

- (k) No part of the Said Property has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- (1) The Vendors have not entered into any agreement and/or writings with any person or persons nor have they received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property or any part thereof other than Agreement dated 8th day of April, 2015, with the Purchaser, herein.
- (m) The Vendors have not done any act or executed any document or papers or knows any fact whereby the sale of the Said Property by the Vendors to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
- (n) The Vendors do not belong to Schedule Tribe.
- (o) The Vendors have full power and absolute authority to sell and transfer the Said Property.
- (p) The Vendors had offered to sell the Said Property to the other co-owners but they refused to purchase the same.
- B. Representing the above, the Vendors proposed to sell to the Purchaser the Said Property and relying on the above Representations of the Vendors, the Purchaser is purchasing the Said Property.
- C. The Vendors and the Purchaser entered into an Agreement for Sale dated 8th Day of April, 2015. In respect of the Said Property wherein, the Vendors agreed to sale and the Purchaser agreed to Purchased the Said Property for the total consideration of Rs. 17,54,500/- (Rupees Seventeen Lacs Fifty-Four Thousand and Five Hundred) only the Said Agreement dated 08.04.2015 had been duly registered before the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, Subject to performing all the terms and conditions stated therein.
- D. In terms of the Said Agreement dated 8th Day of April, 2015, the Vendors have already removed the name of the Bargadar from the R.O.R. and mutated their names in the R.O.R of the concerned B.L. & L.R.O. office and obtained a new Khatian Nos. 1672 & 1673, in terms of the Said Agreement now the Purchaser ask

for execute a registered deed of conveyance in respect of the Said Property in its favour.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

In the premises as aforesaid and in consideration of the sum of Rs. 17,54,500/-(Rupees Seventeen Lacs Fifty-Four Thousand and Five Hundred) only paid to the Vendors by the Purchaser at or before the execution of these presents (the receipt whereof the Vendors do hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred) the Vendors do hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever ALL THAT the piece or parcel of land more fully and particularly described in the SCHEDULE hereunder written OR HOWSOEVER OTHERWISE the Said Property or any part thereof now is or was at any time or times hereto was situated butted bounded called known numbered described or distinguished TOGETHER WITH all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto AND all the rents, issues and profits of the Said Property and every part thereof AND all the legal incidents thereof AND all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendors into, upon or in respect of the Said Property and every part or portion thereof AND all deeds, pattahs, muniments, writings and evidence of title which in anywise exclusively relate to the Said Property or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit AND TO HAVE AND TO HOLD the Said Property AND ALL AND SINGULAR OTHER THE SAID PROPERTY HEREBY granted, conveyed, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely, forever and free from all encumbrances and liabilities whatsoever.

II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- The Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property free from all encumbrances whatsoever and have good right full power, absolute authority and indefeasible title to grant sell convey and transfer the Said Property hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;
- (ii) The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the Said Property and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or their predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the Vendors:
- (iii) The Said Property is free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;
- (iv) The Vendors and all persons having or lawfully or equitably claiming any estate, right title or interest whatsoever in the Said Property or any part thereof from through under or in trust for the Vendors 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 or executed all such acts deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the Said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.
- III. The Purchaser doth hereby confirm having received vacant and peaceful possession of the Said Property.

THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of Bagan Land admeasuring an area of 10 (Ten) Decimals of land out of 12 (Twelve) Decimals of land in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, R.S. & L.R. Dag No. 627, R.S. Khatian No. 104, L.R. Khatian No. 390, Present L.R. Khatian No. 1672 & 1673, Police Station Sonarpur, within the jurisdiction of Additional District Sub Registrar, Sonarpur, District South

24 Parganas, with all kind of easement right, benefit appurtenant thereto. A sketch map of the said land is annexed hereto and marked with the "RED" boarder.

On the North:

A CONTRACTOR OF THE SECOND

By Dag No. 627 (P)

On the East:

By Dag No. 633 (P)

On the South:

By Dag No. 631 (P)

On the West:

By Dag No. 627 (P)

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the

VENDORS at Kolkata in the presence of:

1. Jayprokase Harrel

Multag Hollow Moller Chanda Basu.

