

0 2296/0 11

2666/11

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

K 337523

15586/11  
18,00,000/-  
24/02/11

3500/-  
R.A. 11

Registrar of Assurances

Certified that...  
28.02.11

THIS DEED OF CONVEYANCE made this 24th day of February Two Thousand Eleven BETWEEN (1) MAHAMUDA BIBI (alias Masuda Bibi) wife of Late Ombar Ali Tarafdar (alias Haji Omar) and (2) MD. AYUB ALI TARAFDER (alias Mahammad Ayub Tarafdar), son of Late Ombar Ali Tarafdar (alias Haji Omar), both residing at Village Atghara, Police Station Baguihati, Post Office R-Gopalpur, District-North 24-Parganas, Kolkata 700136,

5586/11  
24/02/11  
50000 + fees + 4000/-  
S. Saha  
24/02

206237

Garaogi & Co. Advocates  
OC & 48 Purnani Chambers  
1B, K. S. Roy Road,  
Kolkata 700 001

|                            |
|----------------------------|
| NAME.....                  |
| ADD/ADV.....               |
| RS.....                    |
| 24 FEB 2011                |
| <b>SURANJAN MUKHERJEE</b>  |
| Licensed Stamp Vendor      |
| C. C. Court                |
| 3, K. S. Roy Road, Kolkata |

M. A. Ayub Ali Jaiside



13180

*[Handwritten signature]*

M. A. Ayub Ali Jaiside

Identified by me  
 Rajit Sen.  
 o, Late Bidya Nath Sen.  
 3, K. S. Roy Road.  
 01-700001.  
 Occupation: Service

*[Handwritten signature]*

Registrar of  
 Kolkata  
 14 FEB 2011

hereinafter referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs legal representatives successors executors and administrators) of the **ONE PART AND SURYA KIRAN VANIJYA PRIVATE LIMITED (PAN No.AAKCS9386C)**, a Company incorporated under the Companies Act, 1956 and having its registered office at No.DC 9/28, Shastri Bagan, Deshbandhu Nagar, P.S. Baguiati, Kolkata 700059, represented by its **Authorised Signatory, Mr.Sunil Kumar Loharuka** son of Late Ram Bhagat Loharuka and residing No.DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059, 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/or assigns) of the **OTHER PART**:

**WHEREAS:**

A. The Vendors herein have held out, represented before and assured the Purchaser, inter alia, as follows:

- i) That one Ombar Ali Tarafdar, by virtue of inheritance, was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **FIRSTLY ALL THAT** the piece or parcel of land containing an area of **2.6666 Sataks** (being the 1/3<sup>rd</sup> share out of total area of 8 sataks comprised in the concerned Dag) more or less situate and lying at and being the divided and demarcated part and portion of **R.S. & L.R.Dag No.720**, recorded in **L.R.Khatian No.11** (corresponding to R.S. Khatian No.79 and C.S.Khatian No.108) **AND SECONDLY ALL THAT** the piece or parcel of land containing an area of **0.6666 Sataks** (being the 1/3<sup>rd</sup> share out of total area of 2 sataks comprised in the concerned Dag) more or less situate and lying at and being the divided and demarcated part and portion of **R.S. & L.R.Dag No.730**, recorded in **L.R.Khatian No.11** (corresponding to R.S. Khatian No.81 and C.S.Khatian No.106), in Mouza Atghara, J.L. No.10, under Police Station Baguihati, Sub-Registration Office A.D.S.R. Bidhannagar (Salt Lake City), in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur municipality, Ward No.9, absolutely and forever, morefully described in the **SCHEDULE** hereunder written (and hereinafter for the sake of brevity referred to as "the **SAID PROPERTY**");
- ii) That under and by virtue of a Deed of Settlement or Nirupan Patra (in Bengali) dated 13<sup>th</sup> January 1985 and registered in the office of Sub Registrar-Bidhannagar (Salt Lake City) and recorded in Book No.I Volume No.5E Pages 205 to 212 Being No.242 for the year 1985 the said Ombar Ali Tarafdar transferred to his wife Mahamuda Bibi (alias Masuda Bibi) and one son namely Md. Ayub Ali Tarafdar (alias Mahammad Ayub Tarafdar) (both being the Vendors herein), amongst other properties, **ALL THAT** the said Property, on and subject to the terms and conditions therein contained;
- iii) Under the said Deed of Settlement, it was provided that after the death of the Settlor (Ombar Ali Tarafdar), the said Mahamuda Bibi (alias Masuda Bibi) and Md.

