

08049/16

I-8316/16



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Q-329609/16

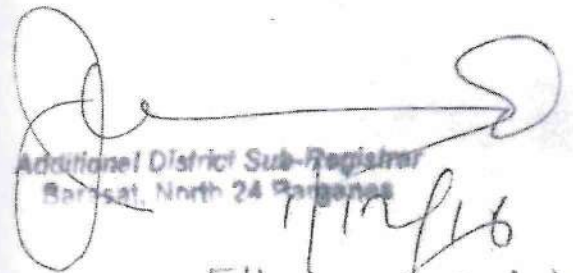
05/10/16

at

11:00 P.M.

Certified that the Document is Admitted to Registration the Signature Sheet / Sheet of Endorsement Sheet / Sheet Attached with this Document are the part of this Document.

298254

  
Additional District Sub-Registrar  
Barrack, North 24 Parganas

THIS DEED OF CONVEYANCE is made this 5th day of October  
Two Thousand and Sixteen;

BETWEEN

CHEMICALS INDIA MANUFACTURING AND MARKETING PRIVATE LIMITED, (PAN No. AABCC2955L) a Company incorporated under the Companies Act, 1956, having its registered office at No. 6, Amartalla Street, Police Station Burrabazar, Post Office G.P.O., Kolkata-700001, represented by its Director Mrs. Yamini Khandelwal (PAN No. AFUPK6167K) wife of Sri Suraj Khandelwal, residing at Flat No.2, Gobinda Chandra Lane, P.S. Burrabazar, P.O. - G.P.O., Kolkata- 700001, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the ONE PART;

AND

15 JUN 2016

15 JUN 2016

15 JUN 2016  
S. CHATTERJEE  
2 & 3, K. S. Road, Kot-1

6/10  
6/10

Phandelwal

15 JUN 2016

VCTI  
3906

Phandelwal



Additional District Sub-Registrar  
Barisal, North 24 Parganas

5 OCT 2016

AGRAHKOSH BUILDERS L.L.P., (PAN No. ABBFA3600L) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office at 14A, Burdwan Road, Police Station and Post Office Alipore, Kolkata-700 027, represented by its Designated Partner Sri Suraj Khandelwal (PAN No. AFCPK8327F), son of Late Kailash Prasad Khandelwal, residing at 2, Gobinda Chandra Dhar Lane, Police Station Burrabazar, P.O. G.P.O., Kolkata-700 001, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the OTHER PART:

### WHEREAS:

A. By virtue of several registered Indentures of Conveyance, M/s. Chemicals India Manufacturing and Marketing Private Limited, the Vendor herein is the recorded owner in respect of *Firstly*, All That the several pieces or parcels of Plots of Land in aggregate measuring 366.50 Decimals (equivalent to 221 Cottahs 11 Chittak 32.4 Square Feet) be the same a little more or less situated lying at and comprised in Dag Nos. 330, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 359 and 360 within Mouza - Humaipur under Khatian No.4478, J.L. No.52, Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North), more fully described in *Part-I* of the *First Schedule* hereunder written AND *Secondly*, All That the several pieces or parcels of Plots of Land in aggregate measuring 19.42 Decimals (equivalent to 11 Cottahs 12 Chittak 29.52 Square Feet) be the same a little more or less situated lying at and comprised in Dag Nos. 322, 323 and 337/1145, within Mouza - Abdalpur under Khatian No. 3904, J.L. No.53, Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North), more fully described in *Part-II* of the *First Schedule* hereunder written.

B. The said several Plots of Land in aggregate measuring 385.92 Decimals (equivalent to 233 Cottahs 7 Chittak 31.752 Square Feet) respectively situated within Mouzas - Humaipur and Abdalpur, J.L. Nos.52 and 53, Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North), respectively described in *Parts-I and II* of the *First Schedule*

hereunder written and the same are hereinafter collectively referred to as the "said Lands".

C. The Vendor herein has since divided and/or bifurcated the "said Lands" in several Plots of Land and has further decided to sell those several Plots of Land so divided and/or bifurcated in favour of the intending buyers.

D. The Purchaser abovenamed being desirous of purchasing and/or acquiring portion of the "said Lands", had approached the Vendor for purchase of All That the piece or parcel of Plot of Land measuring about 09 Decimals be the same a little more or less situated lying at and comprised in R.S. Dag No. 1452 corresponding L.R. Dag No. 330 under L.R. Khatian No.4478 within Mouza - Humaipur, J.L. No.52, Police Station Barasat, within the limits of Barasat Municipality, District - 24-Parganas (North), more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the "said Plot of Land"), the portion whereof has been and is occupied by some unauthorized occupant.

E. The Vendor abovenamed on being approached by the Purchaser as aforesaid, represented and assured the Purchaser as follows:-

- (a) That the Vendor is the sole and absolute owner in respect of "said Plot of Land", more fully described in the *Second Schedule* hereunder written;
- (b) That save and except portion of the "said Plot of Land" occupied by some unauthorized occupant as aforesaid, the "said Plot of Land" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, leases, tenancies, acquisitions, requisitions alignments, trusts, Barga and Wakf whatsoever, and that save and except the portion in occupation of some unauthorized occupant as aforesaid, the Vendor herein has been and still is in lawful, vacant, khas and peaceful possession of the remaining portions of the "said Plot of Land" as the owner thereof;
- (c) That the original Title deeds and other related documents in respect of the "said Lands" are lying in the custody and

possession of the Vendor and the same have not been deposited with any person or party with an intention to create equitable mortgage or as security for payment of any money or performance of any act or otherwise;

- (d) That there is no restrain order by any Court of law nor any other bar or impediment of any nature whatsoever for the Vendor to sell or transfer or otherwise dispose of the "said Plot of Land" or portion thereof;
- (e) That the "said Lands" including the "said Plot of Land" are not being cultivated by the Vendor and/or any person authorized by the Vendor;
- (f) That no one has the right of way from or through the "said Lands" and/or the "said Plot of Land";
- (g) That no person except the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Lands";
- (h) That the Land revenue and all other rates, taxes and outgoings whatsoever on account and in respect of the "said Lands" including the "said Plot of Land" have been paid and that in case of any rates, taxes and other outgoings being found to be lawfully due and payable for and on account of the "said Plot of Land" then the Vendor shall pay the same for the period up to the date of sale thereof;

F. In the premises aforesaid, the Vendor herein agreed to sell and the Purchaser abovenamed agreed to purchase **All That** the "said Plot of Land", more fully described in the *Second Schedule* hereunder written, free from all encumbrances whatsoever and subject to the term that the Vendor herein would at its own costs cause the unauthorized occupants to vacate the "said Plot of Land", at or for the agreed consideration and on agreed terms.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement as aforesaid and further in consideration of the sum of Rs.38,25,000/= (**Rupees Thirty-Eight Lacs Twenty-five Thousand**) Only duly paid on or before the execution of these presents to the Vendor herein by the Purchaser (the receipt whereof the Vendor above named doth hereby as also by the Memorandum hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit, release and discharge the Purchaser as also the "said Plot of Land" hereby sold transferred and conveyed or intended so to be) the Vendor above named doth hereby grant sell transfer convey assign and assure unto and in favour of the Purchaser above named **All That** the piece or parcel of **Plot of Land** measuring about 09 Decimals be the same a little more or less situated lying at and comprised in R.S. Dag No. 1452 corresponding L.R. Dag No. 330 under L.R. Khatian No.4478 within Mouza - Humaipur, J.L. No.52, Police Station Barasat, within the limits of Barasat Municipality, District - 24-Parganas (North) and the same shown and delineated in Green borders in the plan marked "X" annexed hereto, more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the "said Plot of Land"), free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands liabilities, leases, tenancies, acquisitions, requisitions, alignments, trusts, Barga, and Wakf whatsoever and on the term that the Vendor herein would at its own costs evict the unauthorized occupants from the "said Plot of Land";

OR HOWSOEVER OTHERWISE the "said Plot of Land" or any part or portion thereof is now or heretofore were or was situated butted bounded called known numbered described and distinguished;

TOGETHER WITH all compounds, areas, ways, paths, passages, sewers, drains, water, water courses, plants, trees, crops, bushes and all manner of connections and all other rights of land comprised therein **AND ALL** rights, liberties, privileges, easements, and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenant thereto **AND THE** reversion or reversions, remainder or remainders **AND THE** rents, issues and profits of the "said Plot of Land" **AND** all the estates, right, title, interest, property, claim and demands whatsoever both at law and

in equity of the Vendor into, upon and in any manner concerning the "said Plot of Land" and every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title and other documents exclusively relating to or concerning the "said Plot of Land" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity;

**TO HAVE AND TO HOLD** the "said Plot of Land", more fully described in the *Second Schedule* hereunder written, hereby sold, granted, conveyed, transferred or otherwise assured and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever, without any manner of condition use trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances mortgages, charges, liens, lispendens, claims, demands, liabilities, leases, tenancies, acquisitions, requisitions, alignments, trusts, Barga and Wakf whatsoever and the same as per the nature and tenure of the "said Plot of Land";

**AND THE VENDOR** above named doth hereby covenant with the Purchaser above named as follows: -

**THAT** notwithstanding any act deed matter or thing whatsoever by the Vendor or *its* predecessors-in-title done, committed, executed or knowingly suffered to the contrary, the Vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the "said Plot of Land" hereby granted, sold, conveyed, and transferred, without any manner of condition use, trust or other things whatsoever to alter defeat encumber or make void the same, save and except the unauthorized occupant in possession of portion of the "said Plot of Land";

**AND THAT** notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendor has good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer the "said Plot of Land" hereby granted, sold, conveyed, transferred or expressed or

intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Vendor herein shall at its own costs evict the unauthorized occupant and further cause vacant and peaceful possession of the entirety of the "said Plot of Land" unto and in favour of the Purchaser herein AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "said Plot of Land", without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest or right in the "said Plot of Land";

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged by and at the costs and expenses of the Vendor and well and sufficiently indemnified of from and against all and all manner of claims charges, mortgages and encumbrances whatsoever made suffered, created, done, executed or occasioned by the Vendor or any other person or persons who soever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the "said Plot of Land" are not affected by any Barga or any attachment including attachment under any Certificate case or any proceeding started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demands Recovery Act;

AND THAT no declaration has been made or published for acquisition or requisition of the "said Plot of Land" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force;

AND THAT the "said Plot of Land" or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defense of India Act or Rules framed there under or any other Acts or enactments whatsoever;

AND THAT the "said Plot of Land" are not adversely affected by nor there are any impediment under the provisions of the Urban Land

(Ceiling & Regulation) Act, 1976 and/or the West Bengal Estates Acquisition Act of 1953 and/or the West Bengal Land Reforms Act of 1955 for the Vendor to grant, transfer, convey, sell, assign and assure the "said Plot of Land" in favour of the Purchaser in the manner aforesaid;

AND THE VENDOR doth hereby also covenant with the Purchaser that the Vendor and all other persons having or lawfully or equitably claiming any estate, right, title or interest, trust, property, claim and demand whatsoever in the "said Plot of Land" hereby sold conveyed granted and transferred or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the "said Plot of Land" and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required;

AND THE Vendor doth hereby also agree, declare and confirm as follows:

- (a) That the Purchaser herein shall be entitled to have its name mutated in place and stead of the Vendor in respect of the "said Plot of Land" in the records of the B.L.&L.R.O. and other government authorities and/or departments and in this regard, the Vendor shall not have any objection of any nature whatsoever;
- (b) That the Vendor herein shall bear the costs of evicting the unauthorized occupant and of making over the vacant possession of the "said Plot of Land" unto and in favour of the Purchaser herein;
- (c) That the Vendor herein shall at *its* own costs keep the Purchaser as also the "said Plot of Land" absolutely indemnified and harmless against all claims, demands and/or disputes, if any, by any person or party whosoever;
- (d) That in the event of the amounts of land revenue or any other rates, taxes and outgoings being found to be payable on account and in respect of the "said Plot of Land" for the period up to the date of execution of this Deed, the Vendor herein shall bear and pay the same and further keep the Purchaser as also the "said Plot of Land" absolutely indemnified and harmless against payment of the same;