2 Danjoy Gruss

EXECUTED AND DELIVERED by the PURCHASER at Kolkata in the presence

DHARA TRAFECOM PVT. LTD.

Authorised Sign: tory/Director

2 Sanjay Gupp

Mr. Nishant Kr. Saraf, Advocate (Enrolment No. F-314/2002)

Nishant Kr. Saraf Advocates

8. Old Post Office Street, 2nd Floor.

Kolkata 700 001.

Phone: (033) 22623384, 9830235574 Email: nishantsaraf1976@gmail.com

MEMORANDUM OF CONSIDERATION

RECEIVED from the within-named Purchaser the within mentioned sum of Rs. 17,54,500/- (Rupees Seventeen Lacs Fifty-Four Thousand and Five Hundred) only towards the full and final payment of consideration money as per the memo below:

<u>SI. N</u>	o. Date	Cheque No.	<u>Bank</u>	Amout (Rs.)
1. 2.	06/04/15 06/04/15	000001 000002	HDFC Bank Ltd. HDFC Bank Ltd.	1,75,450/- 1,75,450/-
3.	27/07/15	048215 048228	HDFC Bank Ltd. Golpark Branch	7,01,800/-
4.	27/07/15	04821 9	HDFC Bank Ltd. Golpark Branch	7,01,800/-
	•			Total Rs. 17,54,500/-

(Rupees Seventeen Lacs Fifty-Four Thousand and Five Hundred) only

WITNESSES:

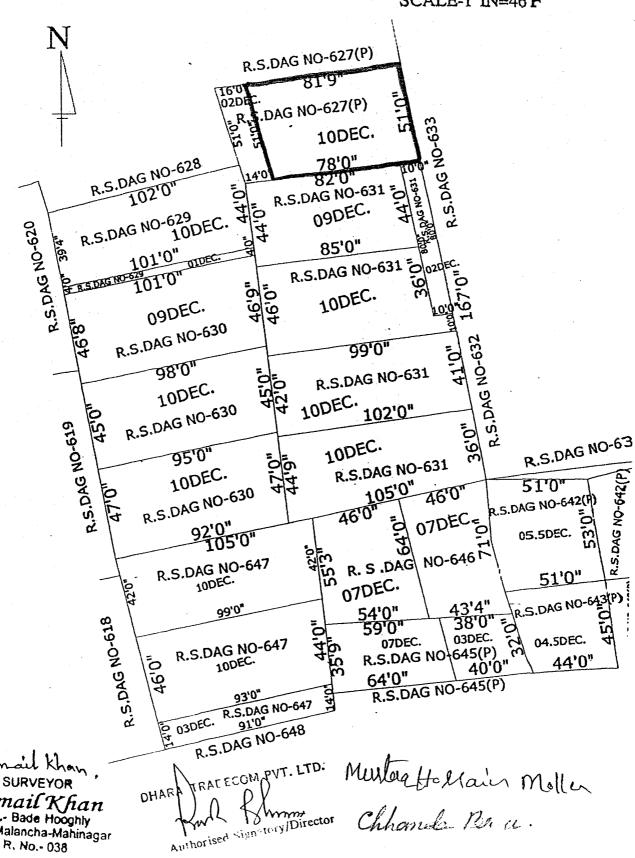
1. Jay prakosh fransal 51/4 Rabinsha Sarani Bally-Lilvah - 711204

2 Sanjay Grups 36A, Bentinok Starent Kal-69

Chhanda Baser. Multare Hollain Molle

SITE PLAN OF THE LAND AT MOUZA-MANIKPUR, J.L. NO-77, R.S.DAG NO-645(P),642(P),646,643(P),631,627(P),629,630,647 P.S-SONARPUR, UNDER RAJPUR SONARPUR MUNICIPALITY DIST-24PGS(S), SHOWN IN RED BOUNDARY

SCALE-1"IN=46'F



SURVEYOR Ismail Khan Vill -- Bade Hooghly O.O. Malancha-Mahinagar

SPECIMEN FORM FOR TEN FINGERPRINTS

		Little Finger	Ring Finge	r Middle f	inger F	ore Finger	Thumb
ylam ri	Left Hand						
2 de		Thumb	Fo	re Finger	Middle	Ring Finge	Little Finger
MUSTER H-h	Right Hand				Finger		
			·				
•	Left	Little Finger	Ring Finge	r Middle I	ringer F	ore Finger	Thumb
Baser.	Hand						
13		Thumb	Fo	ore Finger	Middle Finger	Ring Finger	Little Finger
Chlande	Right Hand						
	·		-				
1	Left	Little Finger	Ring Finge	r Middle	Finger F	ore Finger	Thumb
Hand	Hand						
har Bh	Right Hand	Thumb	Fo	ore Finger	Middle Finger	Ring Finger	Little Finger



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE A.R.A. - I KOLKATA, District Name : Kolkata Signature / LTI Sheet of Query No/Year 19011000192582/2015

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

		of the Perso	n/s) admiss:		
SI No.		nt Category	/ admitting the Execut	ion at Private Residence. Finger Print	
1	Rrakash Bhimrajka 84/ B, P.S:- Topsia, District South 24-Parganas, West Bengal, India, PIN 700020	ative of Buyer [Dhara Tradecom Pvt Ltd]		TRADECOM PVIT. Isen Sign tory/Director Services Sign tory/Director Trade Sign tory/Director	
No.	Name of the Executant	Category	Photo	Signature with	1
	Mustaq Hossain Molla Alias Mustack Hossain Molla Musalman Para, Manikpur, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700148			28/67 12 multipos malle 0	
1.0.	Name of the Executant	Category	Photo	Finger Print Signature with	
C P H Di Pa	Chhanda Basu Alias Chanda Basu Ghosal ara, Manikpur, P.O:- arinavi, P.S:- Sonarpur, istrict:-South 24- arganas, West Bengal, dia, PIN - 700148	Seller		hamb Besu.	

SI No.	Name and Address of identifier	Identifier of	Signature with date
	Mr JAY PRAKASH AGARWAL Son of Mr HARI PRASAD AGARWAL 51/4, RABINDRA SARANI, P.O:- LILUAH, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711204	Prakash Bhimrajka, Mustaq Hossain Molla, Chhanda Basu	Jayprakanh Harvel H-28/07/2015

(S ujan kumar Maity)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal



Seller, Buyer and Property Details

& Buyer Details

Name, Address, Photo, Finger print and Signature

Mustaq Hossain Molla (Alias: Mustack Hossain Molla)

Son of Kamaluddin Molla

Musalman Para, Manikpur, P.O:- Harmavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal,

India, PIN - 700148

Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. BQQPM3296R,

Status: Self

Date of Execution: 28/07/2015 Date of Admission: 28/07/2015

Place of Admission of Execution : Pvt. Residence

Chhanda Basu (Alias: Chanda Basu)

Wife of Gautam Basu

3. /com Ghosal Para, Manikpur, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India,

PIN - 700148

Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. FORM-60,

Status: Self

Date of Execution: 28/07/2015 Date of Admission: 28/07/2015

Place of Admission of Execution: Pvt. Residence

Name, Address, Photo, Finger print and Signature

Dhara Tradecom Pvt Ltd

84/1 B, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

PAN No. AADCD7795B, Status: Organization

Represented by representative as given below:-

Prakash Bhimrajka

Son of Bajrang Lal Bhimrajka

84/1 B, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADGPB7657M,

Status: Representative

Date of Execution: 28/07/2015 Date of Admission: 28/07/2015

Place of Admission of Execution : Pvt. Residence

entifire Details

Identifier Name & Address	Identifier of	Signature
Mr JAY PRAKASH AGARWAL	Prakash Bhimrajka, Mustag	3
	Hossain Molla, Chhanda Basu	
51/4, RABINDRA SARANI, P.O:-	- Toodan Molia, Clinanda Basu	
LILUAH, P.S:- Bally, District:-Howrah,		
West Bengal, India, PIN - 711204		
Sex: Male, By Caste: Hindu,		
Occupation: Service, Citizen of: India,		·

