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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 966491

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M.V. Assessed  
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8968f

शिलो  
 Add. Registrar of Assurances II  
 Kolkata

CONVEYANCE

7-1-08

Stamp details:  
 4220  
 28050 has been paid  
 before stamp duty etc. etc.

A5489 1242  
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 254  
 109  
 5580f

Subhra Banik

1. Date: 24th March, 2007

2. Place: Kolkata

3. Parties:

3.1 Subhra Banik, wife of Pradip Banik, residing at BG-8, Jungta, Ghosh Para, Police Station Rajarhat, Kolkata-700059

3.2 Suvra Saha, wife of Malay Saha, residing at Flat No. 4, Block II, Kankurgachi C.I.T. Building, Police Station Phoolbagan, Kolkata-700054  
 alias Subhra Saha

(collectively Vendors, includes successors-in-interest)

Subhra Banik  
 0, 10000 090

Subhra Saha

S.S

S.B

7c to 1000

30 250  
 100  
 350

2, 250  
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 350

21679

24 Mar 2007

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_  
CITY: \_\_\_\_\_

**SAHA & RAY**

Advocates  
3A/1, 3rd Floor, Hastings Chambers  
7C, Kiran Shankar Roy Road  
Kolkata - 700001.

Verified that a copy of the value  
of Rs. 5000/- deposited in the  
account of \_\_\_\_\_ at the  
branch of \_\_\_\_\_ at  
Kolkata. The Mode of the Required  
Amount has been followed.

500002 50002

4-30

24/3/07  
7C, K.S. Roy Rd

Umash. Kedia Umash Kedia

680C

Subhra Banik

681C

Subhra Saha

*[Handwritten signature]*  
REGISTERED OFFICE  
MUTUAL BENEFIT SOCIETY

24/3/07

Subhra Banik  
W/O Pradip Banik  
of 84-8, 4th floor phase  
K.M. 59

Subhra Saha  
W/O Malay Saha  
of 4 Block-II  
Kankarguchi C.I.T. Building  
P.S. Phulbari  
K.M. 54



Shibeswar Roy  
510 Chandra Mohan  
Roy, Subhra P.O.R.  
Gopnagar P.S. Airport  
C.M. 136  
Burdwan

*[Handwritten signature]*  
(SHIBESWAR ROY)  
S/o Chandra Mohan Roy  
Saha - P.O.R. Gopnagar  
P.S. Airport - C.M. 136  
Burdwan

24/3/07



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 966497

And

- 3.3 **Winzer Commodities Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069

21679

24 Mar. 2007

No. \_\_\_\_\_  
 CASE \_\_\_\_\_  
 ADD- West  
 DIST \_\_\_\_\_

**SAHA & RAY**  
 Advocates  
 3A/1, 3rd Floor, Hastings Chambers  
 7C, Kiran Shankar Roy Road  
 Kolkata - 700001.

Certified that a single stamp of the value  
 of ₹ 2000 has been affixed to the  
 document in accordance with the  
 provisions of the Stamp Act, 1899  
 and the Stamp Act, 1902 and the  
 Stamp Act, 1958.

₹ 2000

  
 REGISTERED BY THE  
 REGISTERED ASSISTANT COMMISSIONER



Registrar of Assurances  
 Kolkata



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 966498

- 3.4 **Manorath Commodeal Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069

21679

24 MAR 2007

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 STATE \_\_\_\_\_  
 PIN \_\_\_\_\_  
 MOBILE \_\_\_\_\_  
 E-MAIL \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

**SAHA & RAY**  
 Advocates  
 3A/1, 3rd Floor, Hindustan Chambers  
 7C, Kiran Shankar Roy Road  
 Kolkata - 700001.

Verified that ₹ 2000 stamp of the value  
 of ₹ 2000 is affixed for the  
 purpose of the stamp duty on the  
 value of the property. The  
 amount of the stamp duty is  
₹ 2000 and the required  
 amount is ₹ 2000.

₹ 2000 - 2000

*[Handwritten signature in green ink]*

REGISTERED STAMP VENDOR  
 DISTRICT REGISTRATION OFFICE



DISTRICT REGISTRATION OFFICE  
 WEST BENGAL



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 966499

3.5 **Ganga Tradecomm Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069

S.S

S.B

21679

24 MAR 2007

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_

**SAHA & RAY**  
 Advocates  
 3A/1, 3rd Floor, Hissings Chambers  
 7C, Kiren Shankar Roy Road  
 Kolkata - 700001.

Verified that the stamp of the value of Rs. 5000/- is available and that the amount of Rs. 5000/- is paid in full through the Bank of India. The Required Amount is Rs. 5000/-

50 1000/- 5000

*(Handwritten signature in green ink)*

REGISTERED STAMP VALUE  
 CALCUTTA REGISTRATION OFFICE



REGISTRAR OF ASSURANCE  
 KOLKATA



एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 966500

3.6 **Navin Advisory Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069

S.S

S.B

21679

24 MAR 2007

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_

**SAHA & RAY**  
 Advocates  
 3A/1, 3rd Floor, Hastings Chambers  
 7C, Kiren Shankar Roy Road  
 Kolkata - 700001.

Certified that a single stamp of the value of Rs. 5000/- required for the deposit of the stamp duty on the said instrument. Can furnish the same. Make up the Required Amount as follows: \_\_\_\_\_

5000/-

*(Handwritten signature)*

STAMP VERIFIED  
 CALCUTTA REGISTRATION OFFICE



Registrar of Assurances  
 Kolkata

- 3.7 **Tanushka Consultancy Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069
- 3.8 **Sunview Commotrade Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069
- 3.9 **Dream Light Tie Up Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069
- 3.10 **Dreamlight Dealcomm Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069

(collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers collectively **Parties** and individually **Party**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

##### **4. Subject Matter of Conveyance:**

- 4.1 **Said Property:** *Sahi* (agricultural) land measuring 4.85 (four point eight five) decimal, more or less, contained in R.S/L.R. *Dag* No. 497, recorded in R.S/L.R. *Khatian* No. 251, *Mouza* Salua, J.L. No. 3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below **Together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance (**Said Property**).

##### **5. Background, Representations, Warranties and Covenants:**

- 5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:
- 5.1.1 **Sale to Vendors:** By a Conveyance dated 18<sup>th</sup> December, 2006 registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) in Book No. I, Volume No. 652, Pages 192 to 202, Being No. 10845 for the year 2006, Tapas Pal sold, conveyed and transferred all his right, title and interest in the Said Property to and in favour of the Vendors herein, absolutely and forever and for the consideration mentioned therein.
- 5.1.2 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the absolute and joint owners of the Said Property.
- 5.1.3 **True and Correct Representations:** The Vendors are the absolute, joint and undisputed owners of the Said Property as mentioned above and such representation of the Vendors are true and correct.



REGISTRAR GENERAL OF INDIA  
NEW DELHI

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:

- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do 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.
- 5.2.3 **No Encumbrance by Act of 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, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **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 Purchasers.
- 5.2.5 **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 Gase is pending for realization of any taxes from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever has/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **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.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* 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 Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **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.

## 6. **Basic Understanding:**

- 6.1 **Agreement to Sell and Purchase:** The Vendors have approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses



1908. Registrar of Assurances  
London.

above (collectively **Representations**), has agreed to purchase the Said Property from the Vendors.

## 7. **Transfer:**

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of their right title and interest of whatsoever or howsoever nature in the Said Property, being *sahi* (agricultural) land measuring 4.85 (four point eight five) decimal, more or less, contained in R.S/L.R *Dag* No. 497, recorded in L.R. *Khatian* No. 251, *Mouza* Salua, J.L. No. 3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below **Together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,00,000/- (Rupees five lac) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being effected 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 Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutlers*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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 Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

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

8.2.2 **Transfer of Property Act:** all obligation and duty of vendors and vendees as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.



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Dispur

- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers.
- 8.4 **Outgoings** All statutory revenue, cess, 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 Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their assigns 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under them in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and their assigns and/or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and their assigns and/or its successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchasers are fully entitled to mutate their names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or their 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.

**Schedule**  
**(Said Property)**

*Sah* (agricultural) land measuring 4.85 (four point eight five) decimal, more or less, contained in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatan* No. 251, *Mouza* Salua, J.L. No. 3, Police Station Air Port, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and the said *Dag* is butted and bounded as follows:

<b>On the North</b>	: By R.S./L.R. <i>Dag</i> No. 498
<b>On the East</b>	: By R.S./L.R. <i>Dag</i> Nos. 548 and 549
<b>On the South</b>	: By R.S./L.R. <i>Dag</i> No. 497
<b>On the West</b>	: By R.S./L.R. <i>Dag</i> Nos. 491(P) and 490(P)



REGISTRAR OF ASSURANCES  
1920

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

9. Execution and Delivery:

9. In Witness Whereof the Vendors have executed and delivered this Conveyance on the date mentioned above.

Subhra Banik

(Subhra Banik)

[Vendors]

Suvra Saha

(Suvra Saha)

Witnesses:

Signature Shibiswar Roy

Name SHIBESWAR ROY.

Father's Name Late P. Laxman Prasad

Address Saluda. P. O. R. G. P.

P. S. Airport. Cal - 730.

Signature Swaraj Chatterjee

Name Swaraj Chatterjee

Father's Name K. W. Chatterjee

Address Kali Park

KOL - 136



REG. No. 123456 of 2023  
12/12/2023

**Receipt And Memo of Consideration**

Received from the withinnamed Purchasers the within mentioned sum of Rs.5,00,000/- (Rupees five lac) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Bank Draft No.469049	23.03.2007	Vijaya Bank	Rs.2,50,000/-	Subhra Banik
Bank Draft No.469050	23.03.2007	Vijaya Bank	Rs.2,50,000/-	Suvra Saha

Subhra Banik

(Subhra Banik)

[Vendors]

Suvra Saha

(Suvra Saha)

**Witnesses:**

Signature Shi Shikharan Roy

Name SHIBESWAR ROY

Signature Sourav Chatterjee

Name Sourav Chatterjee



2017, Register of Resources II  
Section.

# SPECIMEN FORM TEN FINGER PRINTS



Kamlesh  
Kumar

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



Surbhara  
Saha

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

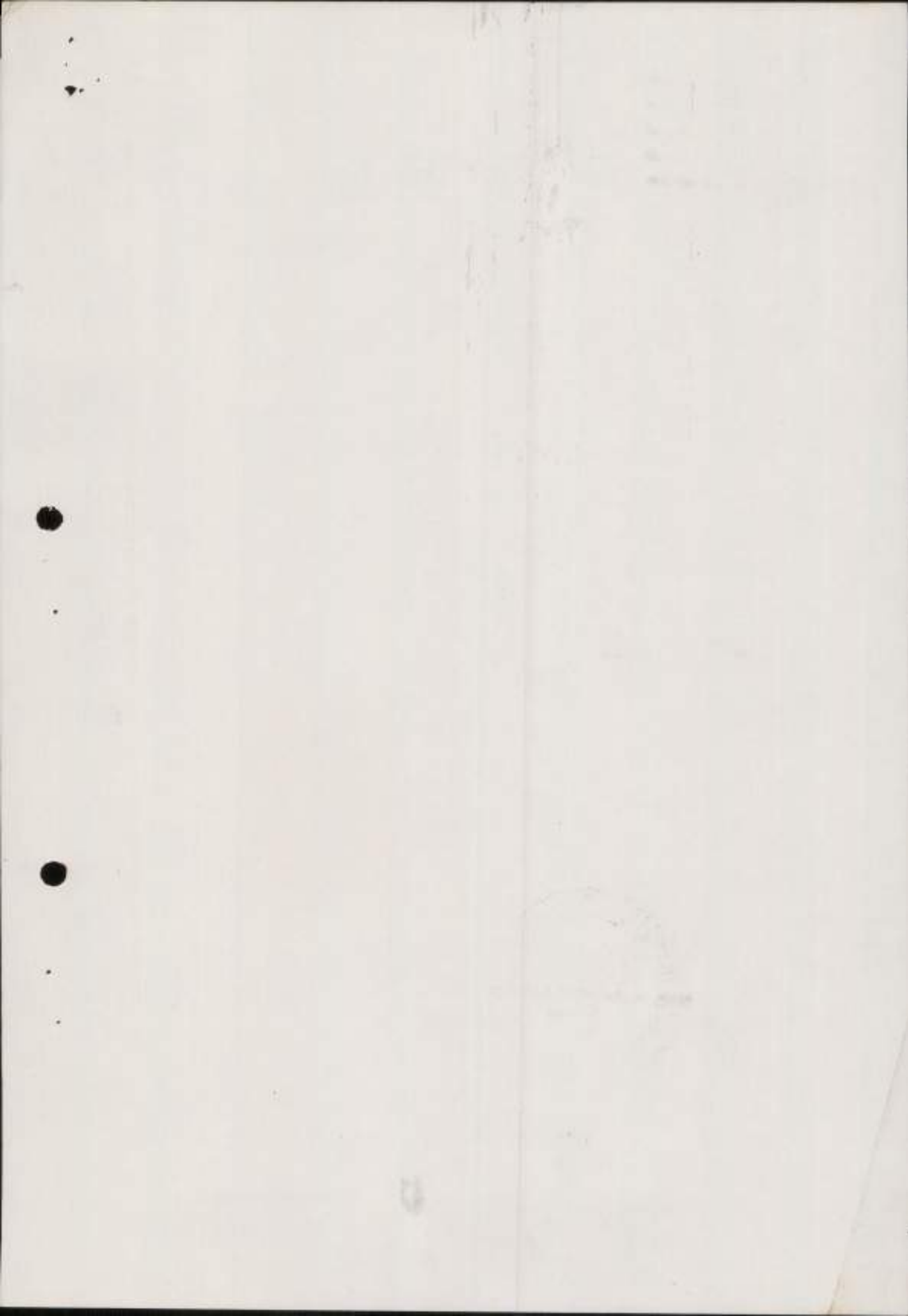


Surbhara  
Borik

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



1999, Registro di Impiegati e Contabili  
Italia.



1 to 18  
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2008

DATED 24th DAY OF March, 2007

Between

Subhra Banik and Anr.  
... Vendors

And

Winzer Commodities Private Limited & Ors.  
... Purchasers

*[Handwritten signature]*  
4-2-08



CONVEYANCE

R.5/L.R. Dag No. 497  
Mouza Salma  
District North 24 Parganas

*[Handwritten signature]*



*[Faint purple stamp]*

**Saha & Ray**  
Advocates  
3A/1, 3rd floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001