Ayub Ali Tarafdar would be entitled to use enjoy sell transfer deal with and/or otherwise dispose of the said Property as they deemed fit and proper;

- iv) That the said Ombar Ali Tarafdar, a Muslim governed by Mohammedan Law died intestate on or about 16<sup>th</sup> December 1995, whereupon the said Mahamuda Bibi (alias Masuda Bibi) and Md. Ayub Ali Tarafdar became entitled to sell transfer deal with and/or otherwise dispose of the said Property;
- v) That the said Mahamuda Bibi (alias Masuda Bibi) and Md. Ayub Ali Tarafdar got their names mutated in the L.R.Records of Rights under L.R.Khatian No.1199 & 1200 respectively.
- vi) That the said Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- vii) That the Vendors are 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 Vendors have been using the same for their personal use and cultivation;
- viii) That the Vendors have duly made payment of the Khajana in respect of the said Property;
- ix) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- x) That the Vendors never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- xi) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- xii) That no declaration has been made or published for acquisition or requisition of 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;

- xiii) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xiv) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Property and/or their respective portions thereof unto and in favour of the Purchaser.
- xv) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore 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 nor filed any suit or other legal proceeding in respect thereof nor is the Vendors aware of any such claim, notice, suit or proceeding 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.
- xvi) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

B. The Vendors, being in urgent need of money, approached the Purchaser and offered to sell transfer convey assign and assure **All That** the said Property to the Purchaser and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct 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 lispendens attachments trusts uses debutters 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 for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

- C. The Purchaser has at or before execution of this deed of sale paid to the Vendors the entire amount of the said mutually agreed consideration and have called upon the Vendors to grant this conveyance in favour of the Purchaser.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs.18,00,000/=** (Rupees eighteen lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth 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 acquit release and forever discharge 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 and each of them doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** the said Property, morefully described in the **SCHEDULE** hereunder written **and** all ownership share portions rights title and interest therein of the Vendors and/or their predecessors in title with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-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 **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits advantages 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 may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same 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 lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

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

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them 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 any of them or the Vendors' 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 of them 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 each of them and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendors and each of them 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 the Vendors' 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.
- (vii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendors to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (viii) **AND THAT** the Vendors have requested and requisitioned the Purchaser to make payment of the part / entire consideration in cash and accordingly at such request of the Vendors, the Purchaser has made payment of the part / entire consideration in cash to the Vendors.
- (ix) **AND ALSO THAT** the Vendors and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendors or any of them to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchaser being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDORS DO AND EACH OF THEM DOT H EREBY FURTHER DECLARE AND ASSURE THE PURCHASER** as follows:

- i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured

or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors and each of them shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

ii) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be are under the Vendors' own direct cultivation and that there is no Bargadar or Bhag Chasi therein or in any part thereof;

iii) **AND THAT** the Vendors had first offered the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be to the contiguous owners of the said Property hereby conveyed and that upon their refusal to purchase the same, the Vendors herein have approached and negotiated with the Purchaser herein for the sale and transfer of 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. The Vendors do hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, loss or any other harmful action against the Purchaser by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.

