

03186

R-02941

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भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 643231

Certify that the document is admitted
to register and the signature sheets
and the fee stamps attached
with this document are the part of
the document

Adcl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

- 7 MAR 2012

THIS DEED OF CONVEYANCE made this 7th day of March Two Thousand Twelve
BETWEEN (1) MORAJ ALI TARAFDAR (also known as Miraj Ali Tarafdar), son of Yad Ali
Tarafdar (also known as Eiad) residing at Village Atghara, Tarafdar

104573 27 FEB 2012

NO.....
Date.....
Sold to. **SUBHAS SINGH**
Address.....
Rs. *2000* *5000* *10000*

L. S. VENDOR
HIGH COURT, CAL



স্বাক্ষরিত করিয়া দেওয়া হল
— মূল নথি প্রেরণ করা হল —
— কপি নথি প্রেরণ করা হল —
তারিখ ২৪ মার্চ ২০১২
স্বাক্ষর

Addl District Sub-Registrar
Bidhanagar, (Salt Lake City)

7 MAR 2012

Para, P.O.-Rajarhat-Gopalpur, Police Station Baguiati, District North 24 Parganas, **(2) JAMAL ALI TARAFDAR (also known as Jamal Uddin Tarafdar), (PAN ADGPT2210C)** son of Yad Ali Tarafdar (also known as Yead Ali Tarafdar or Elad) residing at Village Atghara, Tarafdar Para, P.O.-Rajarhat-Gopalpur, Police Station Baguiati, District North 24 Parganas, **(3) KAMAL ALI TARAFDAR (also known as Mo. Kalam Ali Tarafdar)**, son of Yad Ali Tarafdar (also known as Iyad Ali Tarafdar or Haji Yad Ali Tarafdar) residing at Dhaksin Para, Part-12, P.O.Rajarhat, Police Station Baguiati, District North 24 Parganas and **(4) SABIR ALI TARAFDAR**, son of Yad Ali Tarafdar residing at Dhaksin Para (Ansha), Part-6, P.O.Rajarhat, Police Station Baguiati, District North 24 Parganas, all hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs legal representatives successors executors and administrators) of the **ONE PART AND (1) NEWEDGE VANIJYA PRIVATE LIMITED (PAN No. AADCN1164E)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.101 Park Street, Ground Floor, Siddha Point, Kolkata 700016 and **(2) ADITYA DEALMARK PRIVATE LIMITED (PAN No. AAICA9362J)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.46 B.B Ganguly Street, 2nd Floor, Room No.4, Kolkata 700012, both represented by their **Authorised Signatory, Mr. Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka and residing at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, 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 Vendors herein have held out, represented before and assured the Purchaser, inter alia, as follows:
- ia) That one Yad Ali Tarafdar was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **ALL THOSE** the various pieces or parcels of land, comprised in various Dags, recorded in **L.R.Khatian No.216**, 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, full details whereof are mentioned hereinbelow:

L.R. Dag No.	Nature of Land	L.R. Khatian No.	Total Area in Dag (in Satak)	Share of Yad Ali Tarafdar	Area Recorded (in Satak)	Area Owned by Yad Ali Tarafdar (in Satak)
536	Sali	216	30	0.2500	7.00	7.50
537	Sali		05	0.2500	1.00	1.25
538	Sali		09	0.2500	2.00	2.25
Total:						11.00

- ib) That under and by virtue of a Daan Patra/Deed of Gift (In Bengali) dated 3rd February, 2012 and registered in the office of Additional District Sub Registrar-Bidhannagar (Salt Lake City), and recorded in Book No.I CD Volume No.2 Pages

11439 to 11449 Being No.1306 for the year 2012 the said **Yad Ali Tarafdar** out of natural love and affection gifted to his 4 sons namely Moraj or Miraj Ali Tarafdar, Jamal Ali or Jamaluddin Tarafdar, Kalam or Kamal Ali Tarafdar and Sabir Ali Tarafdar (all being the Vendors herein), amongst other properties, **ALL THAT the said 11 Sataks** of land in **L.R.Dag Nos.536, 537 and 538**, absolutely and forever;

