
DATED THIS 3rd DAY OF MAY 2013

BETWEEN

SHREE VISHNU ROLLING MILLS..... VENDOR

AND

SRI SANDEEP KUMAR PADIA & ANR. PURCHASERS

DEED OF CONVEYANCE

NISHANT KR. SARAF ADVOCATES

8, Old Post Office Street
2nd Floor, Kolkata-700001

(033) 2262 3384.

Email: nishantsaraf1976@gmail.com

04410/13



Commission Case No. 20. (dt 2/5/13)

V/L-1189/13

A 833370

Certified that the Document is admitted to
Registration. The Signature Sheet and its
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances - I Kolkata

06-5-13



Place: Kolkata

Sluggish Slender Speed

Neuchâtel, 17.12.1917

Payment:

Her kind love

Sandeep Kumar Bann

POETRY.

Rad Kuman Sarabgi

Poshan Bawa **PARTNER.**

PATRICK:

Aditya Kumar Ruyt

Sandeep Ladhi

26117

Nishant Kr. Saraf Advocates
8, Old Office Street,
2nd Floor, Kolkata - 700 001

50807-

NAME.....
ADD.....
Rs.....
- 2 MAY 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1



2 MAY 2013
2 MAY 2013

✓ Aditya Kumar Royt

2290C

✓ Aditya Kumar Royt

2291C

✓ Sandeep Das

2292C

✓ SHREE VISHNU ROLLING MILLS

✓ Hemchandra Agarwal

Partner

2293C

✓ SHREE VISHNU ROLLING MILLS

✓ H. K. K. K.

✓ Ajay Kumar Rungta



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
- 3 MAY 2013

3. **Parties :**

- 3.1 **SHREE VISHNU ROLLING MILLS**, a Partnership firm having its principal place of business at 14, Netaji Subhas Road, Kolkata – 700 001, Police Station Hare Street, represented by its Partners namely (1) **Raj Kumar Saraogi**, son of Late Dwarka Prasad Saraogi, (2) **Shyam Sundar Agarwal**, son of Late Jwala Prasad Agarwal, (3) **Hari Kishan Saraogi**, son of Late Dwarka Prasad Saraogi, (4) **Sandeep Kumar Banka**, son of Late Megh Raj Banka, (5) **Nemchand Agarwal**, son of Late Hazarimal Agarwal And (6) **Roshan Banka**, son of Sri Tarachand Banka, all by faith Hindu, by Occupation Business, all of 14, Netaji Subhas Road, Kolkata – 700 001.

PAN OF SHREE VISHNU ROLLING MILLS : ABAFS 9710 L

(herein after referred to as the **Vendor** which terms and expression shall excluded by and/or repugnant to the subject or context be deemed to mean in includes its partners who may from time to time constitute the said firm and each of their respective heirs, legal representative, executor and/or executors administrator and/or administrators, and assigns).

AND

- 3.2 (i) **SRI SANDEEP KUMAR PADIA**, son of Hari Ram Padia, by Faith Hindu, by by occupation Business, Nationality Indian, residing at 2H, N. S. Road, Shantinagar Colony, 4th Floor, Flat No. 403, Building No. 13, Police Station Liluah, AND (ii) **ADITYA KUMAR RUNGTA**, son of Late Moti Lal Rungta, by Faith Hindu, by occupation Business, by Nationality Indian, residing at 105/1, Bidhan Nagar Road, 4th Floor, Flat No. 405, Kolkata 700 067, Police Station Maniktala.

PAN OF SRI SANDEEP KUMAR PADIA : AFTPP 6003 L

PAN OF ADITYA KUMAR RUNGTA : ADIPR 7930 H

(herein after referred to as the **PURCHASERS**, which terms and expression shall excluded by and/or repugnant to the subject or context be deemed to mean in includes their respective legal heirs, legal representative, executor and/or executors administrator and/or administrators, and assigns).

[Vendor, Purchasers collectively Parties and individually Party.]

NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance:**

- 4.1 **Said Property :** All That piece and parcel of land admeasuring an area of 9 (Nine) Cotthas and 8 (Eight) Chittacks be the same or a little more or less, out of 17 (Seventeen) Decimals, comprised in Mouza Liluah, J.L. No. 12, Touzi No. 3989, R.S. Dag No. 2347, present L.R. Khatian No. 6900, being part of Municipal Premises No. 2, Kumar Para Lane, Liluah, within the local limits of Bally Municipality, Police Station Bally at present Liluah, District Howrah;

- 4.2 **Other Rights:** Easements and all other rights, liberties, privileges and benefits appurtenant to the **Said Property**.

- 4.3 **Subject Property:** The subject matter of this Conveyance is 4.1 and 4.2 above, which are collectively described in the **Schedule** below (collectively **Subject**

Sandeep Padia *Agarwal* *H. K. Saraogi* *Banka* *Roshan Banka*



2294C

FOR SHREE VISHNU ROLLING MILLS

Sandeep Kumar Sarang

Partners



2295C

FOR SHREE VISHNU ROLLING MILLS

Raj Kumar Sarangi

Partners



2296C

FOR SHREE VISHNU ROLLING MILLS

Roshan Banka

Partners



2297C

FOR SHREE VISHNU ROLLING MILLS

Shyam Sunder Aggarwal

Partners

Ajay Kumar Rungta
 8 Poddhi Moti Lal Rungta
 105/1, Bidhan Nagar Road
 Flat no D-405
 Kolkata - 700062
 P.S. Maniktolla
 Business.



ADDITIONAL REGISTRAR
 OF ASSURANCES-I, KOLKATA
 - 3 MAY 2013

Property).

5. **Background:**

- 5.1 **WHEREAS** one Ganpatram Kayan and one Ramnarain Kayan were the owners and seized and possessed of All That piece and parcel of land measuring about 5 (Five) Bighas, 3 (Three) Cottahs and 5 (Five) Chittaks, laying at Mouza Liluah, in J.L. no. 12, Touzi No. 3989, comprises in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, being Municipal Premises No. 2, Kumar Para Lane, within the Bally Municipality, Police Station Bally at present Liluah, District Howrah and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and without any obstruction, disturbances in any manner whatsoever and in any corner whatever.
- 5.2 **AND WHEREAS** by a Deed of Partition dated 9th March, 1949 made between the said Ramnarain Kayan and the heirs of the said Ganpatram Kayan, the above said Properties All That piece and parcel of land under Mouza Liluah, in J.L. no. 12, Touzi No. 3989, comprises in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, being Municipal Premises No. 2, Kumar Para Lane, within the Bally Municipality Police Station Bally at present Liluah, District Howrah, was allotted to Ramnarain Kayan.
- 5.3 **AND WHEREAS** the said Ramnarain Kayan died intestate on the 16th day of March, 1960 leaving behind him surviving his widow and three sons namely Mani Devi Kayan, Jamnadhhar Kayan, Kesho Prasad Kayan and Biswanath Kayan as his legal heirs and successors and thus they became the joint owners of the above Said Properties All That piece and parcel of land under Mouza Liluah, in J.L. no. 12, Touzi No. 3989, comprises in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, being Municipal Premises No. 2, Kumar Para Lane, within the Bally Municipality Police Station Bally at present Liluah, District Howrah, as per the Law of Inheritance.
- 5.4 **AND WHEREAS** the said Biswanath Kayan and Smt. Mani Devi Kayan, by an Indenture of Sale dated 8th day of August 1966 sold, transferred and conveyed their undivided 1/2 share of land out of the land measuring about 5 (Five) Bighas, 3 (Three) Cottahs and 5 (Five) Chittaks, laying at Mouza Liluah, in J.L. no. 12, Touzi No. 3989, comprises in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, being Premises No. 2, Kumar Para Lane, within the Bally Municipality Police Station Bally at present Liluah, District Howrah, to one **Shree Vishnu Rolling Mills** against valuable consideration mentioned in the said deed and the said Sale Deed was duly registrar before the Registrar of Calcutta and recorded the same in Book No. I, Volume No. 127, Pages 207 to 214, Being No. 4248 for the year 1966 and by virtue of the said purchase the aforesaid **Shree Vishnu Rolling Mills** became the absolute owner and possessor of the above said land.
- 5.5 **AND WHEREAS** the said Jamnadhhar Kayan, Kesho Prasad Kayan, by an Indenture of Sale dated 6th day of August, 1966 sold, transferred and conveyed their undivided 1/2 share of land out of the land measuring about 5 (Five) Bighas, 3 (Three) Cottahs and 5 (Five) Chittaks, laying at Mouza Liluah, in J.L. no. 12, Touzi No. 3989, comprises in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, being Municipal Premises No. 2, Kumar Para Lane,