iv) **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

**THE SCHEDULE ABOVE REFERRED TO:**  
**(Said Property)**

**FIRSTLY ALL THAT** the piece or parcel of land containing an area of **2.6666 Sataks** (being the 1/3<sup>rd</sup> share out of total area of 8 sataks comprised in the said Dag) more or less situate and lying at and being the divided and demarcated part and portion of **R.S. & L.R.Dag No.720**, recorded in Current **L.R.Khatian No.1199** (in the name of Mahamuda Bibi alias Masuda Bibi) and **1200** (in the name of Md. Ayub Ali Tarafder) (previous LR Kh No.11 in the name of Ombar Ali Tarafdar) (corresponding to R.S. Khatian No.79 and C.S.Khatian No.108) **AND SECONDLY ALL THAT** the piece or parcel of land containing an area of **0.6666 Sataks** (being the 1/3<sup>rd</sup> share out of total area of 2 sataks comprised in the concerned Dag) more or less situate and lying at and being the divided and demarcated part and portion of **R.S. & L.R.Dag No.730**, recorded in Current **L.R.Khatian No.1199** (in the name of Mahamuda Bibi alias Masuda Bibi) and **1200** (in the name of Md. Ayub Ali Tarafder) (previous LR Kh No.11 in the name of Ombar Ali Tarafdar) (corresponding to R.S. Khatian No.81 and C.S.Khatian No.106), **both aggregating to a total area of 3.3332 Sataks**, in Mouza Atghara, J.L. No.10, under Police Station Baguihati, Sub-Registration Office A.D.S.R. Bidhannagar (Salt Lake City), in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur municipality, Ward No.9

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 Vendors 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 withinnamed VENDORS at Kolkata in the presence of:

*MD. Ayub Ali Tarafdar*

MD. AYUB ALI TARAFDAR  
R

- 1. *Swrajit Sen.*
- 2. *Akhilosh Jha*

*MD. Ayub Ali Tarafdar*  
*MD. Ayub Ali Tarafdar*

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

- 1. *Swrajit Sen.*
- 2. *Akhilosh Jha.*

received and explained  
the contents of the  
words.

*MD. Ayub Ali Tarafdar*

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchaser the withinmentioned sum of **Rs.18,00,000/=** (Rupees eighteen lacs) only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

- |   |                      |
|---|----------------------|
| 1. By Cheque No.004203 dated 22/01/11 drawn on Axis Bank Ltd., Central Avenue, Kolkata, in favour of <b>Mahamuda Bibi</b> for.....        | Rs.1,00,000/=        |
| 2. By Cheque No.004205 dated 22/02/11 drawn on Axis Bank Ltd., Central Avenue, Kolkata, in favour of <b>Mahamuda Bibi</b> for.....        | Rs.8,00,000/=        |
| 3. By Cheque No.004206 dated 22/02/11 drawn on Axis Bank Ltd., Central Avenue, Kolkata, in favour of <b>Md.Ayub Ali Tarafdar</b> for..... | Rs.5,00,000/=        |
| 4. By Cash on 24/02/11 to <b>Md. Ayub Ali Tarafdar</b> .....  | <u>Rs.4,00,000/=</u> |

**Rs.18,00,000/=**

Md. Ayub Ali Tarafdar

**WITNESSES:**

1. Surajit Sen.  
7B, K.S. Roy Road.  
Kolkata - 700001.
2. Akhilesh Jha  
7B, K.S. Roy Road  
Kolkata 700001

 2023/04/10  
Md. Ayub Ali Tarafdar

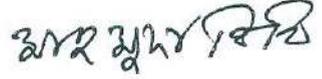
**Drafted By:**

Foqua 3 Nasir

Advocate, High Court, Calcutta

**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the A. R. A. - II KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 02296 / 2011**

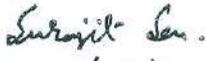
Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By  | Status | Photo   | Finger Print  | Signature  |
|--------|--|--------|---|---|--|
| 1      | Mahamuda Bibi<br>Address -Village:Atghara,<br>Thana:-Baguiati,<br>District:-North 24-Parganas,<br>WEST BENGAL, India, P.O.<br>:-R- Gopalpur Pin :-700136 | Self   |  | <br>LTI | <br>2. Gopalpur Gopalpur Gopalpur |
|        |  |        | 25/02/2011  | 25/02/2011  |  |

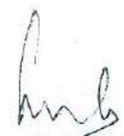
**Name of Identifier of above Person(s)**

Surajit Sen  
 7 B, Kiron Sankar Roy Road(Hastings Street), Kol,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin  
 :-700001

**Signature of Identifier with Date**

  
 25/02/11





(Sudhakar Sahu)

**ADDL. REGISTRAR OF ASSURANCES-II**  
**Office of the A. R. A. - II KOLKATA**



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

**Endorsement For Deed Number : I - 02666 of 2011**  
**(Serial No. 02296 of 2011)**

**On**

**Payment of Fees:**

**On 24/02/2011**

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

Presented for registration at 15.50 hrs on :24/02/2011, at the Private residence by Md. Ayub Ali Tarafder Alias Md. Ayub Tarafdar, one of the Executants.