- ia) That one Rabia Khatun was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **ALL THAT** the piece or parcel of land, containing an area of **6.25 Sataks** (being the 1/4th share out of total area of 25 Sataks comprised in the concerned Dag) more or less comprised in and being the part and portion of **R.S. & L.R.Dag No.535** (corresponding to C.S. Dag No.549), recorded in **L.R.Khatian No.725**, 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, absolutely and forever;
- ii) That under and by virtue of a Daan Patra/Deed of Gift (in Bengali) dated 3rd February, 2012 and registered in the office of Additioanl District Sub Registrar-Bidhannagar (Salt Lake City), and recorded in Book No.I CD Volume No.2 Pages 11450 to 11460 Being No.1307 for the year 2012 the said **Rabia Khatun** out of natural love and affection gifted to her 4 sons namely Moraj or Miraj Ali Tarafdar, Jamal Ali or Jamaluddin Tarafdar, Kalam or Kamal Ali Tarafdar and Sabir Ali Tarafdar (all being the Vendors herein), amongst other properties, **ALL THAT** the said **6.25 Sataks** in **R.S. & L.R.Dag No.535**, absolutely and forever;
- iii) In the events aforesaid, the Vendors herein became seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **ALL THOSE** the various pieces or parcels of land comprised in various Dags, recorded in **L.R.Khatian Nos.216** (recorded in the name of Yad Ali Tarafdar) & **725** (recorded in the name of Rabia Khatun), in Mouza Atghara, absolutely and forever, morefully described in the **SCHEDULE** hereunder written (and hereinafter for the sake of brevity referred to as "the **SAID PROPERTY**"), full details whereof are mentioned hereinbelow:

L.R. Dag No.	Nature of Land	L.R. Khatian No.	Total Area in Dag (in Satak)	Area Owned by the Vendors (in Satak)
536	Sali	216	30	7.50
537	Sali		05	1.25
538	Sali		09	2.25
535	Sali	725	25	6.25
Total:				17.25

- iv) That the said Property is free from all encumbrances mortgages charges liens lispens cases vestings attachments trusts uses debutters tenancies leases

occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;

- v) 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;
- vi) That the Vendors have 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 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;
- 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 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;
- xii) 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.
- 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 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.

- 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 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.1,50,00,000/=** (Rupees one crore fifty 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 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 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 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 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 DOTY HEREBY 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, lls 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)

ALL THOSE the various pieces or parcels of land comprised in various Dags, recorded in L.R.Khatian Nos.216 (recorded in the name of Yad Ali Tarafdar) & 725 (recorded in the name of Rabia Khatun), in Mouza Atghara, J. L. No.10, (Tarafdarpara), 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, full details whereof are mentioned hereinbelow:

R.S/L.R. Dag No.	Nature of Land	L.R. Khatian No.	Total Area in Dag (in Satak)	Area Owned by the Vendors (in Satak)
536	Sali	216	30	7.50
537	Sali		05	1.25
538	Sali		09	2.25
535	Sali	725	25	6.25
Total:				17.25

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:

স্বাক্ষরিত
১৯/৬/১৯৭৫

জামাল উদ্দিন তারফদার
Jamel Uddin Tarafdar
MD. Sabir Ull. Tarafdar

স্বাক্ষরিত
১৯/৬/১৯৭৫

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of **Rs.1,50,00,000/=** (Rupees one crore fifty lacs) only being the consideration in full, payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

Amount (Rs.)	Date	Payorder No.	Bank/Branch	Issued In Favour Of
37,50,000/-	07.03.2012		Axis Bank Ltd., Central Avenue Branch	MORAJ ALI TARAFDER
6,25,000/-	07.03.2012		Axis Bank Ltd., Central Avenue Branch	JAMALUDDIN TARAFDER
31,25,000/-	06.03.2012		ABN Amro Bank, Salt Lake Branch	JAMALUDDIN TARAFDER
37,50,000/-	07.03.2012		Axis Bank Ltd., Central Avenue Branch	KAMAL ALI TARAFDAR
37,50,000/-	07.03.2012		ABN Amro Bank, Salt Lake Branch	MD. SABIR ALI TARAFDAR
1,50,00,000/-	Rupees One Crore And Fifty Lac Only			