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**"said Lands"**  
**"Part-I"**

*Firstly*, All That the several pieces or parcels of Plots of Land in aggregate measuring 366.50 Decimals (equivalent to 221 Cottahs 11 Chittak 32.4 Square Feet) be the same a little more or less situated lying at and comprised in Dag Nos. 330, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 359 and 360 within Mouza - Humaipur under Khatian No.4478, J.L. No.52, Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North), as per the details hereunder:-

| R.S. Dag Nos. | L.R. Dag Nos. | Classification | Total Land (in Decimals) | Percentage of Land | Area of Land (in Decimals) |
|---------------|---------------|----------------|--------------------------|--------------------|----------------------------|
| 1452          | 330           | Danga          | 43.00                    | 0.4396             | 19.00                      |
| 265           | 344           | Sali           | 13.00                    | 1.0000             | 13.00                      |
| 266           | 345           | Danga          | 15.00                    | 1.0000             | 15.00                      |
| 267           | 346           | Danga          | 10.00                    | 1.0000             | 10.00                      |
| 262           | 347           | Pukur          | 21.00                    | 1.0000             | 21.00                      |
| 288           | 348           | Bagan          | 50.00                    | 1.0000             | 50.00                      |
| 287           | 349           | Danga          | 27.00                    | 0.9260             | 25.00                      |
| 286           | 350           | Bagan          | 28.00                    | 1.0000             | 28.00                      |
| 270 and 366   | 351           | Danga          | 33.00                    | 1.0000             | 33.00                      |
| 269           | 352           | Danga          | 13.00                    | 1.0000             | 13.00                      |
| 271           | 353           | Danga          | 38.00                    | 1.0000             | 38.00                      |
| 272           | 354           | Danga          | 34.00                    | 0.9559             | 32.50                      |
| 273           | 355           | Danga          | 14.00                    | 1.0000             | 14.00                      |
| 274           | 356           | Sali           | 11.00                    | 1.0000             | 11.00                      |
| 275           | 357           | Danga          | 10.00                    | 1.0000             | 10.00                      |
| 276           | 359           | Danga          | 29.00                    | 1.0000             | 29.00                      |
| 277           | 360           | Danga          | 5.00                     | 1.0000             | 05.00                      |
|               |               |                |                          | Total:             | 366.50                     |

**"Part-II"**

*Secondly*, All That the several pieces or parcels of Plots of Land in aggregate measuring 19.42 Decimal (equivalent to 11 Cottahs 12 Chittak 29.52 Square Feet) be the same a little more or less situated lying at and comprised in Dag Nos. 322, 323 and 337/1145, within Mouza - Abdalpur under Khatian No. 3904, J.L. No.53, Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North), as per the details hereunder:-

| R.S. Dag Nos. | L.R. Dag Nos. | Classification | Total Land (in Decimals) | Percentage of Land | Area of Land (in Decimals) |
|---------------|---------------|----------------|--------------------------|--------------------|----------------------------|
| 322           | 322           | Bastu          | 08.00                    | 0.4275             | 03.42                      |
| 323           | 323           | Sali           | 11.00                    | 0.4546             | 05.00                      |
| 337/1145      | 337/1145      | Bagan          | 11.00                    | 1.0000             | 11.00                      |
|               |               |                |                          | Total:             | 19.42                      |

The "said Lands" described in *Parts I and II* of the *First Schedule* above written and the same shown and delineated in Red borders in the plan marked "X" annexed hereto;

### THE SECOND SCHEDULE ABOVE REFERRED TO

#### "said Plot of Land"

All That the piece or parcel of Plot of Land measuring about 09 Decimals be the same a little more or less situated lying at and comprised in R.S. Dag No. 1452 corresponding L.R. Dag No. 330 under L.R. Khatian No.4478 within Mouza - Humaipur, Badu Road (Off Road), J.L. No.52, Police Station Barasat, within the limits of Barasat Municipality, District - 24-Parganas (North) and further the details of the "said Plot of Land" are as hereunder :-

| Mouza - Humaipur, J.L. No.52, Police Station Barasat, Barasat Municipality, District - 24-Parganas (North) |                  |                |                |                                 |               |                                 |
|------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------|---------------------------------|---------------|---------------------------------|
| R.S. Dag Numbers                                                                                           | L.R. Dag Numbers | Nature of Land | Khatian Number | Total Area of Dag (in Decimals) | Share of Land | Area of Land Sold (in Decimals) |
| 1452                                                                                                       | 330              | Danga          | 4478           | 43.00                           | 0.2093        | 09.00                           |
|                                                                                                            |                  |                |                |                                 | Total:        | 09.00                           |

The "said Plot of Land" is butted and bounded in the manner as follows:-

- On the North : Dag No.330 (Part);
- On the South : Dag Nos. 278 & 280;
- On the East : Dag No. 330 (Part);
- On the West : Dag No. 330 (Part).

IN WITNESS WHEREOF the Vendor and the Purchaser above named have put their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata in the presence of:

1) *Sumit Mallick*

*S/o Mr. Narayan Chandra Mallick*

*P-607, Basuagar, P.O.-Udayraipur,*

*Madhyampur, Kolkata-700129*

2) *Ankit Murarka*

*S/o, Sri Surish Kr. Murarka*

*3, Digambar Jain Temple Rd*

*Kolkata-7, P.S.-POSTA.*

*(Khandelwal)*  
(CYANTINI KHANDLWAL)

RECEIVED of and from the within named Purchaser the within-mentioned amount of consideration in full as per Memo written herein below .....

Rs. 38,25,000/-

(Rupees Thirty-Eight Lacs Twenty-five Thousand) Only;

### MEMO OF CONSIDERATION

|    |                                                                                   |                       |
|----|-----------------------------------------------------------------------------------|-----------------------|
| 1. | By Cheque No.258351 dated 01.10.2016 drawn on Axis Bank, Kolkata Branch for ..... | Rs.20,00,000/-        |
| 2. | By Cheque No.258352 dated 01.10.2016 drawn on Axis Bank, Kolkata Branch for ..... | Rs.18,25,000/-        |
|    | <b>Total:</b>                                                                     | <b>Rs.38,25,000/-</b> |

(Rupees Thirty-Eight Lacs Twenty-five Thousand) Only;

Witness:-

- 1) Soumik Mallik
- 2) Ankit Misra

*(Signature)*

*(Signature)*  
**Drafted & Prepared by**  
 M/s. B.K. Jain & Co. (Advocates)  
 6A, K.S. Roy Road, Kolkata - 700001  
 Sandeep Jain, Advocate  
 Enrollment No. F-961/1373/96.



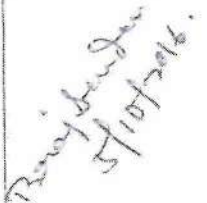
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15031000329609/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant                                                                                                                                                                   | Category                                                                                                            | Photo                                                                              | Finger Print                                                                        | Signature with date                                                                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | Mrs Yamini Khandelwal<br>2 Gobinda Dhar Lane,<br>P.O:- G P O, P.S:-<br>Burrobazar, Kolkata,<br>District:-Kolkata, West<br>Bengal, India, PIN -<br>700001                                | Represent<br>ative of<br>Seller<br>[Chemical<br>India<br>Manufactu<br>ring And<br>Marketing<br>Private<br>Limited ] |  |  |   |
| Sl No. | Name and Address of identifier                                                                                                                                                          |                                                                                                                     | Identifier of                                                                      |                                                                                     | Signature with date                                                                   |
| 1      | Mr Brajsen Jain<br>Son of Late Ram Ratan Jain<br>20b/1 Sris Chandra Chowdhury<br>Lane, P.O:- Cossipore, P.S:- Tala,<br>District:-North 24-Parganas, West<br>Bengal, India, PIN - 700002 |                                                                                                                     | Mrs Yamini Khandelwal,                                                             |                                                                                     |  |

(Joyjit Chanda)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BARASAT  
North 24-Parganas, West  
Bengal

# SPECIMEN FORM FOR TEN FINGERPRINTERS

| Sl. No. | Signature of the executants/and/or purchaser Presentants                          | Little                                                                            | Ring                                                                              | Middle<br>(Left Hand)                                                               | Fore                                                                                | Thumb                                                                               |
|---------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|         |  |  |  |  |                                                                                     |                                                                                     |
|         |                                                                                   | Thumb                                                                             | Fore                                                                              | Middle<br>(Right Hand)                                                              | Ring                                                                                | Little                                                                              |
|         |                                                                                   |  |  |  |  |  |
|         |                                                                                   |                                                                                   |                                                                                   |                                                                                     |                                                                                     |                                                                                     |

| Sl. No. | Signature of the executants/and/or purchaser Presentants                            | Little                                                                              | Ring                                                                                | Middle<br>(Left Hand)                                                                 | Fore                                                                                  | Thumb                                                                                 |
|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|         |  |  |  |  |  |  |
|         |                                                                                     | Thumb                                                                               | Fore                                                                                | Middle<br>(Right Hand)                                                                | Ring                                                                                  | Little                                                                                |
|         |                                                                                     |  |  |  |  |  |
|         |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |

| Sl. No. | Signature of the executants/and/or purchaser Presentants | Little | Ring | Middle<br>(Left Hand)  | Fore | Thumb  |
|---------|----------------------------------------------------------|--------|------|------------------------|------|--------|
| 3       |                                                          |        |      |                        |      |        |
|         |                                                          | Thumb  | Fore | Middle<br>(Right Hand) | Ring | Little |
|         |                                                          |        |      |                        |      |        |
|         |                                                          |        |      |                        |      |        |

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-002429223-2

Payment Mode Counter Payment

GRN Date: 23/09/2016 11:30:09

Bank : AXIS Bank

BRN : WB280920160137692

BRN Date: 28/09/2016 07:05:00

DEPOSITOR'S DETAILS

Id No. : 15031000329609/6/2016

[Query No./Query Year]

Name : AGRAHKOSH BUILDERS LLP

Contact No. : Mobile No. : +91 9831031563

E-mail :

Address : 14A, BURDWAN ROAD, KOLKATA - 700027

Applicant Name : Mr Soma Dutta

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|------------------------------------------|--------------------|------------|
| 1       | 15031000329609/6/2016 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 229420     |
| 2       | 15031000329609/6/2016 | Property Registration- Registration Fees | 0030-03-104-001-16 | 42078      |

Total

271498

In Words : Rupees Two Lakh Seventy One Thousand Four Hundred Ninety Eight only

### Major Information of the Deed

|                                         |                                                                                                                        |                                                                           |                       |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------|
| Deed No :                               | I-1503-08316/2016                                                                                                      | Date of Registration                                                      | 12/1/2016 10:40:08 AM |
| Query No / Year                         | 1503-1000329609/2016                                                                                                   | Office where deed is registered                                           |                       |
| Query Date                              | 05/09/2016 10:55:07 AM                                                                                                 | A.D.S.R. BARASAT, District: North 24-Parganas                             |                       |
| Applicant Name, Address & Other Details | Soma Dutta<br>Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830905727, Status :Advocate |                                                                           |                       |
| Transaction                             |                                                                                                                        | Additional Transaction                                                    |                       |
| [0101] Sale, Sale Document              |                                                                                                                        | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] |                       |
| Set Forth value                         |                                                                                                                        | Market Value                                                              |                       |
| Rs. 38,25,000/-                         |                                                                                                                        | Rs. 38,25,000/-                                                           |                       |
| Stampduty Paid(SD)                      |                                                                                                                        | Registration Fee Paid                                                     |                       |
| Rs. 2,29,520/- (Article:23)             |                                                                                                                        | Rs. 42,078/- (Article:A(1), E)                                            |                       |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                         |                                                                           |                       |

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur

| Sch No        | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1            | LR-330      | LR-4478        | Bastu         | Danga   | 9 Dec        | 38,25,000/-             | 38,25,000/-           | Width of Approach Road: 12 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |               |         | 9Dec         | 38,25,000 /-            | 38,25,000 /-          |                                                         |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                 |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Chemical India Manufacturing And Marketing Private Limited</b><br>6 Amratola Street, P.O:- G Np O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001<br>PAN No. AABCC2955L, Status :Organization, Executed by: Representative |

### Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                              |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Agrahkosh Builders LLP</b><br>14A Burdwan Road, P.O:- Alipore, P S - Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027<br>PAN No. ABBFA3600L, Status :Organization |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                               |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mrs Yamini Khandelwal</b><br>Wife of Suraj Khandelwal 2 Gobinda Dhar Lane, P.O:- G P O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFUPK6167K, Status : Representative, Representative of : Chemical India Manufacturing And Marketing Private Limited (as Director) |
| 2     | <b>Mr Suraj Khandelwal</b><br>Son of Late Kailash Prasad Khandelwal 2 Gobindha Dhar Lane, P.O:- GPO, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700011, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCKP8327F, Status : Representative, Representative of : Agrahkosh Builders LLP (as authorised signatory)                 |

**Identifier Details :**

| Name & address                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Brajsen Jain<br>Son of Late Ram Ratan Jain<br>20b/1 Sris Chandra Chowdhury Lane, P.O:- Cossipore, P.S:- Tala, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Jain, Occupation: Service, Citizen of: India, Identifier Of Mrs Yamini Khandelwal, |
|                                                                                                                                                                                                                                                                                         |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur

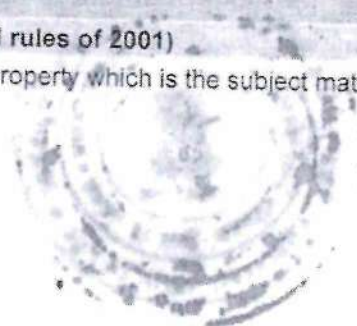
| Sch No | Plot & Khatian Number                                                   | Details Of Land                                                                                                                                        |
|--------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| L1     | LR Plot No:- 330(Corresponding RS Plot No:- 1452), LR Khatian No:- 4478 | Owner:chemicals india manufacturing, Gurdian:and marketting pvt ltd, Address:5 amartala street kolkata 1, Classification:ভাঙ্গা, Area:0.19000000 Acre, |

**Endorsement For Deed Number : I - 150308316 / 2016**

On 09-09-2016

**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 38,25,000/-



**Joyjit Chanda**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARASAT**  
**North 24-Parganas, West Bengal**

On 05-10-2016

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

Presented for registration at 23:00 hrs on 05-10-2016, at the Private residence by Mrs Yamini Khandelwal ,

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

Execution is admitted on 05-10-2016 by Mrs Yamini Khandelwal, Director, Chemical India Manufacturing And Marketing Private Limited, 6 Amratola Street, P.O:- G Np O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Brajsen Jain, , Son of Late Ram Ratan Jain, 20b/1 Sris Chandra Chowdhury Lane, P.O: Cossipore, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Service



Joyjit Chanda

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal**

On 17-10-2016

**Payment of Fees**

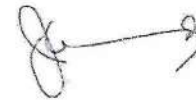
Certified that required Registration Fees payable for this document is Rs 42,078/- ( A(1) = Rs 42,064/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 42,078/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/09/2016 7:05AM with Govt. Ref. No: 192016170024292232 on 23-09-2016, Amount Rs: 42,078/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. WB280920160137692 on 28-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,29,520/- and Stamp Duty paid by by online = Rs 2,29,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/09/2016 7:05AM with Govt. Ref. No: 192016170024292232 on 23-09-2016, Amount Rs: 2,29,420/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. WB280920160137692 on 28-09-2016, Head of Account 0030-02-103-003-02



Joyjit Chanda

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal**

On 01-12-2016

**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 of Indian Stamp Act 1899.



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,29,520/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 62102, Amount: Rs.100/-, Date of Purchase: 15/06/2016, Vendor name: S CHATTERJEE



Joyjit Chanda  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2016, Page from 219045 to 219073  
being No 150308316 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.12.01 12:44:28 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 01/12/2016 12:44:27  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.



(This document is digitally signed.)