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

Execution is admitted on 24/02/2011 by

1. Md. Ayub Ali Tarafder Alias Md. Ayub Tarafdar, son of Late Ombar Ali Tarafdar , Village:Atghara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R- Gopalpur Pin :-700136 , By Caste Muslim, By Profession : Others

Identified By Surajit Sen, son of Late B N Sen, 7 B, Kiron Sankar Roy Road(Hastings Street), Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 25/02/2011**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1800000/-

Certified that the required stamp duty of this document is Rs.- 108010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Execution is admitted on 25/02/2011 by

1. Mahamuda Bibi Alias Masuda Bibi, wife of Late Ombar Ali Tarafdar , Village:Atghara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R- Gopalpur Pin :-700136 , By Caste Muslim, By Profession : House wife

Identified By Surajit Sen, son of Late B N Sen, 7 B, Kiron Sankar Roy Road(Hastings Street), Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



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

---

**Endorsement For Deed Number : I - 02666 of 2011**  
**(Serial No. 02296 of 2011)**

---

**On 28/02/2011**

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

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

**Payment of Fees:**

Amount By Cash

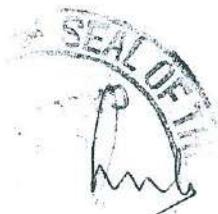
Rs. 19880/-, on 28/02/2011

( Under Article : A(1) = 19789/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 28/02/2011 )

**Deficit stamp duty**

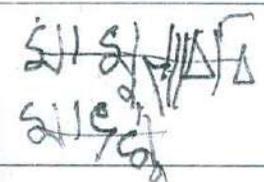
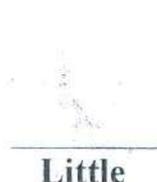
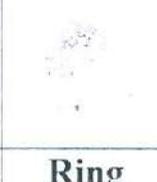
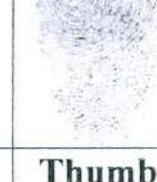
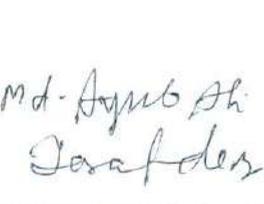
Deficit stamp duty Rs. 108020/- is paid 36630724/02/2011 State Bank of India, BEPIN BEHARI  
GANGULY ST, received on 28/02/2011

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

# FORM FOR TEN FINGERPRINTS

|          |   |   |   |  |   |   |
|----------|---|---|---|--|---|---|
| <b>1</b> |    |    |    |    |    |    |
|          |   | <b>Little</b>   | <b>Ring</b>   | <b>Middle</b><br>(Left Hand)   | <b>Fore</b><br>(Left Hand)  | <b>Thumb</b>  |
|          |    |    |    |    |    |    |
|          |   | <b>Thumb</b>  | <b>Fore</b>   | <b>Middle</b><br>(Right Hand)  | <b>Ring</b><br>(Right Hand)   | <b>Little</b>   |
| <b>2</b> |   |   |   |   |   |   |
|          |   | <b>Little</b>   | <b>Ring</b>   | <b>Middle</b><br>(Left Hand)   | <b>Fore</b><br>(Left Hand)  | <b>Thumb</b>  |
|          |  |  |  |  |  |  |
|          |   | <b>Thumb</b>  | <b>Fore</b>   | <b>Middle</b><br>(Right Hand)  | <b>Ring</b><br>(Right Hand)   | <b>Little</b>   |
| <b>3</b> |  |  |  |  |  |  |
|          |   | <b>Little</b>   | <b>Ring</b>   | <b>Middle</b><br>(Left Hand)   | <b>Fore</b><br>(Left Hand)  | <b>Thumb</b>  |
|          |  |  |  |  |  |  |
|          |   | <b>Thumb</b>  | <b>Fore</b>   | <b>Middle</b><br>(Right Hand)  | <b>Ring</b><br>(Right Hand)   | <b>Little</b>   |

Handwritten notes in the left margin, including a small fingerprint and illegible text.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 1352 to 1367  
being No 02666 for the year 2011.



*[Handwritten signature]*

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

02941/011

I - 3311/11

54

भारतीय गैर न्यायिक

ARA-II

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 344290



Certified  
Registered  
endorsed  
are the price

*Handwritten signature*

13/4

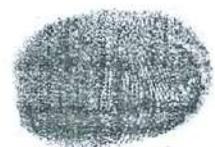
*Handwritten signature*

09.03.11

THIS DEED OF CONVEYANCE made this 9<sup>th</sup> day of March 11.03.11

BETWEEN **SAMSUDDIN TARAFDAR** son of Late Babu Lal Tarafdar residing at Village Atghara, Police Station Rajarhat, District North 24 Parganas, hereinafter referred to as

174/11  
5.5  
9/12



L.T. 1 of Samsuddin Tarafdar  
Abdul Aziz Tarafdar

5/10

DATE

208306

Sarangi & Co. Advocates  
40 & 42 Park Chambers  
7B, K. S. Roy Road,  
Kolkata - 700 001



*Syhamu*

2105C

FLOWERS VINIMAY PVT. LTD.

*Syhamu*  
Authorized Signatory

|                             |       |
|-----------------------------|-------|
| NAME                        | ..... |
| ADD/ADV                     | ..... |
| RS                          | ..... |
| - 1 MAR 2011                |       |
| SURANJAN DEBHERJEE          |       |
| Licensed Stamp Vendor       |       |
| C. C. Court                 |       |
| 7B, K. S. Roy Road, Kolkata |       |

*[Signature]*

SIMPLE DEALMARK PVT. LTD.

*Syhamu*  
Authorized Signatory

SITARAM VINCOM PVT. LTD.

*Syhamu*  
Authorized Signatory



2106

Abdul Aziz Tarafdar.



2108

L.T. 1 of Samueldi Tarafdar  
by Surjit Sen.

Identified by me  
Mansj Mahab.  
Sl. Late. Nathani Mahab.  
7B, K.S. Roy Road  
P.S. Hare Street  
Kolkata-700001  
Occupation- Service



"the **"VENDOR"** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives successors executors and administrators) of the **ONE PART AND (1) SIMPLE DEALMARK PRIVATE LIMITED (PAN AAOC9491E)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.46 B.B Ganguly Street, 2<sup>nd</sup> Floor, Room No.4, Kolkata 700012, **(2) SITARAM VINCOM PRIVATE LIMITED (PAN AAOC9494B)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.46 B.B Ganguly Street, 2<sup>nd</sup> Floor, Room No.4, Kolkata 700012, and **(3) FLOWERS VINIMAY PRIVATE LIMITED (PAN AABCF6201G)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.46 B.B Ganguly Street, 2<sup>nd</sup> Floor, Room No.4, Kolkata 700012, all represented by their **Authorised Signatory, Mr.Sunil Kumar Loharuka** son of Late Ram Bhagat Loharuka and residing No.DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059, all hereinafter collectively referred to as "the **PURCHASER**" (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 successors or successors in office and/or assigns) of the **OTHER PART:**