WITNESSES:

১) ইমামুল আলম
২) মোঃ হাবিবুল্লাহ

— মোঃ মাহবুবুল আলম

১৫/০৩/১২

মোঃ জামাল আলম
Jamaluddin Tarafdar
MD. Sabir Ali Tarafdar



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

Endorsement For Deed Number : I - 02941 of 2012
(Serial No. 03186 of 2012)

On

Payment of Fees:

On 07/03/2012

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

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

Payment of Fees:

Amount By Cash

Rs. 165003.00/-, on 07/03/2012

(Under Article : A(1) = 164989/- ,E = 14/- on 07/03/2012)

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.-1,50,00,000/-

Certified that the required stamp duty of this document is Rs.- 1050020 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 1049520/- is paid, by the draft number 889134, Draft Date 07/03/2012, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 07/03/2012

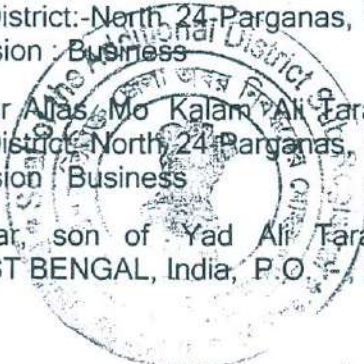
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.52 hrs on :07/03/2012, at the Office of the A. D. S. R. BIDHAN NAGAR by Jamal Ali Tarafdar Alias Jamal Uddin Tarafdar, one of the Executants.

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

Execution is admitted on 07/03/2012 by

1. Miraj Ali Tarafdar, son of Yad Ali Tarafdar , Atghora Tarafdarpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur , By Caste Muslim, By Profession : Business
2. Jamal Ali Tarafdar Alias Jamal Uddin Tarafdar, son of Yad Ali Tarafdar , Atghora Tarafdarpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur , By Caste Muslim, By Profession : Business
3. Kamal Ali Tarafdar Alias Mo Kalam Ali Tarafdar, son of Yad Ali Tarafdar , Atghora Tarafdarpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur , By Caste Muslim, By Profession : Business
4. Sabir Ali Tarafdar, son of Yad Ali Tarafdar , Dakhsinpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur , By Caste Muslim, By Profession : Cultivation



Addl District Sub-Registrar
Bidannapur (Salt Lake City)

- 7 MAR 2012

(Debasish Dhar)



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

P

Endorsement For Deed Number : I - 02941 of 2012
(Serial No. 03186 of 2012)

Identified By A Ali Mondal, son of O Ali Mondal, Atghora, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl District Sub-Registrar
Bidhanagar, (Salt Lake City)

1- 7 MAR 2012

(Debasish Dhar)










Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No. 03186 / 2012, Deed No. (Book - I , 02941/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jamal Ali Tarafdar Atghora Tarafdarpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur	 07/03/2012	 LTI 07/03/2012	Jamal Uddin Tarafdar 07.03.2012

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Miraj Ali Tarafdar Address -Atghora Tarafdarpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur	Self	 07/03/2012	 LTI 07/03/2012	
2	Jamal Ali Tarafdar Address -Atghora Tarafdarpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur	Self	 07/03/2012	 LTI 07/03/2012	Jamal Uddin Tarafdar
3	Kamal Ali Tarafdar Address -Atghora Tarafdarpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur	Self	 07/03/2012	 LTI 07/03/2012	Kamal Ali Tarafdar
4	Sabir Ali Tarafdar Address -Dakhsinpara, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 07/03/2012	 LTI 07/03/2012	MD. Sabir Ali Tarafdar

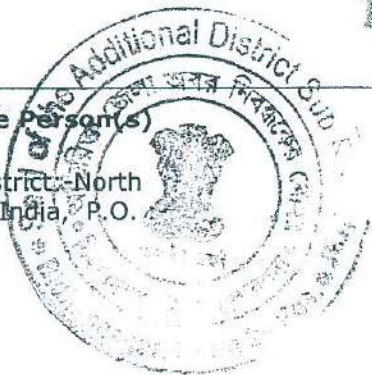
Name of Identifier of above Person(s)

Ali Mondal
Atghora, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, P.O.