Sandeep Pandey

Same
with

Shree Vishnu Rolling Mills

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 3 MAY 2013

within the Bally Municipality Police Station Bally at present Liluah, District Howrah, to one **Shree Vishnu Rolling Mills** against valuable consideration mentioned in the said Deed and the said Sale Deed was duly registered in the office of the Registrar of Calcutta and recorded the same in Book No. I, Volume No. 100, Pages 283 to 290, Being No. 4237 for the year 1966 and by virtue of the said purchase the said **Shree Vishnu Rolling Mills** became the absolute owner and possessor of the above said Land.

- 5.6 **AND WHEREAS** by the aforesaid two sale Deeds the said **Shree Vishnu Rolling Mills** the Vendor herein became the sole and absolute owner of All That piece and parcel of land measuring about 5 (Five) Bighas, 3 (Three) Cottahs and 5 (Five) Chittaks, laying at Mouza Liluah, in J.L. no. 12, Touzi No. 3989, comprises in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, being Municipal Premises No. 2, Kumar Para Lane, within the Bally Municipality Police Station Bally at present Liluah, District Howrah.
- 5.7 **AND WHEREAS** the Vendor herein is seized and possessed and/or well and sufficiently entitled to ALL THAT piece and parcel of land measuring about an area a little more or less 5 (Five) Bighas, 3 (Three) Cottahs and 5 (Five) Chittaks, laying at Mouza Liluah, in J.L. no. 12, Touzi No. 3989, in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, L.R. Khatian No. 6900, being Municipal Premises No. 2, Kumar Para Lane, within the Bally Municipality, Police Station Bally, at present Liluah, District Howrah, and started enjoying the right, title and interest hereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever and has been mutated its name (the Vendor herein) before the concerned B L & L R O records and new Khatain No 6900 was allotted.
- 5.8 **AND WHEREAS** the Vendor agrees to sell and Purchasers agree to purchase a portion of land measuring an area a little more or less 9 (Nine) Cottahs and 8 (Eight) Chittacks be the same or a little more or less, out of 17 (Seventeen) Decimals laying at Mouza Liluah, comprised in J.L. No. 12, Touzi No. 3989, R.S. Dag No. 2347, L.R. Khatian 6900, being part of Municipal Premises No. 2, Kumar Para Lane, within the local limits of Bally Municipality, Police Station Bally at present Liluah, District Howrah, morefully described in the **SCHEDULE** hereunder at the total consideration of Rs. 24,00,000/- (Rupees Twenty-Four Lacs only) free from all sorts of encumbrances, charges, liens. Lispenses, Demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever.
- 5.9 **AND WHEREAS** the Purchasers herein have accepted the aforesaid proposal of the Vendor, herein and agreed to purchase the "**Said Property**" free from all encumbrances morefully described in the **Schedule** hereunder written at a total consideration of **Rs. 24,00,000/- (Rupees Twenty-Four Lacs) only**. As per the understanding by and between the Purchasers, the Purchasers agreed to purchase the "**Said Property**" in 40 : 60 ratio undividedly and the Purchaser No 1, herein shall pay the 40% amount of the total consideration amount and the Purchaser No 2, herein shall pay the 60% amount of the total consideration amount.

6. **Representations and Warranties of the Vendor:**

- 6.1 **Absolute Ownership:** The Vendor is the absolute owner of the **Said Property**.

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- 6.2 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to sell the **Said Property** to the Purchasers.
- 6.3 **Free from Encumbrances:** The **Said Property** is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, requisitions, acquisitions, Income Tax Attachment, Financial Institution Charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person claiming through the Vendor and the title of the Vendor to the **Said Property** is free, clear and marketable.
- 6.4 **No Prejudicial Act by the Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the title of the **Said Property** or any part thereof can or may be impeached, encumbered or affected.
- 6.5 **No Personal Guarantee :** The **Said Property** is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 6.6 **No Bar by Court Order or any other Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling and/or alienating the **Said Property** or any part thereof.
- 6.7 **Conveyance to the Purchasers:** In pursuance of the aforesaid and relying on the aforesaid representations and warranties of the Vendor, the Purchasers at or before the execution hereof have paid to the Vendor the entire consideration of Rs. 24,00,000/- (Rupees Twenty-Four Lacs) only and the Vendor is completing the sale of the **Said Property** in favour of the Purchasers, by these presents.
7. **Transfer:**
- 7.1 Hereby Made: The Vendor doth hereby sell, convey, grant and transfer to and unto the Purchasers, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the **Said Property** described in the **Schedule** below, being:
- 7.1.1 **Said Property :** All That piece and parcel of land admeasuring an area of 9 (Nine) Cottahs and 8 (Eight) Chittacks be the same or a little more or less, out of 17 (Seventeen) Decimals comprised in Mouza Liluah, J.L. No. 12, Touzi No. 3989, R.S. Dag No. 2347, present L.R. Khatian 6900, being part of Municipal Premises No. 2, Kumar Para Lane, Liluah, within the local limits of Bally Municipality, Police Station Bally at present Liluah, District Howrah.
- 7.1.2 **Other Rights:** Easements and all other rights, liberties, privileges and benefits appurtenant to the **Said Property**.
- 7.2 **Consideration:** The aforesaid transfer of the **Said Property** is being made in consideration of sum of Rs. 24,00,000/- (Rupees Twenty-Four Lacs) only and the Vendor hereby and by the Receipt and Memo below, admit and acknowledge the same.

8. **Terms of Transfer:**

Sandesh Pandey *Sanjay* *H. Qu* *Ch* *X*

8.1 **Salient Terms:** The transfer of the **Said Property** being affected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and forever.

8.1.3 **Free from Encumbrances:** The **Said Property** is free from all encumbrances of any and every nature whatsoever including but not limited to lispendens, attachments, liens, charges, mortgages, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions .

8.1.4 **Other Rights:** together with **Other Rights** : Easements and all other rights, liberties, privileges and benefits appurtenant to the **Said Property**.

9. **Miscellaneous:**

9.1 **Delivery of Possession:** Simultaneously with the execution of these presents khas, vacant and peaceful possession of the **Said Property** is handed over by the Vendor to the Purchasers.

9.2 **Outgoings:** All Municipal taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the **Said Property** till the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor and all Municipal taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the **Said Property** from the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Purchasers.

9.3 **Holding Possession:** The Vendor hereby-covenants that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the **Said Property** and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

9.4 **Further Acts:** The Vendor doth hereby covenant that the Vendors or any person/s claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or legal heirs and/or successors of the Purchasers, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchasers to the **Said Property**.

10. **Interpretation:**

10.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.

10.2 **Headings:** The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

10.3 **Definitions:** Words and phrases have been defined in the Conveyance by bold

Sandeep

Legat

HP

OS

[Signature]

print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**Schedule
(Said Property)**

All That piece and parcel of land admeasuring an area of 9 (Nine) Cottahs and 8 (Eight) Chittacks be the same or a little more or less, out of 17 (Seventeen) Decimals laying at Mouza Liluah in J.L. No. 12, Touzi No. 3989, comprised R.S. Dag No. 2347, L.R. Khatian No. 6900, being Municipal Premises No. 2, Kumar Para Lane, Liliah, and within the local limits of Bally Municipality, Police Station Bally at present Liluah, District Howrah and remaining land of the R.S. Dag No. 2347 shall be used and enjoyed by the owner/owners of the Premises as the common area together with electric and/or other installations, together also with easements and all other rights, liberties, privileges and benefits appurtenant thereto.

ON THE NORTH	By R.S. Dag No. 2342;
ON THE SOUTH	By 12 Ft wide Common Passage;
ON THE EAST :	By R.S. Dag No. 2342;
ON THE WEST :	12 Ft wide common Passage.

The Plot is shown on the Plan annexed hereto with the border **Red** and the Plan is treated as a pan of this Deed.

11. Execution and Delivery:

11.1 Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

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

1. *Ravi Kumar Agarwal*
SPD Lila, Rask
Behar Haul
711204
21/11/24 2/11/24
2. *21/11/24 2/11/24*

SIGNED, SEALED AND DELIVERED
by the **PURCHASERS** at Kolkata in the
presence of:

1. *Ravi Kumar Agarwal*

2. *21/11/24 2/11/24*
48. *NAND LAL MITRA*
LANE SALKI A HOWRAH

SHREE VISHNU ROLLING MILLS

Suryam Sunder Agarwal
Nemchand Agarwal
PARTNER.

SHREE VISHNU ROLLING MILLS

Mr. Moh. Huss.
Sandeep Kumar Banerjee
PARTNER.

SHREE VISHNU ROLLING MILLS

Raj Kumar Sarangi
Roshan Banerjee
PARTNER.

Ravi Kumar Agarwal

Sandeep Kumar

MEMORANDUM OF CONSIDERATION

RECEIVED from the within-named Purchasers the within mentioned sum of Rs. 24,00,000/- (Rupees Twenty-Four Lacs) only towards the full and/or entire payment of consideration money as per the memo below:

<u>Cheque No.</u>	<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
276275	03/05/13	Bank of India	Liluah, Howrah	9,60,000/=
227383	03/05/13	UCO Bank	Canning Street Branch	14,40,000/=
Total				24,00,000/=

(Rupees Twenty-Four Lacs Only)

WITNESS:

1. *Ravi Kumar* *Saraf*

2. *21/05/13*

VENDOR

for SHREE VISHNU ROLLING MILLS
Sriyam Sunder Saraf
Kanchal Saraf Partner

for SHREE VISHNU ROLLING MILLS
H. K. Saraf
Sandeep Kumar Saraf Partner

for SHREE VISHNU ROLLING MILLS
Raj Kumar Saraf
Roshan Saraf Partner

Drafted by me, *Nishant Kr. Saraf*
Mr. Nishant Kr. Saraf, Advocate Advocate
M/s. Nishant Kr. Saraf Advocates
8, Old Post Office Street,
2nd Floor, Kolkata 700 001.
Email: nishantsaraf1976@gmail.com

SPECIMEN FORM FOR TEN FINGERPRINTS



He-Patha Puro

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Raj Kumar Sarangi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Nand Lal Agarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Suryam Sundar Hunda

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Robin Bhatia</i>	Left Hand					
	Right Hand					



<i>Sandeep Kumar Dahiya</i>	Left Hand					
	Right Hand					



<i>Sandeep Dahiya</i>	Left Hand					
	Right Hand					



<i>Aditya Kumar Raut</i>	Left Hand					
	Right Hand					

SITE PLAN OF C.S. DAG NO.-2347 MOUZA- LILUAH,
KHATIAN NO.-1083&4115(Old)
6900(New) J.L. NO.-12,HOLDING NO.-2,
KUMAR PARA LANE P.S.- LILUAH, DIST- HOWRAH

plot no	DAG NO	AREA
E	2347	6835 SQFT

PURCHASERS

1. SANDEEP KUMAR PADIA
2. ADITYA KUMAR RUNGTA

VENDER'S NAME:-

SHREE VISHNU ROLLING MILLS.

VENDEE NAME:-

2342

for SHREE VISHNU ROLLING MILLS

Srikanth and Anurag
Nenched Jagannath Partner.

for SHREE VISHNU ROLLING MILLS

The Plot Owner
Sandeep Kumar Padia Partner.

for SHREE VISHNU ROLLING MILLS

Raj Kumar Sarangi
Roshan Banerjee Partner.

2342

2348

KUMAR PARA LANE

G-3

Aditya Kumar Rungta

Sandeep Padia

REGISTERED
AT KOLKATA



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

Endorsement For Deed Number : I - 04410 of 2013
(Serial No. 04164 of 2013 and Query No. L000010319 of 2013)

On 04/05/2013

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.-24,57,939/-

Certified that the required stamp duty of this document is Rs.- 147496 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

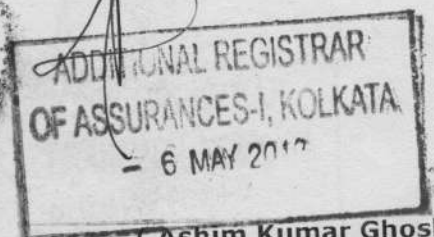
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17.45 hrs on :04/05/2013, at the Private residence by Aditya Kumar Rungta , one of the Claimants.

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

Execution is admitted on 04/05/2013 by

1. Raj Kumar Saraogi
Partner, Shree Vishnu Rolling Mills., 14, Netaji Subhas Road, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business
2. Shyam Sunder Agarwal
Partner, Shree Vishnu Rolling Mills., 14, Netaji Subhas Road, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business
3. Hari Kishan Saraogi
Partner, Shree Vishnu Rolling Mills., 14, Netaji Subhas Road, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business
4. Sandeep Kumar Banka
Partner, Shree Vishnu Rolling Mills., 14, Netaji Subhas Road, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business
5. Nemchand Agarwal
Partner, Shree Vishnu Rolling Mills., 14, Netaji Subhas Road, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business
6. Roshan Banka
Partner, Shree Vishnu Rolling Mills., 14, Netaji Subhas Road, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business



(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 1 of 2



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

**Endorsement For Deed Number : I - 04410 of 2013
(Serial No. 04164 of 2013 and Query No. L000010319 of 2013)**

7. Aditya Kumar Rungta, son of Lt. Moti Lal Rungta , 105/1, Bidhan Nagar Road, Kolkata, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700067, By Caste Hindu, By Profession : Business

8. Sandeep Kumar Padia, son of Hari Ram Padia , 105/1, Bidhan Nagar Road, Kolkata, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700067, By Caste Hindu, By Profession : Business

Identified By Ajay Kumar Rungta, son of Lt. Moti Lal Rungta, 105/1, Bidhan Nagar Road, Kolkata, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700067, By Caste: Hindu, By Profession: Business.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 06/05/2013

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

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

Payment of Fees:

Amount By Cash

Rs. 27125.00/-, on 06/05/2013

(Under Article : A(1) = 27027/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/05/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 278576, Draft Date 02/05/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 06/05/2013
2. Rs. 44496/- is paid , by the draft number 278577, Draft Date 02/05/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 06/05/2013
3. Rs. 49000/- is paid , by the draft number 278578, Draft Date 02/05/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 06/05/2013

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 2028 to 2043
being No 04410 for the year 2013.




(Ashim Kumar Ghosh) 13-May-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

DATED THIS 3rd DAY OF MAY 2013

BETWEEN

SHREE VISHNU ROLLING MILLS..... VENDOR

AND

SRI SANDEEP KUMAR PADIA & ANR. PURCHASERS

DEED OF CONVEYANCE

NISHANT KR. SARAF ADVOCATES

8, Old Post Office Street
2nd Floor, Kolkata-700001
(033) 2262 3384.

Email: nishantsaraf1976@gmail.com