Insacted Property Details

Э.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
,	Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur,	RS Plot No:- 627 , RS Khatian No:- 104	10 Dec	17,54,500/-		Proposed Use: Bastu, ROR: Bagan, Width of Approach

Transfer of Property from Seller to Bu	Ver	

	Transf	er of Property from Seller to B	uyer	
n No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Chhanda Basu	Dhara Tradecom Pvt Ltd	5	50
	Mustaq Hossain Molla	Dhara Tradecom Pvt Ltd	5	50

Applicant Details

De(alls of the applicant who has submitted the requsition forms
pplicant's Name	SANTOSH ROUT
ddress	8, OLD POST OFFICE ST, Thana: Hare Street, District: Kolkata, WEST BENGAL, PIN - 700001
pplicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number: 1 - 190106169 / 2015

Query No/Year

19011000192582/2015

Serial no/Year

1901005952 / 2015

Deed No/Year

I - 190106169 / 2015

Transaction

[0105] Sale, Sale after registered sale agreement without possession

Name of Presentant

Prakash Bhimrajka

Presented At

Private Residence

Date of Execution

28-07-2015

Date of Presentation

28-07-2015

Remarks

On 24/07/2015

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 30,90,910/-

Trass

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 28/07/2015

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

Presented for registration at 17:20 hrs on: 28/07/2015, at the Private residence by Prakash Bhimrajka,.

Admission of Execution (Under Section 58. WiB: Registration Rules 1962)

Execution is admitted on 28/07/2015 by

Mustaq Hossain Molla, Alias Mustack Hossain Molla, Son of Kamaluddin Molla, Musalman Para, Manikpur, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Cultivation

Indetified by Mr JAY PRAKASH AGARWAL, Son of Mr. HARI PRASAD AGARWAL, 51/4, RABINDRA SARAND, P.O. LILUAH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Service

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

Execution is admitted on 28/07/2015 by

ChhandaBasu, Alias Chanda Basu, Wife of Gautam Basu, Ghosal Para, Manikpur, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Hindu, By Profession House wife

Indetifiedby Mr JAY PRAKASH AGARWAL, Son of Mr HARI PRASAD AGARWAL, 51/4, RABINDRA SARANS. P.O: LILUAH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Service

amission of Execution (Junder Section 58, W.B. Registration Rules, 1962) [Representative] Execution is admitted on 28/07/2015 by

Prakash Bhimrajka, , Dhara Tradecom Pvt Ltd , 84/1 B, Road: , Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046

Indetified by Mr JAY PRAKASH AGARWAL, Son of Mr HARI PRASAD AGARWAL, 51/4, RABINDRA SARANI, P.O. LILUAH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Service

1543

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 30/07/201

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 Fees

Certified that required Registration Fees payable for this document is Rs 34,088/- (A(1) = Rs 33,990/-, E = Rs 14/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 34,088/-

Description of Draft

1. Rs 34,088/- is paid, by the Draft(8554-16) No: 393874000404, Date: 28/07/2015, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 61810, Purchased on 27/07/2015, Vendor named Suranjan Mukherjee.

120gg

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

ভারতের নির্বাচন কমিশন পরিচয় পর ELECTION COMMISSION OF INDIA IDENTITY CARD

WB/24/161/429617



নিৰ্বাচকের নাম

জয় প্রকাশ

Elector's Same

আগরওয়াল Jay Prakash Agarwal

পিডার নাম

হরি প্রসাদ

Father's Name

আগরওয়াল Hari Prasad Agarwal

শিৰ/Sex

TV M

ৰণ তারিব Date of Birth : 05/03/1973

WB/24/161/429617

्रवाणाः १५१४ व व्यक्तिक २८मा असी मिनुसा ४१७३० १५१२८४

Address:

51/4. RABINDRA SARANI BALLY LILUAH, HOWRAH- 711204

Shirthorn and

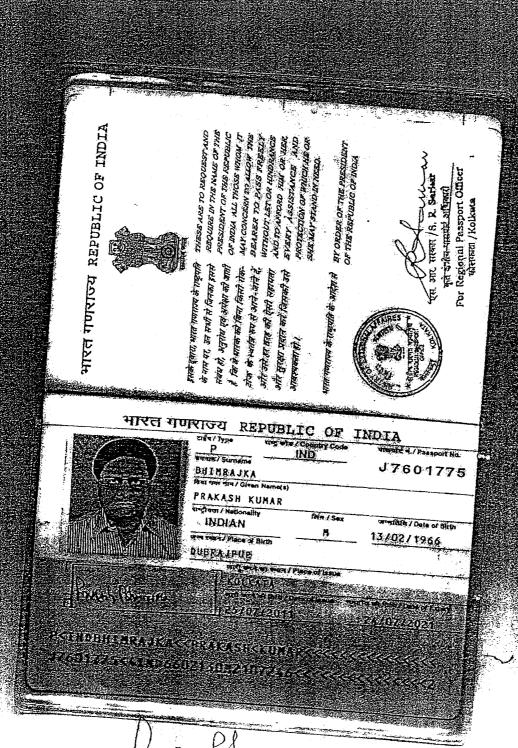
Date 1/1/01/2013

ান বালী জনতে (ক্ষেত্ৰত লেবছাক লৈবছন, স্বাধিকটবাুকত

Facsimile Signature of the Electoral Registration Officer for

59-Bally Constituency

Navi ream the specificant covering



ELECTION COMMISSION OF INDIA ভারতের নির্বাচন কমিশন ENTITY CARD KCT1724152

IDENTITY CARD

পরিচয় পত্র



Elector's Name Chhanda Basu

নির্বাচকের নাম इना यम् Husband's Name Gautam Basu

শ্বামীর নাম

গৌতম বসু

Sex

नित्र

প্তী

Age as on 1.1.2006

42

১.১.২০০৬ এ বয়স

83

Chhanda Bane.

Ghoshal Para Manikpur Sonarpur South 24 Parganas 700148

ঠিকানা: খোৰাল গাড়া মানিকপুর সোনারপুর দক্ষিন ২৪ পরপণা

Facsimile Signature Electoral Registration Officer নিৰ্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 110-Bishnupur East (SC) বিধানসভা নিৰ্বাচন ক্ষেত্ৰ: ১১০-বিষ্ণুপুর পূর্ব (তপশিলী জ্বাতি)

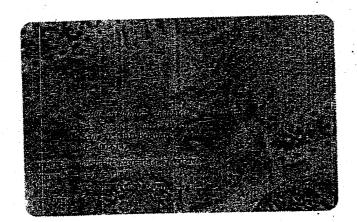
District:South 24 Parganas

ट्यमाः पक्रिन २८ भद्रशना

Date: 06.03.2006



Chhanda Basu.

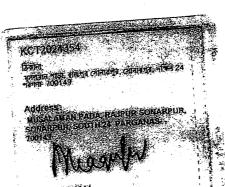




DHARA TRACECOM POT. LTD.

Whom Signatory Director

Authorised Signatory Director



Date: 09/04/2014

Date: 09/04/2014

147-CHAISTA HAM RATUR CRUIS FRANCH FRANC

া case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

ESPERA SEPERAL MENTAL DE LA COMPANION DE LA CO

Mushaatto Sain Mollar

rtificate of Registration under section 60 and Rule 69. gistered in Book - I lume number 1901-2015, Page from 50645 to 50671 ing No 190106169 for the year 2015.



TURGE

Digitally signed by SUJAN KUMAR MAITY

Date: 2015.08.17 13:37:03 +05:30 Reason: Digital Signing of Deed.

iujan Kumar Maity) 17-08-2015 1:37:03 PM DDITIONAL REGISTRAR OF ASSURANCE FFICE 0F THE A.R.A. - I KOLKATA 'est Bengal.

(This document is digitally signed.)