**WHEREAS:**

- A. The Vendor herein has held out, represented before and assured the Purchaser, inter alia, as follows:
- i) That one Rahmat Ali Mondal (by way of inheritance) was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, to **ALL THAT** the piece or parcel of land containing an area of **1.76 Sataks** (being his seven anna share, out of total area of 4 sataks comprised in the concerned Dag) more or less situate and lying at and being the divided and demarcated part and portion of **C.S. Dag No.732**, recorded in C.S.Khatian No.341, in Mouza Atghara, J.L. No.10, under Police Station Baguihati, in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur municipality, Ward No.9, absolutely and forever;
  - ii) That under and by virtue of a Deed of Conveyance dated 10<sup>th</sup> July, 1974 and registered in the office of Sub-Registrar Cossipur DumDum, recorded in Book No.1, Volume No.97 Pages 232 to 234 Being No.5748 for the year 1974, the said Rahmat Ali Mondal for the consideration mentioned therein sold transferred, granted and conveyed unto and to Samsuddin Tarafdar (being the Vendor herein), amongst other properties, **ALL THAT** the said 1.76 Sataks in the said Dag, absolutely and forever;
  - iii) That the said C.S.Dag No.732 subsequently renumbered as R.S. and L.R Dag No.723 and the name of the said Samsuddin Tarafdar is recorded in the L.R.Records of Rights under L.R.Khatian No.340 (Corresponding to R.S.Khatian No.368) as the owner / raiyat to the extent of **All That** the ½ share equivalent to **2 Sataks** in the said Dag, which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**".
  - iv) That the said Property is free from all encumbrances mortgages charges liens lispdens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;

L.T. Samsuddin Tarafdar.  
Abdul Aziz Tarafdar.

- v) 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 their personal use and cultivation;
- vi) That the Vendor has duly made payment of the Khajana in respect of the said Property;
- vii) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- viii) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- ix) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- x) That no declaration has been made or published for acquisition or requisition of 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;
- xi) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xii) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property and/or their respective portions thereof unto and in favour of the Purchaser.
- xiii) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore 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 nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- xiv) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under

  
L. T. I. Sam Suddin Tarafdar  
Abdul Akil Tarafdar

- v) 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 their personal use and cultivation;
- vi) That the Vendor has duly made payment of the Khajana in respect of the said Property;
- vii) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- viii) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- ix) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- x) That no declaration has been made or published for acquisition or requisition of 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;
- xi) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xii) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property and/or their respective portions thereof unto and in favour of the Purchaser.
- xiii) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore 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 nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- xiv) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under

  
L.T.I. Samseuddin Tarafdar  
Mukdud Akil Tarafdar

the Vendor into out of or upon the properties benefits advantages 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 Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same 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 lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is 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 Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now 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 advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's 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 Vendor 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 Vendor and all person or persons having

L. T. 1. Sam Sagar in Transfer  
Ahsan Azit Tarafdar

or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendor 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 Vendor or the Vendor's 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.
- (vii) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or his agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendor to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (viii) **AND THAT** the Vendors have requested and requisitioned the Purchaser to make payment of the part / entire consideration in cash and accordingly at such request of the Vendor, the Purchaser have made payment of the part / entire consideration in cash to the Vendor, if and as per memo written hereinbelow.
- (ix) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendor to the said Property or any part or portion thereof or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchaser being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER**  
as follows:

- i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in

LIT. Sam. Sudin Tarabdy  
A.G. Lit. Tarabdy

respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

ii) **AND THAT** the said Property is under the Vendor's own direct cultivation and that there is no Bargadar or Bhag Chasi in the said Property or any part thereof;

iii) **AND THAT** the Vendor had first offered the said Property to the contiguous owners of the said plots of land and that upon their refusal to purchase the same, the Vendor herein has approached and negotiated with the Purchaser herein for the sale and transfer of the said Property to the Purchaser. The Vendor doth hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, lis or any other harmful action against the Purchaser by any person claiming any right on the said Property.

iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

**THE SCHEDULE ABOVE REFERRED TO:**  
**(said Property)**

**ALL THAT** the piece or parcel of land recorded as "Sali" containing an area of **2 Sataks** (out of total area of 4 sataks comprised in the said Dag) more or less situate and lying at and being the divided and demarcated part and portion of **R.S. & L.R. Dag No.723** (C.S.Dag No.732), recorded in **L.R.Khatian No.340** (corresponding to R.S.Khatian No.368 and C.S.Khatian No.341), in Mouza Atghara, J.L. No.10, under Police Station Baguihati, Sub-Registration Office A.D.S.R. Bidhannagar (Salt Lake City), in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur municipality, Ward No.9.