Signature of Identifier with Date




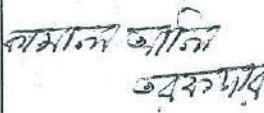


7/3/12




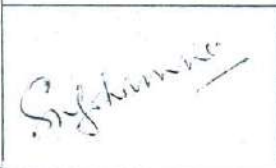

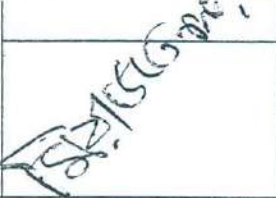
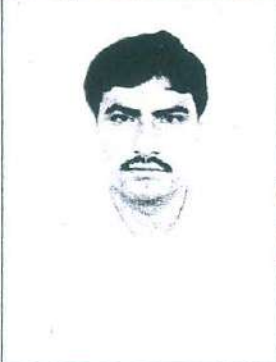
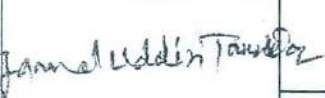
ADDL District Sub-Registrar
Bidhan Nagar, (Salt Lake City)
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little


FORM FOR TEN FINGERPRINTS

1						
	Little Ring Middle Fore Thumb <small>(Left Hand)</small>					
		Thumb Fore Middle Ring Little <small>(Right Hand)</small>				
2		Little Ring Middle Fore Thumb <small>(Left Hand)</small>				
		Thumb Fore Middle Ring Little <small>(Right Hand)</small>				
3		Little Ring Middle Fore Thumb <small>(Left Hand)</small>				
		Thumb Fore Middle Ring Little <small>(Right Hand)</small>				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 15954 to 15970
being No 02941 for the year 2012.




(Debasish Dhar) 07-March-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

15424

J-14162

62



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 645584

29.11.12
2.40
G. 26 770

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

Addl District Sub-Registrar
Bichannagar, (Salt Lake Ch...

19 NOV 2012

N4/50

THIS INDENTURE made this the 19th day of November, 2012
BETWEEN (MR.) VINOD KUMAR JAISWAL, son of Late Tribeni Prasad Jaiswal, by Caste- Hindu, by Occupation- Business, by Nationality-

73777
~~73799~~

31 OCT 2012

No.	
Advocate	
HIGH COURT, CALCUTTA	
A. S. BANERJEE	
L.S. VI 100R (O.S.)	
HIGH COURT, KOLKATA-700 004	

Vinod Kumar Jaiswal



v. e. T. S.
15367

Vinod Kumar Jaiswal



Kenilworth Agamve
S/o. Sati SS Agamve
DC 9/28. S. K. S. 'B' Agamve
Kat. 59
Service

Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

19 NOV 2012

Indian, residing at Atghara, P.O. Rajarhat Gopalpur, P.S. Rajarat, District North 24 Parganas, Pin 700 136, State- West Bengal, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART AND GEET VINIMAY PRIVATE LIMITED**, the Company, having its registered office at 46, B. B. Ganguly Street, Second Floor, Room No. 4, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**;

WHEREAS by virtue of a sale deed in Bengali vernacular dated 29.04.1966, which was duly registered with the Office of the Sub-Registrar at Cossipur, Dum-Dum and recorded into Book No. I, Volume No. 55, Pages 204 to 206, Being No. 3593 for the year 1966, one **NOOR MOHAMMAD GAIN** purchased, acquired and possessed ALL THAT the piece or parcel of land containing an area of 3.9375 Decimal out of 7 Decimal, in Mouza Atghara, J.L. No. 10, in C.S. Dag No. 465, corresponding to R. S. Dag No. 457, R.S. Khatian No. 255, under Police Station Rajarhat presently Baguiati, District North 24 Parganas, for the consideration therein mentioned and after the said purchase and acquisition recorded his name in Records of Rights vide L.R. Khatian No. 470 ;

AND WHEREAS in the span of time, the said **Noor Mohammad Gain** died intestate, leaving behind his only wife **Upatan Nechha Bibi**, his three sons (1) **Abdul Jabbar Gain**, (2) **Abdul Wahab Gain** and (3) **Abdur Rahaman Gain** and his two daughters (1) **Kohinoor Bibi** and (2) **Roop Jan Bibi**, as only legal heirs towards the estates left by him, including the land containing an area of 3.9375 Decimal out of 7 Decimal, in Mouza Atghara, J.L. No. 10, in R. S. Dag No. 457, as aforesaid;

AND WHEREAS thus by virtue of the aforesaid heirship, said Abdul Wahab Gain became owner of **ALL THAT** piece or parcel of land, measuring 0.86135 Decimal, more or less out of the said 3.9375 Decimal land, comprised under R. S. Dag No. 457, L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, free from all encumbrances.

AND WHEREAS by sale deed dated 04.04.1990, said Abdul Wahab Gain conveyed and transferred entirety of his rights, title and interest in respect of **ALL THAT** piece or parcel of land, measuring 0.86135 Decimal, more or less, out of the said 3.9375 Decimal land, comprised under R. S. Dag No. 457, L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, hereinafter called as the SAID LAND, unto and in favour of VINOD KUMAR JAISWAL, the Vendor herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 52, Pages 113 to 120, Being No. 2378 for the year 1990, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever to the said VINOD KUMAR JAISWAL ;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property, described in the Schedule written hereto, agreed to sell **ALL THAT** piece or parcel of land, measuring 0.7621 Decimal, more or less, out of the Said Land, comprised under R. S. Dag No. 457, R.S. Khatian No. 255, corresponding to L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, hereinafter called as the **SAID PROPERTY**, unto and in favour of GEET VINIMAY PRIVATE LIMITED, the Purchaser herein, and the Purchaser has agreed to purchase the SAID PROPERTY at and for a Total Consideration of Rs.6,50,000/- [Rupees Six Lac And Fifty Thousand] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs.6,50,000/- [Rupees Six Lac And Fifty Thousand] only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land, measuring 0.7621 Decimal, more or less, out of the Said Land, comprised under R. S. Dag No. 457, recorded in L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privilèges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights , liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted

transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and

[6]

expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispences and attachments whatsoever; and

- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchaser as per schedule below.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land, measuring 0.7621 Decimal, more or less, comprised under R. S. Dag No. 457, recorded in L.R. Khatian No. 470, lying and situated under Mouza-Atghara, ^(Imdadpada) under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the

Vijay

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right to use the common passage, road, drains, water line without any obstruction to others and butted and bounded as follows:

ON THE NORTH : By land under R. S. Dag No. 456 ;

ON THE SOUTH : By land under R. S. Dag No. 458 ;

ON THE EAST : By land under R. S. Dag No. 457 ;

ON THE WEST : By land under R. S. Dag No. 457 ;

IN WITNESS WHEREOF the **VENDOR** have set and subscribed their respective hands and seal on the day month and year above written.

SIGNED, SEALED & DELIVERED
by the **VENDOR** at Kolkata in the presence of:

Vinod Kumar Jain

Ms/Asst. Asst. Secy
DC 9/28, S. K. S. B. B. B.
KCC-59

RECEIPT

Received a sum of Rs.6,50,000/- [Rupees Six Lac And Fifty Thousand] only from the above named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Bankers' Cheque No.	Bank/Branch	Issued In Favour Of
6,50,000/-	10.11.2012	004888	Axis Bank Ltd., Central Avenue	VINOD KUMAR JAISWAL
6,50,000/-	Rupees Six Lac And Fifty Thousand only.			

Witnesses:

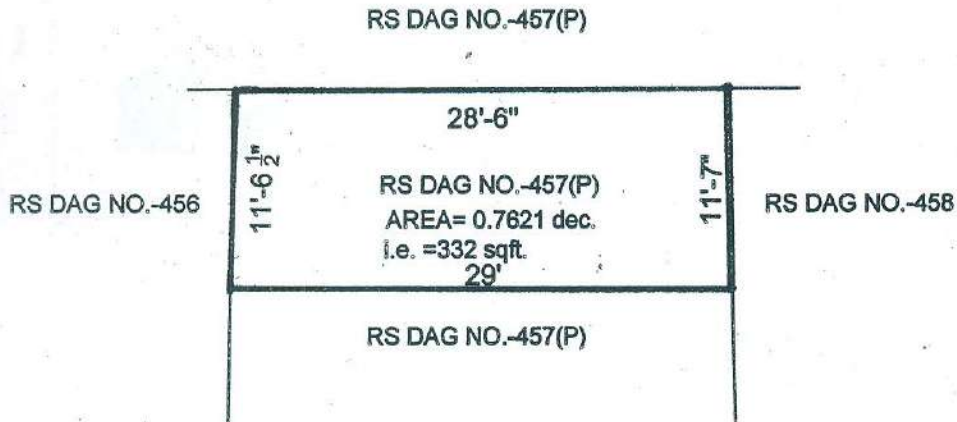
Keiler Prasad
D-9/28 - Stashin Bayan
Kod - 59

Vinod Kumar Jaiswal
SIGNATURE OF THE VENDOR

Drafted by :-
V. Garg
Advocate
H. Court, Calcutta

SITE PLAN OF LAND AT MOUZA - ATGHARA, J.L. NO.10 R.S/ L.R. DAG
457(P) L.R. KHTIAN NO. 470, P.S. RAJARHAT, DIST- 24 PARGANAS
(NORTH).

AREA OF LAND DEMARCATED BY RED OUT LINE 0.7621 DECIMAL
NAME OF VENDOR = VINOD KUMAR JAISWAL







SITE PLAN
NOT TO SCALE



Vinod Kumar Jaiswal
SIG. OF VENDOR

FORM FOR TEN FINGERPRINTS

1						
	Little Ring Middle Fore Thumb <small>(Left Hand)</small>					
		Thumb Fore Middle Ring Little <small>(Right Hand)</small>				
2						
	Little Ring Middle Fore Thumb <small>(Left Hand)</small>					
		Thumb Fore Middle Ring Little <small>(Right Hand)</small>				



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

Endorsement For Deed Number : I - 14162 of 2012
(Serial No. 15434 of 2012)

On

Payment of Fees:

On 19/11/2012

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

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

Payment of Fees:

Amount By Cash

Rs. 7153.00/-, on 19/11/2012

(Under Article : A(1) = 7139/- ,E = 14/- on 19/11/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,50,000/-

Certified that the required stamp duty of this document is Rs.- 39020 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 39000/- is paid, by the draft number 243811, Draft Date 08/11/2012, Bank Name State Bank of India, Brabourne Road, received on 19/11/2012

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

Presented for registration at 14.40 hrs on :19/11/2012, at the Private residence by Vinod Kr Jaiswal ,Executant.

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

Execution is admitted on 19/11/2012 by

1. Vinod Kr Jaiswal, son of Lt Tribeni Prasad Jaiswal , Atghara, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Kailash Agarwal, son of Lt S S Agarwal, D C 9/28 S Bagan, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste: Hindu, By Profession: Service.



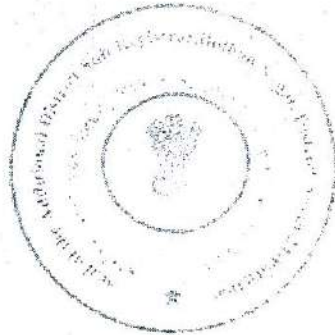
(Debasish Dhar)


ADDITIONAL DISTRICT SUB-REGISTRAR

Adl. District Sub-Registrar
Bidhannagar, Salt Lake City
(Debasish Dhar)

Certificate of Registration under section 60 and Rule 68.

Registered in Book - I
CD Volume number 20
Page from 1362 to 1375
being No 14162 for the year 2012.




(Sd/- Patra) 20-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal