Property are well known to his/him/them and further declares that she/ he/they take the responsibility to indemnify the Purchaser in this regard.

5.1.7 True and Correct Representations: The Vendors are the absolute owners of the Said Property, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.6 above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants by the Vendors: the Vendors represents, warrants and Covenants as follows :

5.2.1 No Acquisition/Requisition: The Vendors have not received any notice from any authority for acquisition or requisition of the Said Property and declare that the Said Property is not affected by any scheme of Gram Panchayat/ Municipal Authority or Government or any Statutory Body.

For Omkar Enterprise

Proprietor



District Sub-Registrar-III
Alipore, South 24-Parganas

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- 5.2.2 **No Excess Land :** The Vendors does not hold any excess vacant land under the Urban land[Ceiling and Regulation] Act 1976 or any excess Land under the West Bengal land Reforms Act 1955 or the West Bengal Estate Acquisition Act 1953.
- 5.2.3 **No Encumbrance by Act of the Vendors :** 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 Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **No Dues :** No Tax in respect of the Said Property is due to the local Authority and/or any other authority or authorities and no certificate Case is pending for realization of any dues from the Vendors.
- 5.2.5 **No Mortgage :** No mortgage or charge has been created by the Vendors by depositing the Title Deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.6 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.7 **Free from all Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions,



[Signature]
District Sub-Registrar-III
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Will, Bargadars, Income Tax Attachment, Financial Institution charges, vesting, 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 the Vendor's predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable. And that the Said Property or any part thereof is not affected by or subject to any charge lien lispensens or annuity (a) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law (b) any trust resulting or constructive arising under any benami transaction or otherwise (c) any wakf or devseva (d) any attachment including attachment before judgement of any Court or authority, (e) any right of way water light support drainage or any other easement with any person or property (f) any right of any person under any agreement, power of attorney either registered or otherwise (g) any burden or obligation other than payment of Khajana / Revenue or Govt. Body (h) any other encumbrance or any kind whatsoever or any decree or order including any injunction or prohibitory order.

5.2.8 No Personal Guarantee: The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.9 No Bar by Court Order or Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

For Omkar Enterprise
Sanjayata Das
Proprietor



District Sub-Registrar-III
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5.2.10 Release of the Further Claims : By executing this Deed of Conveyance in favour of the Purchaser, the Vendors have released and relinquished all his right, title and interest over the Said Property and the Vendors have got no further right title and/or interest in respect of the Said Property. The Vendors Shall not make any further claims and /or demands to the Purchaser in respect of the Said Property.

6. Background:

6.1 Agreement to Sell and Purchase: The basic understanding between the parties is that the Vendors will sell the Said Property to The Purchaser free from all encumbrances of any /every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representation , warranties and covenants mentioned in Clause 5.1 and 5.2 its sub-clauses above (collectively Representations) and relying on the aforesaid representations assurances declarations made and/or given by the vendors and believing the same to be true and acting on faith thereof, the purchaser agreed to purchase and acquire the Said Property from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispens attachments trusts uses tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the Said Property at or for a mutually agreed and settled consideration of Rs.92,30,000/- (Rupees Ninety Two Lacs and Thirty Thousand) only on the terms conditions and covenants contained herein

For Omkar Enterprise
Arunagat's Son
Proprietor



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7. Transfer:

7.1 Conveyance: The Vendors hereby sell, convey and transfer to the Purchaser, free from all encumbrances, the entirety of the Vendor's ownership right, title and interest of whatsoever or howsoever nature in the Said Property, being All THAT piece and parcel of land measuring about 8 (eight) Cottahs, 7 (seven) Chittacs 0 (zero) sqft. Together with structure of R.T Shed measuring about 100 sqft. lying and situated at Mouza Kasba, comprised in Dag No. 1742 (Part), under Khatian No. 1270, J.L No. 13. R.S No. 233, Touzi No. 340 and 342, now within the limits of Kolkata Municipal Corporation, being Kolkata Municipal Premises No. 4 D, Dharmatala Road, Kolkata 700039, District of 24 Parganas (South) under Police Station Kasba, Additional District Sub Registrar office at Sealdah, District Registration Office at Alipore, West Bengal, [Said Property], described in the Schedule below and delineated in the Plan annexed and bordered in colour Red thereon Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

7.2 Consideration and transfer: While the conveyance and transfer of the Said Property is being made at or for a consideration of Rs.92,30,000/- (Rupees Ninety Two Lacs and Thirty Thousand) only paid by the purchaser to the vendors, receipt whereof the vendors doth hereby as also by the Memo 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 being ALL

For Omkar Enterprise
Shunagata Sen
Proprietor



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THAT piece or parcel of land containing an area of land measuring about 8 (eight) Cottahs, 7 (seven) Chittacs 0 (zero) sqft. together with structure of R.T Shed measuring about 100 sqft. lying and situated in the District of 24 Parganas (South) under Police Station Kasba, S.R.O Sealdah, J.L No. 13. R.S No. 233, Touzi No. 340 and 342, in Mouza Kasba , comprised in Dag No. 1742 (portion), under Khatian No. 1270, now within the limits of Kolkata Municipal Corporation, being Kolkata Municipal Premises No. 4 D, Dharmatala Road, Kolkata 700039 , more fully 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 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 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

For Omkar Enterprise
Anunagat's Son
Proprietor



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Alipore, South 24-Parganas

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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/or meant for beneficial use and enjoyment of the said Property 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.

8. Terms of Transfer:

8.1 Salient Terms: The transfer being affected by this Conveyance is:

8.1.1 Sale: A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute: Absolute, irreversible and perpetual.

8.1.3 Free from all Encumbrances: The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Will, bargadars Income Tax Attachment, Financial Institution charges, vesting, and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or

For Omkar Enterprise
Sanjayata Das
Proprietor



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lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendors have in the Said Property and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendors about the correctness of the Vendor's title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at the Vendor's own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of the Vendors and Vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Possession and Delivery of Possession:** That the vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the Said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the vendor has been using the same for the vendor's personal



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use and cultivation Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.

- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendor hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified. The vendor has confirmed to have duly made payment of the khajna in respect of the Said Property upto date, in the event it is found that any arrears exist, the same shall be made good by the Vendors on demand.
- 8.6 **Holding Possession:** The Vendors hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.
- 8.7 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendor's in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its

For Omkar Enterprise
Anurag K. Soni
Proprietor



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successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.

8.8 **No objection to Mutation :** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly consents to the same and appoints the purchaser as the Constituted Attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of power and authority, the Vendors undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

For Omkar Enterprise
Arunnata Kan
Proprietor





District Sub-Registrar-III
Alipore, South 24-Parganas

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Schedule

(Said Property)
[Subject Matter of Sale]

All THAT piece and parcel of land measuring about 8 (eight) Cottahs, 7 (seven) Chittacs 0 (zero) sqft. Together with structure of R.T Shed measuring about 100 sqft. lying and situated at Mouza Kasba, comprised in Dag No. 1742 (Part), under Khatian No. 1270, J.L No. 13. R.S No. 233, Touzi No. 340 and 342, now within the limits of Kolkata Municipal Corporation, being Kolkata Municipal Premises No. 4 D, Dharmatala Road, Kolkata 700039, District of 24 Parganas (South) under Police Station Kasba, Additional District Sub Registrar office at Sealdah, District Registration Office at Alipore, West Bengal, (Said Property), delineated in the Plan annexed and bordered in colour Red thereon and butted and bounded in the following manner:

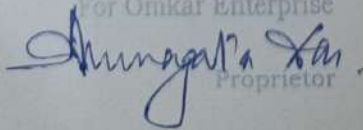
On the North : Premises No. 161/K

On the South : Premises No. 4D, 4D/25,
: 4D/24 and 16ft 10 inch wide
Dharmatala Road

On the East : Premises No. 4D/1A and
4/D/14 B

On the West : Premises No. 4D and 16 ft. wide
road

Together With all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

For Omkar Enterprise

Proprietor



District Sub-Registrar-III
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9. Execution and Delivery:

9.1 In witness whereof the Vendors and Purchaser have executed and delivered this instrument of Conveyance on the date given above.

Pannal Kumar

Rishab Kumar

For Omkar Enterprise
Shunagata Sin.
Proprietor

[Vendors]

[Purchaser]

Witnesses:

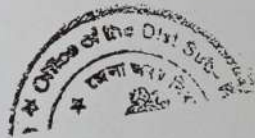
1. Anujit Sinhas.

161 Dr. G. S Bose Road
Kolkata - 39

2. Dipali Saha.

61/B. R. K. Chatterjee Rd
Kolkata. Pin - 700072.

For Omkar Enterprise
Shunagata Sin.
Proprietor



[Handwritten signature]

Registrar-III
24-Parganas

MAR 2013

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs.92,30,000/- (Rupees Ninety Two Lacs and Thirty Thousand) only towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
004229	13.03.2013	DBS	Rs.21,00,000/-
			Rs. 2,30,000/-
004337	22.03.2013	DBS	Rs.34,5000/-
004338	22.03.2013	DBS	Rs.34,5000/-
			Total Rs. 92,30,000/-

Rishab Kumar

✓ Pannal Kumar

[Vendors]

Witnesses:

1. Anisjet Bhowmik.
2. Dipu Saha

Drafted and prepared as per the documents produced before me.

Mari Sankar Karmacharya
Advocate

For Omkar Enterprise
Anuragata Saha
Proprietor



Drafted and prepared as per
Mami Sarmiento Kofcheva
Advocate

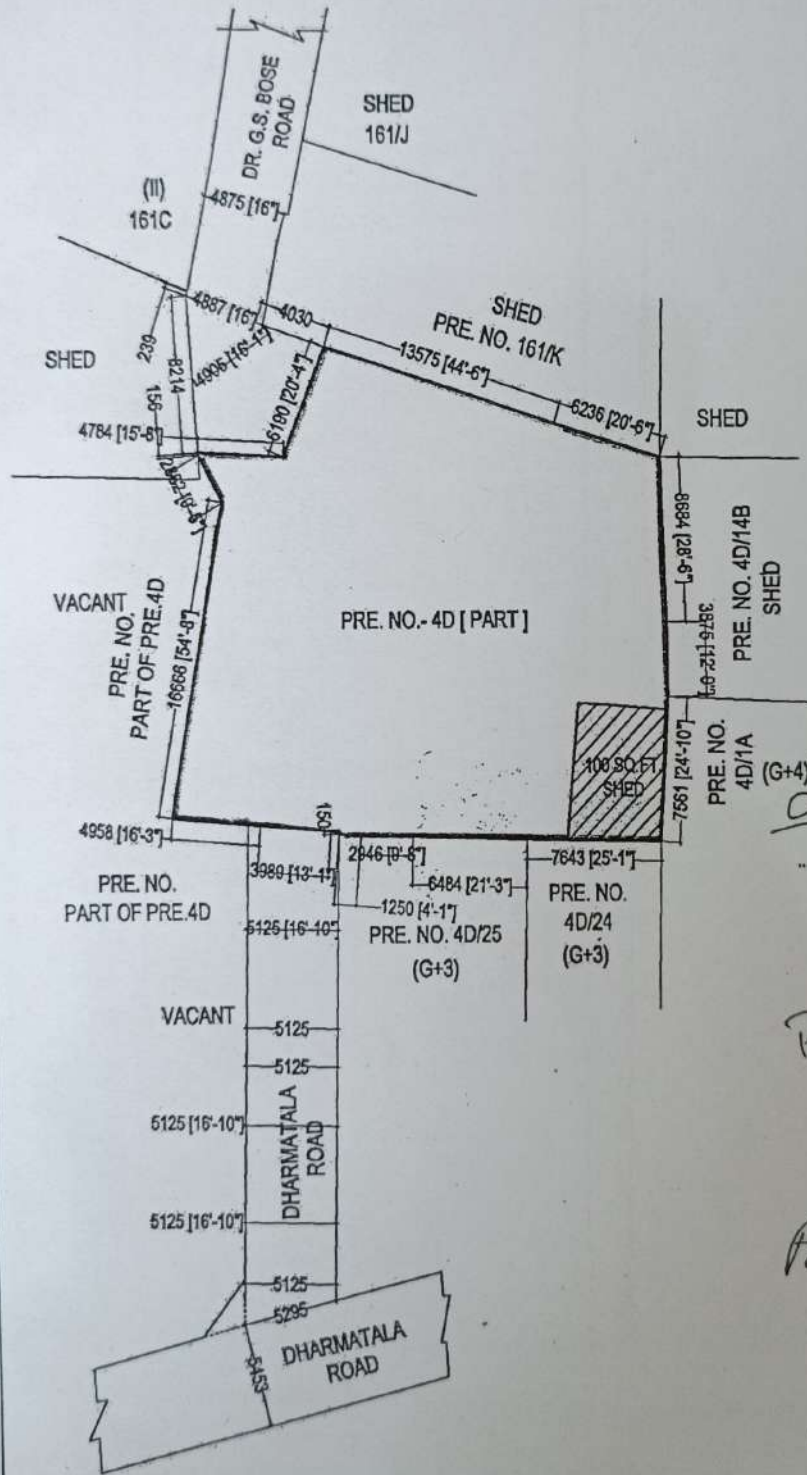
- 1. e
- 2. Dip

**SITE PLAN OF PRE. NO. 4 D (part), DHARMATALA ROAD, KOLKATA- 700 039,
C.S. DAG NO. 1742 (PART), KHATIAN NO. 1270, JL. NO. 13, RS-233, TOUZI NO. 340
& 342 OF MOUZA KASBA, P. S. KASBA, WARD NO.- 67, UNDER K.M.C.**

**LAND AREA : 564.381 SQ.M. i.e. 08 Kh.- 07 CH.- 00 SQ.FT. i.e. 6075 SQ.FT.
[SHOWN IN RED BORDER]**



**SCALE : 1 : 300
DATE : 21.03.2013**



(G+4) For Omkar Enterprise
Shunagata Das
Proprietor

.....
SIGNATURE OF PURCHASER

Rishab Kumar

Pannal Kumar

.....
SIGNATURE OF VENDOR


















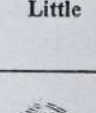
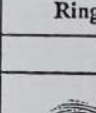
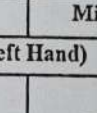
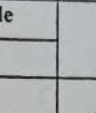
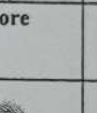
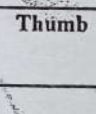
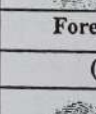

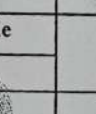
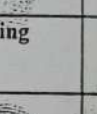
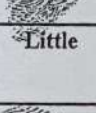
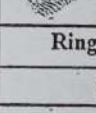
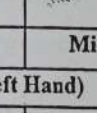
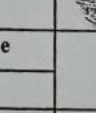
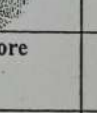

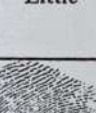
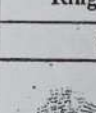
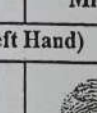
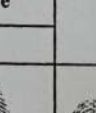
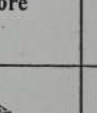
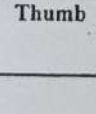
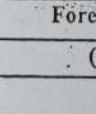
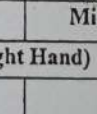
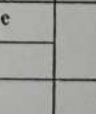
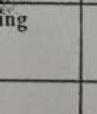
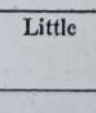
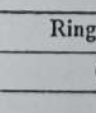
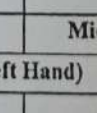
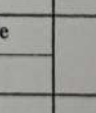
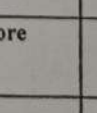
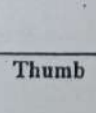
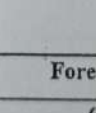
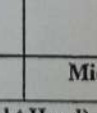
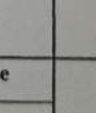
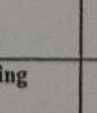
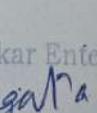
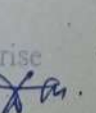
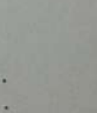
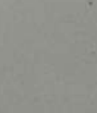





For Omkar Enterprise
Shunagata Das
Proprietor



District Sub-Registrar-III
Alipore, South 24-Parganas

23 MAR 2013

SPECIMEN FORM FOR TEN FINGERPRINTS

	Pannal Khar					
		(Left Hand)				
						
		(Right Hand)				
						
	Rishab Khar					
		(Left Hand)				
						
		(Right Hand)				
						
	Anurag Khar					
		(Left Hand)				
						
		(Right Hand)				
						
PHOTO						
		(Left Hand)				
						
		(Right Hand)				
						

For Omkar Enterprise
Anurag Khar
 Proprietor



District Sub-Registrar-III
Alipore, South 24-Parganas

23 MAR 2013

SPECIMEN FORM FOR TEN FINGERPRINTS

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

For Omkar Enterprise

Shriyugata
Proprietor



District Sub-Registrar-III
Alipore, South 24-Parganas
23 MAR 2013