**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 withinnamed **VENDOR** at **Kolkata**:

1) Manoj Mahabo.  
7B, K.S. Roy Road  
Kolkata - 700001

2) Surajit Sen.  
7B, K.S. Roy Road.  
Kolkata - 700001.

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

1) Manoj Mahabo.

2) Surajit Sen.

*Abdul Aziz Tarafdar*  
*L.T.1 - of Sam Suddin Tarafdar.*



Read over and explained  
the contents of this  
document to me and I understand

*Abdul Aziz Tarafdar*

**SIMPLE DEALMARK PVT. LTD.**

*Singhanna*  
Authorized Signatory

**SIRAM VINCOM PVT. LTD.**

*Singhanna*  
Authorized Signatory

**FLOWERS VINIMAY PVT. LTD.**

*Singhanna*  
Authorized Signatory

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchasers the withinmentioned sum of **Rs.7,26,000/=** (Rupees seven lacs twenty-six thousand) only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

1. By Cash...

Rs.7,26,000/=Rs.7,26,000/=

(Rupees seven lacs twenty-six thousand) only



L. T. 1. of Samsuddin  
Tarafdar.  
Abdul Aziz Tarafdar  
(VENDOR)

**WITNESS:**

1) Mansab Lal

2) Surjit Sen.

**Drafted By:**

*Manoj Kumar*  
Advocate, High Court, Calcutta



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

Endorsement For Deed Number : I - 03311 of 2011  
(Serial No. 02941 of 2011)

On

Payment of Fees:

On 09/03/2011

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

Presented for registration at 18.00 hrs on :09/03/2011, at the Private residence by Sunil Kumar Loharuka ,Claimant.

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

Execution is admitted on 09/03/2011 by

1. Samsuddin Tarafdar, son of Latte Babu Lal Tarafdar , Village:Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Others

2. Sunil Kumar Loharuka

Authorised Signatory, Simple Dealmark Pvt Ltd, 2nd Floor, Room - 4, 46, Bipin Bihari Ganguly Street, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .

Authorised Signatory, Sitaram Vincom Pvt Ltd, 2nd Floor, Room - 4, 46, Bipin Bihari Ganguly Street, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .

Authorised Signatory, Flowers Vinimay Pvt Ltd, 2nd Floor, Room - 4, 46, Bipin Bihari Ganguly Street, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .

, By Profession : Others

Identified By M Mahato, son of Late N Mahato, 7 B, Kiron Sankar Roy Road(Hastings Street), Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

On 10/03/2011

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-726000/-

Certified that the required stamp duty of this document is Rs.- 43570 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

( Sudhakar Sahu )

ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 03311 of 2011  
(Serial No. 02941 of 2011)

On 11/03/2011

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

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

**Payment of Fees:**

Amount By Cash

Rs. 8066/-, on 11/03/2011

( Under Article : A(1) = 7975/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 11/03/2011 )

**Deficit stamp duty**

Deficit stamp duty Rs. 43560/- is paid 36660109/03/2011 State Bank of India, BEPIN BEHARI GANGULY ST, received on 11/03/2011

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

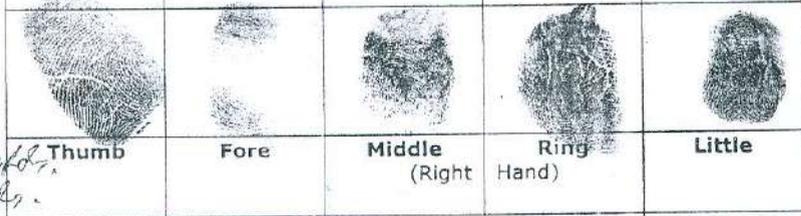
Sl. No. Signature of the executants / and/or Purchaser



*Signature*



*L.T. - Saam Saad in Tasofa  
M.G. dal Aziz Tasofa*



Little Ring Middle (Left Hand) Fore Thumb

Thumb Fore Middle (Right Hand) Ring Little

Little Ring Middle (Left Hand) Fore Thumb

Thumb Fore Middle (Right Hand) Ring Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 189 to 201  
being No 03311 for the year 2011.



*Sudhakar Sahu*

(Sudhakar Sahu) 21-March-2011  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal