

S-7667

7893/08



पश्चिम बंगाल WEST BENGAL

E 029096

23

st. 100/-

BD = 4600/-

1500/-

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THIS INDENTURE OF CONVEYANCE made this 23rd day of ^{July} September, 2008, BETWEEN

1) SRI SUNIL KUMAR NASKAR Son of Nut Behari Naskar alias Nutu Behari Naskar 2) SRI

SHANTI CHARAN NASKAR Son of Bholu Nathi Naskar both residing at 77/2 Ashoka Road,

P.S. Jadavpur, Kolkata-700084, hereinafter called and 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 to include their respective legal heirs, executors, administrators, representatives,

successors and assigns) of the ONE PART

25/7/08

Sunil K. Naskar

AND JAI MATADI PLAZA PRIVATE LIMITED, a Private Limited Company, registered under Companies Act, 1956, having its registered office at 122, J.N. Mukherjee Road, Ghusuri, Howrah and City office at 301, Mukti Chambers, 4, Clive Row, Kolkata - 700 001, represented by its Director BRIJ MOHON JALAN, son of late Satyanarayan Jalan, hereinafter called and 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 to include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS

One Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar were the absolute owner of the landed property morefully described in the Schedule here under written.

AND WHEREAS by a Bengali indenture of sale dated 23rd October 1959 between One Mahendra Nath Naskar the Purchaser therein of the One Part and said Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar, the Vendors therein, of the other part and registered in the Office of the District Registrar, 24 Parganas at Alipore and recorded in Book No. I Vol. No. 55 pages 142 to 149 Being No.3111 for the Year 1959, said Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar sold transferred conveyed ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated in Dag No. 588, Khatian No. 76, hal 95 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 61 satak lying and situated in Dag No. 591, Khatian No. 77, hal 96 ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated in Dag No. 587, Khatian No. 204, hal 221 all under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Schedule thereto.

AND WHEREAS said Mahendra Nath Naskar, by virtue of that said deed of sale became the absolute owner of sixteen annas of the said LAND.

AND WHEREAS while in absolute possession of the aforesaid land by an indenture of Gift dated 14th July 1967 between the said Mahendra Nath Naskar, The Donor therein and the Donees therein, the Vendors herein, and registered in the Office of the District Sub-Registrar-IV, Alipore and recorded in Book No.1, Vol. No. 90, pages 255 to 259, being No. 3716 for the year 1967, gifted, transferred, conveyed ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated in Dag No. 588, Khatian No. 76, hal 95 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 61 satak lying and



Adm. Encl. Sub-Registrar
Samaratpur, South 24 Pgs

25 JUL 2008

situated in Dag No. 591, Khatian No. 77, hal 96 ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated in Dag No. 587, Khatian No. 204, hal 221 all under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruihur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Schedule thereto alongwith other landed properties.

AND WHEREAS by virtue of the aforesaid deed of gift the Vendors herein became absolute owners and mutated their names in the record of Settlement and their names have been published in the L.R. Records of rights.

AND WHEREAS it appears from the record that the land in Dag No. 591 L.R. Dag No. 571 the landed property mentioned as 52 Satak instead of 61 satak, the remaining portion acquired for the Road. And as such the vendors are absolute owner of the 52 sataks comprising in Dag No. 591, L.R. Dag No. 571 under said Ganga Joara Mouza.

AND WHEREAS the Vendors herein thus became joint owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to and have been using and enjoying after paying rents, issues, taxes, rates and revenues of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No. 571 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 under Khatian No. 76, 77, 204, R.S. Khatian No. 95, 96, 221 and L.R. Khatian No. 380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruihur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the First Schedule hereunder written and delineated in the plan annexed hereto marked with Green Border.

AND WHEREAS the Vendors agreed to sell and the Purchaser on representation of the Vendors being satisfied agreed to Purchase as such the Vendors agreed with the Purchaser for sale of ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No. 571 and 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 18.5 satak out of 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 admeasuring 1/3rd share of total 174 sataks under Khatian No. 76, 77, 204, R.S. Khatian No. 95, 96, 221 and L.R. Khatian No. 380 and

*Amil for Nankar
Gundachan Nankar*



Add. Dist. SAs-Registrar
Sonarport, South 24 Pgs
25 JUL 2008

418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khospur, under Police Station Sonarpur and Sub-Registry Office previously at Barupur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Second Schedule hereunder written and delineated in the map annexed herewith and marked with Red as an estate in free simple or in estate equivalent thereto free from all encumbrances at and for a total consideration of Rs.23,000,00/- (Rupees twenty three lakh) only as stated in details in memo of consideration given hereunder.

AT OR BEFORE THE EXECUTION OF THIS INDENTURE THE VENDORS HAVE ASSURED AND REPRESENTED TO THE PURCHASER AS FOLLOWS:

- i) THAT the Vendors are absolute owner of the entirety of the said landed property described in the Schedule hereunder written.
- ii) THAT excepting for the Vendors no other person has any right title interest claim or demand over and in respect of the said landed property or any part or portion thereof and that the Vendors have a marketable title in respect thereof.
- iii) THAT the landed area of the Vendors are not under the land Ceiling or no excess vacant land comprised in the said landed property within the meaning of the West Bengal Land Reforms Act 1955.
- iv) THAT no part or portion of the said Premises is subject to any notice of Acquisition or Requisition or nor vested by the Government of West Bengal.

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the entirety of the said landed property described in the Second Schedule hereunder written, free of all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESS THAT in the premises aforesaid and in pursuance of the said agreement and in consideration of a sum of Rs.23, 000,00/- (Rupees twenty three lakh) only of good and lawful money of the Union of India well and truly paid by the PURCHASER to the VENDORS (Particulars of such payment are mentioned in the Memo of Consideration given hereunder) at or before the Execution hereof (the receipt whereof the VENDORS do hereby and also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the said Purchaser the said land described in the Second Schedule hereunder written) the Vendor do hereby absolutely and indefeasibly Sell, Grant, Transfer, Convey, Assign and Assure unto the Purchaser ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag



Add. Duty Sub-Registrar
Somerset West 24 Hrs

5 JUL 2008

No. 571 and **ALL THAT** 1/3rd share of **ALL THAT PIECE AND PARCEL OF LANDED** property measuring 18.5 satak out of 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 admeasuring 1/3rd share of 174 sataks under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No. 380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 Parganas now under 24 Parganas (South), more fully described in the Second Schedule hereunder written and delineated in the map annexed herewith and marked with Red **OR HOWSOEVER OTHERWISE** the Said Land now is or at any time hereto before were or was situated, butted and bounded, called, known, numbered, described or distinguished together with all erection, fixtures and fittings, sewers, drains, ways, paths, passages, light, rights, benefits or ancient or other rights, liberties whatsoever that is existing and will be installed affixed belonging or in any way appertaining to or with same or any part thereof now are or at any time hereto were held, used, occupied or enjoyed therewith or reputed to belong or demand taken or known as per und parcel or numbered thereof or appurtenant thereto, with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents issues and profits of and from the Said Space hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof.

AND ALL the Estate, Right, Title, Interest, Claim and Demands whatsoever of the Vendors unto or upon the Said land as described in Schedule given hereunder and delineated in the plan annexed herewith and every part thereof, hereby sold, granted, transferred, conveyed, assigned and assured or expressed so or intended to be and every part thereof unto and to the use of the Purchaser absolutely and forever with easements and other rights, **TO HAVE AND TO HOLD** the Said Land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **PURCHASER** absolute and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or condition, use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** the Vendors doth hereby covenant with the Purchaser that notwithstanding any act deed matter assurance or thing whatsoever by the Vendors made, done, executed, occasioned or suffered to the contrary the Vendors is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said flat hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect and indefeasible estate of inheritance in the fee simple in possession without any manner or hindrance, lawful, eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming or to claim from, under or in trust for the Vendors and that free and clear and freely and absolutely acquired exonerated or discharged or otherwise by the Vendors well and sufficiently save, defendant, kept harmless and indemnified



Addl. Dist. Sub-Registrar
Sonarpur, South & Parg.

25 JUL 2008

of from and against all the manner of former or other estate encumbrance claim, demands, charges, liens, lispendens debts and attachments whatsoever, had made done executed occasioned or suffered by the **Vendors** or any person claiming from, through, under or in trust for the **Vendors** into and upon the Said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and the use of the **Purchaser** for a perfect and indefeasible estate of inheritance without any manner or conditions, use, trust or other thing whatsoever to alter, defeat, encumber or make void and the same and that **NOTWITHSTANDING** any such act deed matter or thing whatsoever as aforesaid the **Vendors** have good right, full power and absolute authority to grant, sale, transfer, convey, assign and assure by these present the Said Land hereby grant, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **Purchaser** in manner aforesaid **AND** that the **PURCHASER** shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said self-contained Space hereby granted, sold, transferred, conveyed, assigned and assured or expressed, or intended so to be unto and to the use of the **Purchaser** in manner aforesaid as an absolute owner thereof and receive the rents, issue and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Vendor** or any person or persons lawfully or equitably claiming or to claim for and under or in trust for the **Vendor** that free and clear and freely and clearly and absolutely acquired exonerated discharged as otherwise by the **Vendor** all and sufficiently saved, defended, kept harmless and indemnified from and against all and all manner of former or otherwise estate right, title lease, mortgage, charges, trust, debentures, attachments, executions, lispendences, claims, demands and encumbrances whatsoever done occasioned or suffered by the **Vendor** or any person or persons lawfully or equitably claiming or to claim by, form, through, under or in trust for the **Vendor** **AND** further the **Vendor** from time to time and at all times hereafter at the request and costs of the **PURCHASER** do and execute all such acts, deeds, matters, assurances, and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said Land hereby granted sold transferred conveyed assigned assured and confirmed 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 **Purchaser** shall be entitled to the electric existing in the said Land and/or to take new meter in his/her name at his/her own costs and also to take telephone, telex, fax, gas connections, etc. separately in the said land **AND** that the **Vendor** shall render all possible help and co-operation to the **Purchaser** for the purpose of mutation of the **Purchaser's** name in the records Settlement and the **Purchaser** shall remain liable to pay all taxes, rents and that the **Purchaser** shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the Said Land hereby sold and conveyed according to his/her/its will.



Add. In. Sub-Registrar
Sondurp South 24 Pgs.

25 JUL 2008

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No. 571 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 under Khatian No. 76, 77, 204, R.S. Khatian No. 95, 96, 221 and L.R. Khatian No. 380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baraipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South).

This is demarcated and delineated by the GREEN border on the plan/map annexed hereto and butted and bounded by:

ON THE NORTH: land of Dag Nos. 572, 574, 575
ON THE SOUTH: land of Dag Nos. 550, 553, 554, 570
ON THE EAST: land of Dag No. 564, 566 & 575
ON THE WEST: land of Dag No. 570 and Main Road

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak ^{equivalent to 41.33 satak} lying and situated comprising in Dag No. 588, L.R. Dag No. 558 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No. 571 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 18.5 satak out of 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 ^{equivalent to 58 satak} admeasuring 1/3rd share of 174 sataks more or less under Khatian No. 76, 77, 204, R.S. Khatian No. 95, 96, 221 and L.R. Khatian No. 380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baraipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South).

This is demarcated and delineated by the GREEN border on the plan/map annexed hereto and butted and bounded by:

ON THE NORTH: portion of Dag No. 571 & 567
ON THE SOUTH: land of Dag Nos. 550, 553, 554, 570
ON THE EAST: portion of R.S. Dag No. 554, 564, 566
ON THE WEST: Main Road, land of R.S. Dag No. 570

land of land ; Sari

Santosh Kumar
Sunit Kumar



Adl. Sub-Reg. Office
Sonarpur, South 24 Parg.

25 JUL 2008

IN WITNESS WHEREOF the Parties hereto put their respective signature on the date month and year hereinafove written.

SIGNED SEALED & DELIVERED BY

THE VENDOR

in presence of :-

1. Anwar Kumar Mondal

S/o Sri Pandit K. Mondal

Vill - Gangajidhar,

P.O. - Nayabard

Dist. - 24 Pgs (B)

2. Barish Lal Chaudhary

S/o Late Sukdeo Chaudhary

77393, Bidyagarh, Jendapur,

Kalgaon-32

Sunil K. Nandan

Shankar Chaman Nandan

Sanku Chaman Nandan

VENDORS

SIGNED SEALED & DELIVERED BY

THE PURCHASER

in presence of :-

1.

Anwar Kumar Mondal

Pat Matad, Pimpri Pvt. Ltd.

Prinj Matad Jelan

PURCHASER

2. Barish Lal Chaudhary

Drafted by:

Swapan Kumar Das

Advocate

N.B. 849/1995



Adm. Dist. Sub-R-Register
Sonoma Co., Sonoma, 24 Pgs.

25 JUL 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the within mentioned total sum of Rs. 23,00,000/- (Rupees twenty three lakh) only as per memo given hereunder.

DD NO. 705943
By ^A dated 24/7/08 drawn on Vijaya Bank
In favour of Sunil Kumar Naskar
Rs. 11,50,000.00

DD NO 705944
By ^A dated 24/7/08 drawn on Vijaya Bank
In favour of Shanti Charan Naskar
Rs. 11,50,000.00

=====

Rs. 23,00,000.00

Rupees twenty three lakh Only.

Witness :

1. ^A
Anwar Kumar Mondal

Sunil Kumar Naskar
Santosh Charan Naskar
VENDOR

2. Bevilal Chaudhry



Addl. Dist. Sub-Registrar
Seraipore, South 24 Pgs

25 JUL 2008



Name Samir K. Sharma
Signature Samir K. Sharma

Thumb		1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name Samir K. Sharma
Signature Samir K. Sharma

Thumb		1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name Raj Mohan Jain
Signature Raj Mohan Jain

Thumb		1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Thumb		1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Parg.

25 JUL 2008

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07667 / 2008, Deed No. (Book - I , 07843/2008)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Sunil Kumar Naskar			Sunil Kumar Naskar

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1 Sunil Kumar Naskar
Address - 77/2, Ashoka Rd.
Kolkata

Self



LTI

Sunil Kumar Naskar

25/07/2008

25/07/2008

2 Shanti Charan Naskar
Address - 77/2, Ashoka Rd.
Kolkata

Self



LTI

Shanti Charan Naskar

25/07/2008

25/07/2008

3 Brij Mohon Jalan
Address - 122, J.n. Mukherjee
Rd. Ghusuni Howrah

Self

Name of Identifier of above Person(s)
Amar Kumar Mondal
PS-Sonarpur, Gangajvara Nayabad Dist- 24 Pgs (s)

Signature of Identifier with Date

Amar Kumar Mondal



Sub-Registrar
Sonarpur, South 29 Pgs

25 JUL 2008

25/7/08

Sub-Registrar C.P.

10th & 11th Floor, Kolkata - 700 001

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07667 / 2008, Deed No. (Book - I , 07843/2008)

1. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Sunil Kumar Naskar			

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1 Sunil Kumar Naskar
 Address -77/2, Ashoka Rd.
 Kolkata

Self



25/07/2008



LTI

25/07/2008

2 Shanti Charan Naskar
 Address -77/2, Ashoka Rd.
 Kolkata

Self



25/07/2008



LTI

25/07/2008

3 Brij Mohon Jalan
 Address -122, J.n. Mukherjee
 Rd. Ghusuri Howrah

Self



06/08/2008



LTI

06/08/2008

Brij Mohon Jalan

Name of Identifier of above Person(s)

Sunil Kumar Mondal
 PS-Sonarpur, Gangajoiara Nayabad Dist- 24 Pgs (s)

Signature of Identifier with Date

Advt. Unit / Sub-Registrar
Sunderbani Subd. 24 Parg.
25/7/28



Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :I-07843 of :2008
(Serial No. 07667, 2008)

On 25/07/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 25289/- on:25/07/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2300000/-

Certified that the required stamp duty of this document is Rs. 115000 /- and the Stamp duty paid as Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty 1 Rs 46000/- is paid, by the draft number 628075, Draft Date 24/07/2008 Bank Name STATE BANK OF INDIA, N. S. Road, received on :25/07/2008. 2 Rs 46000/- is paid, by the draft number 166360, Draft Date 24/07/2008 Bank Name STATE BANK OF INDIA, Bagri Market, received on :25/07/2008. 3 Rs 15000/- is paid, by the draft number 474858, Draft Date 24/07/2008 Bank Name STATE BANK OF INDIA, Rajpur, received on :25/07/2008. 4 Rs 3760/- is paid, by the draft number 251144, Draft Date 08/07/2008 Bank Name STATE BANK OF INDIA, Sonarpur, received on :25/07/2008. 5 Rs 3700/- is paid, by the draft number 251306, Draft Date 12/07/2008 Bank Name STATE BANK OF INDIA, Sonarpur, received on :25/07/2008. 6 Rs 1000/- is paid, by the draft number 174762, Draft Date 23/07/2008 Bank Name STATE BANK OF INDIA, Faratabad, received on :25/07/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.33 hrs on :25/07/2008 at the Office of the A. D. S. R. SONARPUR by Sunil Kumar Naskar, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 25/07/2008 by

1. Sri Sunil Kumar Naskar, son of Nut Behari Naskar, 77/2, Ashoka Rd, Kolkata, Thana Jadavpur, Pin 700084, By caste Hindu, by Profession : Others
2. Sri Shanti Charan Naskar, son of Bhola Nath Naskar, 77/2, Ashoka Rd, Kolkata, Thana Jadavpur, Pin 700084, By caste Hindu, by Profession : Others
3. Sri Brij Mohon Jalan, Director, Jai Matadi Plaza Private Limited, 122, J. n. Mukherjee Rd, Howrah, Howrah, profession :


Pradipta Kishore Guha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal

from Court of...

Page 2

Attest: Dist. Secy. Registrar
Sd/- [Signature] 24/10/1915.



Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR

Endorsement For deed Number :I-07843 of :2008
(Serial No. 07667, 2008)

Business

Identified By Amar Kumar Mondal, son of Kartick Ch. Mondal Gangajioara Nayabad Dist- 24 Pgs (s) Thana: Sonarpur, by
caste Hindu By Profession :Business.

[Pradipta Kishore Guha]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal



25/7/08
Addl Dist. Sub Registrar
South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 4296 to 4313
being No 07843 for the year 2008.



(Utpal Kumar Chakrabarty) 18-August-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR,
West Bengal



Addl. Dist. Sub-Registrar
Samarthpur, South 24 Pgs
25 JUL 2008

5109/17

D- 4213/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Visit Code no 554/17 Y 699053

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

THIS DEED OF INDENTURE made this 3rd day of November, Two Thousand and Seventeen (2017)

BETWEEN

46149

No. _____
 Name _____
 Address _____

 No. _____
P. S. CHOWDHURY
 Ayakar Bhawan
 P-7, Chowringhee Square
 Kolkata - 69
 Date _____ Licensee Name _____

Graph 11/22. 11
12 Cont Vol.

29 AUG 2017



Sunil Kr Naskar



V.C.T.I. 1391



Sunil Kr Naskar



V.C.T.I. 1392



A. Naskar.

Aloka Naskar.

Additional District Sub-Registrar,
Garo South 24 Parganas
3 NOV 2017

Wafan Kumar Das
Aunt
40 late AB Das High Court, Kolkata

SRI SUNIL KUMAR NASKAR (PAN- ABKPN6774H) son of Late Nutu Behari Naskar by faith Hindu, by occupation Service, and **SMT. ALOKA NASKAR (PAN- AKJPN2909E)** wife of Sri Sunil Kumar Naskar, by faith Hindu, by occupation Housewife, both resident of 77/2, Ashoka Road, P.O. Gangulybagan, P.S. Jadavpur, District-South 24- Parganas, Kolkata- 700084; hereinafter jointly referred to as "**the VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, successors, legal representative, executors, administrators and/or assigns) of the **ONE PART.**

AND

- 1) **JALAN HI-MECH PRIVATE LIMITED (PAN- AAACJ6553G)**, a Private Limited Company registered under the Companies act, 1956, having its registered Office at 238A, A.J.C. Bose Road, 2nd Floor, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, Kolkata- 700020, represented by its Director **MR. SANJIV KUMAR TAYAL (PAN- ABRPT2830R)** son of Ved Prakash Tayal residing at 3/1A, Abhoy Guha Road, P.O.- Lilua, P.S.- Bally, Howrah-711204,
- 2) **MAA DURGA ABASAN PRIVATE LIMITED (AAFCM6137L)**, a Private Limited Company registered under the Companies act, 1956, having its registered Office at 236B, A.J.C. Bose Road, 2nd Floor, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, Kolkata- 700020, represented by its Director **MR. PRATHIK JALLAN (PAN- AGYPJ5046R)** son of Brij Mohon Jalan residing at 9 Lovelock Place, 2nd Floor, P.O. & P.S.- Ballygunj, Kolkata-700019,
- 3) **JALAN NIKETAN PRIVATE LIMITED (AABCJ1715B)**, a Private Limited Company registered under the Companies act, 1956, having its registered Office at 238A, A.J.C. Bose Road, 2nd Floor, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, Kolkata- 700020, represented by its Director **MR. VIJAY MOHAN JALAN (PAN-ACUPJ0452F)** son of Kishan Chand Jalan residing at 322 G.T. Road, P.O- Belur, P.S- Bally, Howrah-711202 and
- 4) **NEO SEAMLESS TUBES LIMITED (AACCN4345E)**, a Private Limited Company registered under the Companies act, 1956, having its registered Office at 236B, A.J.C. Bose Road, 2nd Floor, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, Kolkata- 700020, represented by its



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Additional District Sub-Registrar,
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Director **MRS. ASHA JALAN (PAN- ACSPJ6997M)** daughter of Sirgopal Chowdhury residing at 9 Lovelock Place, 2nd Floor, P.O. & P.S.- Ballygunge, Kolkata-700019, hereinafter referred to as **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor in office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**

WHEREAS:

- A. One Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar as absolute joint owners by a Bengali Deed of Sale dated 23rd October 1959 and registered in the Office of the District Registrar 24 Parganas, at Alipore and recorded in Book No. I, Vol. No. 55, Pages 142 to 149, Being No. 3111 for the Year 1959, said Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar sold transferred conveyed to one Mahendra Nath Naskar, since deceased, All That their landed properties lying and situated in Mouza Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Pargana Khaspur, under Police Station Sonarpur, in the District 24 Parganas now South 24 -Parganas under the limit of Kamrabad Gram Panchayet, measuring an area 124 Decimal comprising Dag No. 588 under Khatian No. sabek 76 hal 95 and measuring an area 61 sataks comprising Dag No. 591 under Sabek Khatian No. 77 hal 96 and an area measuring 65 Decimals comprising in Dag No. 587 under Sabek Khatian No. 204 hal 221 morefully described in the Schedule therein for the consideration mentioned therein.
- B. Said Mahendra Nath Naskar while in absolute possession and occupation over the said Landed properties by a Bengali Deed of Gift



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Additional District Sub-Registrar,
Garia South 24 Parganas

03 NOV 2017

dated 14th July 1967 gifted All That his right interest in the said 'Landed properties and other properties' absolutely and forever in favour of one Shanti Charan Naskar and Sunil Kumar Naskar and the same was registered in the Office of the District Registrar, Alipore, 24- Parganas and duly recorded in Book No. 1, Vol. No.90, Pages 255 to 259, Being No. 3716.

- C. Said Shanti Charan Naskar and Sunil Kumar Naskar duly mutated their respective names in the respective records of Land Revenue and their names duly published in the records of Land Revenue department in respective Khatians.
- D. While in absolute possession and occupation said Shanti Charan Naskar and Sunil Kumar Naskar by three deed Deed of Conveyances dated 25th July 2008 being Nos. 7834, 7841 and 7843 for the Year 2008 respectively sold transferred conveyed All That their demarcated share or portions measuring 124 decimals out of total 124 decimals in Dag no. 588 L.R. dag No. 568, All That share or portion measuring 31.5 Decimals out of 52 decimals in dag No. 591 L.R. Dag No. 571 and All that their share or portions measuring 18.51 decimals out of total 65 Decimals respectively to one Tulsi Abasan Private Limited, Narayan Niketan Private Limited and Jai Matadi Plaza Private Limited and the same was registered in the Office of the ADSR, Sonarpore, South 24 parganas.
- E. While in absolute possession said Shanti Charan Naskar by a Deed of Sale dated 25th July 2008 sold transferred conveyed all her landed properties described in the First schedule hereunder written unto and in favour of Vendor No. 2 herein, the Purchaser therein, All That his undivided share or interest in L.R. Dag Nos. 567 & 591 absolutely and forever and the same was registered in the Office of ADSR Sonarpur, and recorded in Book No. I, CD Vol. No. 21, Page from 4483 to 4496, Being No. 07844 for the Year 2008.



Additional District Sub-Registrar,
Garia South 24 Parganas

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- F. The Vendors herein thus became joint owners of the remaining portions of **ALL THAT** Land recorded as Shali measuring more or less 46.5 (recorded in L.R. parcha as 46 Decimals) Decimals comprising R.S. Dag No. 587 L.R. Dag No. 567 and All That Land recorded as Shali Land measuring more or less 20.50 Decimals (recorded in L.R. parcha as 21 decimals) comprising in R.S. Dag No. 591 L.R. Dag No. 571, lying and situated at Mouza Gangajoara, J.L. No. 18, under L.R. Khatian Nos. 380 & 418, ADSR Office at Sonarpur, P.O. and P.S. Sonarpur in the District of South 24-Parganas more particularly mentioned in the First Schedule hereunder written and hereinafter referred to as 'Landed properties'.
- G. The Vendors herein agreed to sell transfer convey **All That** the delineated and demarcated landed properties measuring 49.65 Decimals more or less morefully and more particularly mentioned in the Second Schedule hereunder written out of their Landed properties mentioned in the First Schedule hereunder written, fully and absolutely free from all encumbrances and the Purchasers hereby agreed to purchase the same at a total consideration **Rs. 90,00,000/- (Rupees Ninety lakh)** only.

AT OR BEFORE THE EXECUTION OF THIS INDENTURE THE VENDORS and CONFIRMING PARTY HAVE ASSURED AND REPRESENTED TO THE PURCHASERS AS FOLLOWS:

- a) THAT the Vendors are seized and possessed of and/or otherwise well and sufficiently entitled to Schedule property jointly undividedly morefully and particularly described in the **Schedules** hereunder written free from all encumbrances and liabilities whatsoever.
- b) THAT the landed area of the Vendors is not under the land ceiling or no excess vacant land comprised in the said landed property within the meaning of the West Bengal Land Reforms Act 1955.



[Signature]
Additional District Sub-Registrar,
Garia South 24 Parganas

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- c) THAT no part or portion of the said premises is subject to any notice of Acquisition or Requisition or nor vested by the Government of West Bengal.
- d) That the said 'Landed properties' hereto is in "khas" peaceful vacant possession of the Vendors and no one else has any right of possession in any manner whatsoever;
- e) That the said 'Landed properties' hereto is free from all encumbrances charges mortgages tenancies leases liens lispendens attachments debutters trusts uses claims demands acquisition requisition alignment and liabilities whatsoever or howsoever;
- f) That there is no suit or litigation or proceeding filed by or pending against the Vendors or their predecessors-in-title in any court of law concerning the said the properties hereto.
- g) That prior to sale to the Purchasers, the Vendors have never entered into any agreement for sale, mortgage, lease or otherwise transfer of their right title or interest in the said 'Landed properties' hereto with any person or persons nor has otherwise dealt with the same;
- h) That the said 'Landed properties' hereto are not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or its predecessors-in-title for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- i) That no declaration has been made or published for acquisition or requisition of the said 'Landed properties' hereto or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said 'Landed properties' hereto or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.



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Additional District Sub-Registrar,
Garia South 24 Parganas

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- j). That the said 'Landed properties' hereto never ever vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- k) The site plan is prepared by the Vendors through their surveyor and the area is hereby offered is full and final. And dispute regarding title, measurement of area if arise in future the vendors and their successors will solve the same keeping the purchasers indemnified from all sorts of encumbrances.
- l) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the purchasers have agreed to purchase and acquire the entirety of the said 'Landed properties' described in the Second Schedule hereunder written, free from all encumbrances and charges for the consideration and subject to the terms and conditions herein after appearing.

NOW THIS INDENTURE WITNESS THAT in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of **Rs. 90,00,000/- (Rupees Ninety lakh)** only of good and lawful money of the union of India well and truly paid by the PURCHASERS to the VENDORS (particulars of such payment are mentioned in the memo of consideration given hereunder) at or before the execution hereof (the receipt whereof the VENDORS do hereby and also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the said purchaser the said land described in the Second Schedule hereunder written) the vendors do hereby absolutely and indefeasibly sell, grant, transfer, convey, assign unto the purchaser All That their share or interest equivalent to 49.65 Decimals morefully and more particularly described in the Second **Schedule** hereunder written and delineated in the map annexed herewith and marked with red **OR HOWSOEVER OTHERWISE** the said 'Landed properties' now is at any time hereto before were or was situated butted and bounded called, known numbered described or distinguished together with all rights, benefits or



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Additional District Sub-Registrar,
Garia South 24 Parganas

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ancient or other rights, liberties whatsoever including all sorts of Easement rights that is existing and will be installed affixed belonging or any way appertaining to or with same of any part thereof now are or at any time hereto were held, used, occupied or enjoyed therewith or reputed to belong or demand taken or known as per and parcel or numbered thereof or appurtenant thereto, with their and every of their appurtenances and the reversion and reversions, remainder and remainders, and the rents issues and profits of and from the said landed properties hereby granted, sold, transferred conveyed, assigned and assured or intended so to be and every part thereof.

AND ALL the estate, Right, Title, Interest, claim and demand whatsoever of the vendor unto or upon the said land as described in Second Schedule given hereunder and delineated in the plan annexed herewith and every part thereof, hereby sold, granted, transferred, conveyed, assigned and assured or expressed so or intended to be and every part thereof unto and to the use of the purchasers absolutely and forever with easement and other rights, **TO HAVE AND TO HOLD** the said land with structure hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **PURCHASERS** absolute and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or condition, use trust or other things whatsoever to alter defeat encumber or make void the same AND the **Vendors** doth hereby covenant with the purchasers that notwithstanding any act deed matter assurance or thing whatsoever by the **vendors** made. done, executed, occasioned or suffered to the contrary the **vendors** are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said Landed Properties hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **PURCHASERS** for the perfect and indefeasible estate of inheritance in the fee simple in possession without any manner or hindrance, lawful, eviction, interruption, claim or demand whatsoever from or by the **vendor** or any person or persons lawfully or equitably claiming or to claim from, under or in trust for the vendor and that free and clear and freely and clearly and



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Additional District Sub-Registrar,
Garia South 24 Parganas

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absolutely acquired exonerated or discharged or otherwise by the **vendors** well and sufficiently save, defend, kept harmless and indemnified of from and against all the manner of former or other estate encumbrance claim, demands, charges, liens, lispendens, debts, and attachments whatsoever, had made done executed occasioned or suffered by the **vendors** or any person claiming from, through, under, or in trust for the **vendors** into and upon the said land hereby granted, sold, transferred, conveyed assigned and assured or expressed or intended so to be unto and the use of the **purchasers** for a perfect and indefeasible estate of inheritance without any manner or conditions, use, trust or other things whatsoever to alter, defeat, encumber, or make void and the same and that **notwithstanding** any such act deed matter or thing whatsoever as aforesaid the **vendors** have good right, full power and absolute authority to grant, sale, transfer convey, assign and assure by these present the said land hereby grant, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchasers in manner aforesaid **AND** that the **PURCHASERS** is hereby accept the peaceful possession of the vendors over the Schedule landed property shall and may from time to time and at all times hereafter peacefully and quietly possess and enjoy the said landed properties hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid in the absolute owner thereof and receive the rents, issue, and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming or to claim for and under or in trust for the vendors that free and clear and freely and clearly and absolutely acquired exonerated discharged as otherwise by the vendors all and sufficiently saved, defended, kept harmless and indemnified, from and against all and all manner of former or otherwise estate right, title lease, mortgage, charges trust, debuttars, attachments, executions, lispendences, claims, demands and encumbrances, whatsoever done occasioned or suffered by the vendors or any person or persons lawfully and equitably claiming or to claim by, form, through, under or in trust for the vendors **AND** further the vendors or their successors in interest from time to



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Additional District Sub-Registrar,
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time and at all times hereafter at the request and costs of the PURCHASERS do and execute all such acts, deeds, matters, assurances, and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said landed properties hereby granted sold transferred conveyed assigned assured and confirmed and every part thereof unto and to the use of the purchasers in the manner aforesaid as shall or may be responsibly required and the purchasers shall be entitled to the electric existing in the said land if any and/ or to take meter in its name at its own costs and also to take telephone, telex, fax, gas connections, etc. separately in the said land AND that the vendors shall render all possible help and co-operation to the purchasers for the purpose of mutation of the purchaser's name in the record settlement and the purchaser shall remain liable to pay all taxes and rents and that the purchaser shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the said land hereby sold and conveyed according to their will.

The Vendors further doth hereby covenants with the Purchasers that the site Plan has been prepared by their surveyor and the delineated portion as shown in the plan is hereby sold absolutely. The Vendors hereby sold transferred their respective entire share or portion of L.R. Dag No. 571 and a portion measuring 28.65 Decimals in L.R. dag No. 567 morefully and more particularly mentioned in the Second Schedule and delineated in the Plan annexed herewith. The Vendors also declare that the sell is absolute and they and or their respective successors will never claim any portion of the solded area for any purposes after this sale.



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Additional District Sub-Registrar,
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THE FIRST SCHEDULE ABOVE REFERRED TO

(TOTAL LAND OF VENDORS)

ALL THAT Land recorded as Shali measuring more or less 46.5 Decimals comprising R.S. Dag No. 587 L.R. Dag No. 567 and All That Land recorded as Shali Land measuring more or less 21 Decimals comprising in R.S. Dag No. 591 L.R. Dag No. 571, lying and situated at Mouza Gangajoara, J.L. No. 18, under L.R. Khatian Nos. 380 & 418, ADSR Office at Sonarpur, P.O. and P.S. Sonarpur under Kamrabad Gram Panchayetin the District of South 24-Parganas.

Butted and Bounded by:

On the **North** : land;

On the **South** : remaining portion of the Vendors;

On the **East** : ROAD;

On the **West** : Land;

THE ABOVE REFERRED TO

(LAND SOLD BY VENDORS TO PURCHASERS)

ALL THAT Land recorded as Shali measuring more or less 28.65 Decimal comprising R.S. Dag No. 587 L.R. Dag No. 567 and All That Land recorded as Shali Land measuring more or less 21 decimal comprising in R.S. Dag No. 591 L.R. Dag No. 571, **AGGREGATING TOTAL AREA OF 49.65 DECIMAL** lying and situated at Mouza Gangajoara, J.L. No. 18, under L.R. Khatian Nos. 380 & 418, ADSR Office at Sonarpur, P.O. and P.S. Sonarpur under Kamrabad Gram Panchayet in the District of South 24-Parganas.

Butted and Bounded by:

On the **North** : Land of dag nos. 572, 574, 575;

On the **South** : Land of dag nos. 571(p), 567(p);

On the **East** : Road and part of Dag No. 572;

On the **West** : Land of dag nos. 576, 566;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



[Handwritten signature]

Additional District Scribe-
Garha South 24 Parganas

03 NOV 2012

IN WITNESS WHEREOF the parties hereto put their respective signature on the date month and year hereinabove written.

SIGNED SEALED & DELIVERED BY

THE VENDORS

In presence of:-

1. Priyashee Naskar
77/2 Ashok Road
Kolkata - 700084

Sunil K. Naskar
A. Naskar.

(ALOKA NASKAR.)
VENDORS

2. Abhinava Nath Mondal
Vill - Gangajore, P.O. - Nayabed,
Sonarpur, 24 Pgs (S), Kot-150

3. Shibu Ghosh.
236 B, A.J.C. Bose Road.
2nd Floor
Kolkata - 700020.

Drafted by:

Swapn Kumar Das
Advocate

Swapn Kumar Das
Advocate

High Court

WB/849/1995

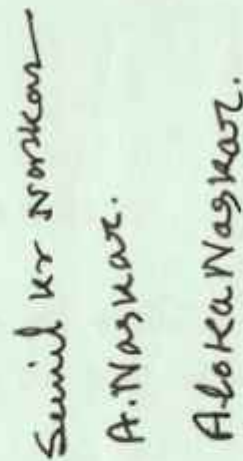


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Additional District Sub-Registrar,
Garia South 24 Parganas

03 NOV 2017

SCALE-1"=40'





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Additional District Sub-Registrar,
Garia South 24 Parganas

10 3 NOV 2012

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of **Rs.90,00,000/- (Rupees Ninety lakh)** only being the total consideration payable under these presents in the manner following:

1. By DD No. **326766** dated **03.11.2017** drawn on **Andhra Bank** Rs. **1125000.00**
2. By DD No. **326767** dated **03.11.2017** drawn on **Andhra Bank** Rs. **1125000.00**
3. By DD No. **326772** dated **03.11.2017** drawn on **Andhra Bank** Rs. **1125000.00**
4. By DD No. **326770** dated **03.11.2017** drawn on **Andhra Bank** Rs. **1125000.00**
5. By DD No. **326765** dated **03.11.2017** drawn on **Andhra Bank** Rs. **1125000.00**
6. By DD No. **326768** dated **03.11.2017** drawn on **Andhra Bank** Rs. **1125000.00**
7. By DD No. **326771** dated **03.11.2017** drawn on **Andhra Bank** Rs. **1125000.00**
8. By DD No. **326769** dated **03.11.2017** drawn on **Andhra Bank** Rs. **1125000.00**

Total

Rs. 90,00,000.00

(Rupees Ninety lakh only)

WITNESSES:

1. Priyasree Naskar
2. Ahindra Nath Mondal
3. Shibu Ghosh.

Sunil Kr Naskar

A. Naskar.

Aloka Naskar

(VENDORS)



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Additional District Sub-Registrar
Garo South 24 Parganas
10 3 NOV 2010

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



Sunil Kr Naskar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sunil Kr Naskar



A. Naskar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature A. Naskar



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

JALAN HI-MECH PVT. LTD

Signature

Sanjay Nayal

Director



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Additional District Sub-Registrar,
Garis South 24 Parganas

03 NOV 2017

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

MAA DURGA ABASAN PVT. LTD.

Signature

Director



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

JALAN NIKETAN PVT. LTD.

Signature

Director



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

NEO SEAMLESS TUBES LTD.

Signature

Director



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Additional District Sub-Registrar,
Garia South 24 Parganas

03 NOV 2017



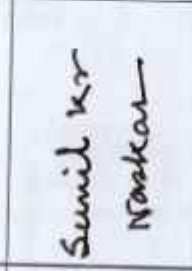
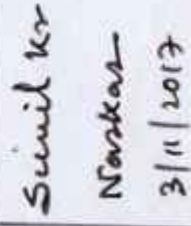
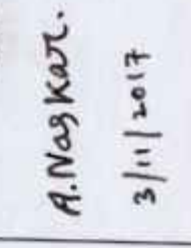
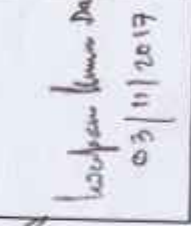
Government of West Bengal

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

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16290001499719/2017

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	Shri Sunil Kumar Naskar 77/2, Ashoka Road., P.O:- Gangulybagan, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Seller			 3/11/2017
2	Smt Alok Naskar 77/2, Ashoka Road., P.O:- Gangulybagan, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Seller			 3/11/2017
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Swapan Kumar Das Son of Late B. B. Das High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Shri Sunil Kumar Naskar, Smt Alok Naskar		 03/11/2017	

(Abhijit Bera)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
GARIA

South 24-Parganas, West
Bengal

Additional District Sub-Registrar,
Garia South 24 Parganas

1. Name of the person 2. Address 3. Date of birth 4. Occupation 5. Signature	6. Name of the person 7. Address 8. Date of birth 9. Occupation 10. Signature	11. Name of the person 12. Address 13. Date of birth 14. Occupation 15. Signature	16. Name of the person 17. Address 18. Date of birth 19. Occupation 20. Signature
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Additional District Sub-Registrar,
Garia South 24 Parganas

03 NOV 2018

1. Name of the person

2. Address

3. Date of birth

4. Occupation

5. Signature

03 NOV 2018

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABKPN6774H



नाम /NAME

SUNIL KUMAR NASKAR

पिता का नाम /FATHER'S NAME

NUTU BEHARI NASKAR

जन्म तिथि /DATE OF BIRTH

08-08-1956

हस्ताक्षर /SIGNATURE

Sunil Kumar Naskar

K. Das

अधीक्षक, व.व. /XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sunil K Naskar



ভারতীয় বৈশিষ্ট্য পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় পরিচয় আইডি/Enrollment No.: 1040/19522/01541

To
সুনীল কুমার নস্কর
SUNIL KUMAR NASKAR
772 ASHOK ROAD
GARIA KOLKATA
Garia - South Twenty Four Parganas
West Bengal 700064

18M0414



MN185804247DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3305 3240 2684

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুনীল কুমার নস্কর
SUNIL KUMAR NASKAR
পিতা : নটু বিহারী নস্কর
Father : Nandu Bihari Naskar
জন্ম বর্ষ / Year of Birth : 1956
লিঙ্গ / Male

3305 3240 2684



আধার - সাধারণ মানুষের অধিকার

Sunil Kr Naskar



GOVERNMENT OF INDIA



AADHAAR

তথ্য।

- Aadhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- Aadhaar সারা দেশে মান্য।
- Aadhaar ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

8585424



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
77/2, অশোক রোড, গারিয়া,
কলকাতা, পশ্চিম ২৪ পরগণা,
বঙ্গদেশ, ৭০০০৮৪

Address:
77/2, ASHOK ROAD,
GARIA, KOLKATA, Garia,
South Twenty Four
Parganas, West Bengal,
700084



Toll Free
1800 121 1212



support@uidai.gov.in



www.uidai.gov.in



PO, Box No. 1942,
Bengaluru-560 091

8585424

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALOKA NASKAR
KARTICK MONDAL
02/01/1963

Permanent Account Number

AKJPN2909E

A. Naskar.

Signature



A. Naskar .

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने का पता सूचित करें/सीआरए :

आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

চালিকাভুক্তির আই ডি/Enrollment No.: 1040/19522/01543

To
অশোক নস্কর
ALOKA NASKAR
77/2 ASHOK ROAD
GARIA KOLKATA
South Twenty Four Parganas
West Bengal 700084

1240590



MN124057807DF



আপনার আদার সংখ্যা/Your Aadhaar No. :

7138 2905 9449

আদার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



আলোক নস্কর
ALOKA NASKAR
পিতা : কর্তিক মন্ডল
Father : Kartick Mondal
জন্ম বর্ষ : Year of Birth : 1963
মহিলা / Female

7138 2905 9449



আদার - সাধারণ মানুষের অধিকার

A. Naskar.



তথ্য

- আদার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আদার সত্য্য বেশে মন্য।
- আদার ভবিষ্যতে সরকারী ও বেসরকারী পরিচয় প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

02405780



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
77/2, আশোক রোড, গড়িয়া,
কলকাতা, দক্ষিণ 24 পরগণা,
পশ্চিমবঙ্গ, 700084

Address:
77/2, ASHOK ROAD,
GARIA, KOLKATA, South
Twenty Four Parganas, West
Bengal, 700084



1447
1800 180 3947



help@uidai.gov.in



www.uidai.gov.in



PO, Ashok Road,
Bengaluru 700 084

স্বাক্ষরিত



In case the cardholder is not a member of the
Income Tax PAN Survey Panel, the cardholder
must fill in the following details: (1) Name of the
Plot No. & Section, (2) City/Town/Village,
Name of the Ward, (3) PIN Code.



आधार

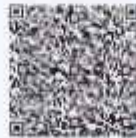
ভারত সরকার
Unique Identification Authority of India
Government of India

ভরসাকার্য নম্বর/ Enrolment No.: 1213/30011/01099

To
প্রতিক জালান
Pratik Jallan
৯
LOVE LOCK PLACE
Ballygunge S.O
Kolkata West Bengal - 700019
9836785555

Download Date: 30/09/2017 Generation Date: 30/09/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2770 0806 1311

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



প্রতিক জালান
Pratik Jallan
জন্মতারিখ/DOB: 15/07/1987
লিঙ্গ/ GENDER: MALE

2770 0806 1311

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

Address:
9, LOVE LOCK PLACE, Ballygunge
S.O, Kolkata,
West Bengal - 700019

ঠিকানা:
৯, লভ লক প্লেস, বালিগুঞ্জ,
কলকাতা - ৭০০০১৯

2770 0806 1311

আধার

Pratik Jallan

30/09/2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAA DURGA ABASAN PRIVATE
LIMITED



19/09/2007

Permanent Account Number

AAFCM6137L

07072308

इस कार्ड के खोने / चाले पर कृपया सूचित करें / अधिकांश
आयकर पैन सेवा इकाई, एन एस डी टॉवर,
पहली मंजिल, टाइम्स टॉवर, कामला मिल कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDI
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2493 0664,
e-mail: tininfo@nsdi.co.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABRPT2830R

नाम / NAME
SANJIV KUMAR TAYAL

पिता का नाम / FATHER'S NAME
VED PRAKASH TAYAL

जन्म तिथि / DATE OF BIRTH
05-04-1957

पंजीकृत हस्ताक्षर / SIGNATURE

आयकर अधिकारी, व. व. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के लो / मिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पट्टाई एवं तकनीकी),
पी-7,
भोरांगी स्क्वायर,
कलकत्ता - 700 065.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 065.

आयकर विभाग
INCOME TAX DEPARTMENT
JALAN HI MECH PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



21/04/1994

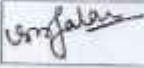
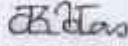
Permanent Account Number
AAACJ6553G

290720718

इस कार्ड के बिना, आपका आयकर रिटर्न नहीं, लेकिन
आयकर रिटर्न के बिना, एन एस डी
5 में भविष्य में की जायेगी प्रतिमा 845, करीब 500 रु.
नोटिस कराने, दोपहर 12 बजे के बाद
दुपरे - 4:30 PM

*If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDI,
5th floor, Market Square,
Plot No. 141, Survey No. 591/5,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 015.*

Tel: 91-20-2731 8000 Fax: 91-20-2731 8001
e-mail: info@nsdi.co.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
ACUPJ0452F		
	नाम /NAME	VIJAY MOHAN JALAN
	पिता का नाम /FATHER'S NAME	KISHAN CHAND JALAN
	जन्म तिथि /DATE OF BIRTH	21-11-1976
	हस्ताक्षर /SIGNATURE	
		 आयकर आयुक्त, प.न.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर नुस्खा जारी करने वाले अधिकारी को सूचित / सूचना कर दें
 संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी),
 पी-7,
 चौरंगी बस्पापड़ा,
 कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,

AABCJ1715B

[illegible]



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ডালিকাভুক্তির নম্বর/ Enrolment No.: 1213/30011/01400

To

আশা জালান
Asha Jalan

9

LOVE LOCK PLACE

Ballygunge S.O

Kolkata West Bengal - 700019

9836077755

Download Date: 01/05/2017 Generation Date: 19/07/2017

Signature Not Verified
DATA PROCESSING
AUTHORITY NOT IN
USE SINCE 17/08/17



আপনার আধার সংখ্যা / Your Aadhaar No. :

4895 1069 7335

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



আশা জালান
Asha Jalan

জন্মতারিখ/DOB: 10/01/1961

লিঙ্গ/ FEMALE

4895 1069 7335

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:

9, LOVE LOCK PLACE, Ballygunge
S.O, Kolkata,
West Bengal - 700019

ঠিকানা:

৯, লভ লক প্লেস, বালিগুঞ্জ,
পশ্চিমবঙ্গ - 700019

4895 1069 7335



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UIDAI

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACSPJ6997M



नाम /NAME

ASHA JALAN

पिता का नाम /FATHER'S NAME

SIRGOPAL CHOUDHURY

जन्म तिथि /DATE OF BIRTH

10-01-1962

हस्ताक्षर /SIGNATURE

Asha Jalan

CB Mas

आयकर अधिकारी, पत्र-XX

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी (पट्टाई एवं तकनीकी),
फै-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

F-7,

Choraghee Square,

Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEO SEAMLESS TUBES LIMITED



05/01/2007

Permanent Account Number

AACCN4345E

06012010

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, साफायर चेंबर,
बानेर टेलिफोन एक्सचेंज केमजटीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

NEW

Major Information of the Deed

Deed No :	I-1629-04213/2017	Date of Registration	06/11/2017
Query No / Year	1629-0001499719/2017	Office where deed is registered	
Query Date	02/11/2017 2:26:59 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Swapan Kumar Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830670555, 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. 90,00,000/-	Rs. 90,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,40,120/- (Article:23)	Rs. 90,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KAMRABAD, Mouza: Gangajoyara

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-567	LR-380	Bastu	Shali	28.65 Dec	52,00,000/-	52,00,000/-	Width of Approach Road: 16 Ft.,
L2	LR-571	LR-418	Bastu	Shali	21 Dec	38,00,000/-	38,00,000/-	Width of Approach Road: 16 Ft.,
		TOTAL :			49.65Dec	90,00,000 /-	90,00,000 /-	
	Grand Total :				49.65Dec	90,00,000 /-	90,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Sunil Kumar Naskar (Presentant) Son of Late Nutu Behari Naskar 77/2, Ashoka Road., P.O:- Gangulybagan, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ABKPN6774H, Status :Individual, Executed by: Self, Date of Execution: 03/11/2017 , Admitted by: Self, Date of Admission: 03/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/11/2017 , Admitted by: Self, Date of Admission: 03/11/2017 ,Place : Pvt. Residence
2	Smt Aloka Naskar Wife of Shri Sunil Kumar Naskar 77/2, Ashoka Road., P.O:- Gangulybagan, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKJPN2909E, Status :Individual, Executed by: Self, Date of Execution: 03/11/2017 , Admitted by: Self, Date of Admission: 03/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/11/2017 , Admitted by: Self, Date of Admission: 03/11/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjiv Kumar Tayal Son of Ved Prakash Tayal 3/1 A, Abhoy Guha Road., P.O:- Lilua, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABRPT2830R, Status :Individual, Status : Not Executed

	Mr Pratiik Jallan Son of Brij Mohan Jalan 9, Lovelock Place, Floor - 2nd, P.O:- Ballygunge, P.S:- Bullygunge, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGYPJ5046R, Status :Individual, Status : Not Executed
3	Mr Vijay Mohan Jalan Son of Kishan Chand Jalan 322, G. T. Road., P.O:- Belur, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACUPJ0452F, Status :Individual, Status : Not Executed
4	Mrs Asha Jalan Daughter of Srigopal Chowdhury 9, Lovelock Place, Floor - 2nd, P.O:- Ballygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACSPJ6997M, Status :Individual, Status : Not Executed

Identifier Details :

Name & address	
Mr Swapan Kumar Das Son of Late B. B. Das High Court, Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri Sunil Kumar Naskar, Smt Alok Naskar	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sunil Kumar Naskar	Mr Sanjiv Kumar Tayal-3.58125 Dec,Mr Pratiik Jallan-3.58125 Dec,Mr Vijay Mohan Jalan-3.58125 Dec,Mrs Asha Jalan-3.58125 Dec
2	Smt Alok Naskar	Mr Sanjiv Kumar Tayal-3.58125 Dec,Mr Pratiik Jallan-3.58125 Dec,Mr Vijay Mohan Jalan-3.58125 Dec,Mrs Asha Jalan-3.58125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Sunil Kumar Naskar	Mr Sanjiv Kumar Tayal-2.625 Dec,Mr Pratiik Jallan-2.625 Dec,Mr Vijay Mohan Jalan-2.625 Dec,Mrs Asha Jalan-2.625 Dec
2	Smt Alok Naskar	Mr Sanjiv Kumar Tayal-2.625 Dec,Mr Pratiik Jallan-2.625 Dec,Mr Vijay Mohan Jalan-2.625 Dec,Mrs Asha Jalan-2.625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KAMRABAD, Mouza: Gangajoyara

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 567(Corresponding RS Plot No:- 567), LR Khatian No:- 380	Owner:শান্তি চরন নস্কর, Gurdian:ভোলানাথ, Address:বাগেশ্বর, Classification:শালি, Area:0.24000000 Acre,

1.2	LR Plot No:- 571(Corresponding RS Plot No:- 571), LR Khatian No:- 418	Owner:সুনীল কুমার নস্কর, Gurdian:নুট বিহারী নস্কর, Address:বাদেমশড়, Classification:শালি, Area:0.11000000 Acre,
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Endorsement For Deed Number : I - 162904213 / 2017

On 03-11-2017

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

Presented for registration at 23:30 hrs on 03-11-2017, at the Private residence by Shri Sunil Kumar Naskar, one of the Executants.

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 90,00,000/-

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

Execution is admitted on 03/11/2017 by 1. Shri Sunil Kumar Naskar, Son of Late Nutu Behari Naskar, 77/2, Ashoka Road., P.O: Gangulybagan, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Smt Aloka Naskar, Wife of Shri Sunil Kumar Naskar, 77/2, Ashoka Road., P.O: Gangulybagan, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Swapan Kumar Das, , Son of Late B. B. Das, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Abhijit Bera

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

On 06-11-2017

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 90,014/- (A(1) = Rs 90,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2017 2:21PM with Govt. Ref. No: 192017180103593051 on 06-11-2017, Amount Rs: 90,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1327629888 on 06-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5,40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46147, Amount: Rs.100/-, Date of Purchase: 29/08/2017, Vendor name: P S Chowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2017 2:21PM with Govt. Ref. No: 192017180103593051 on 06-11-2017, Amount Rs: 5,40,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1327629888 on 06-11-2017, Head of Account 0030-02-103-003-02



Abhijit Bera

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1629-2017, Page from 109366 to 109401
being No 162904213 for the year 2017.



Digitally signed by ABHIJIT BERA
Date: 2017.11.07 16:42:51 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 07-Nov-17 4:40:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)

S-7659

E 2814/88



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 029098

7 AUG 2008
25/7/08

THIS INDENTURE OF CONVEYANCE made this the 25th day of ^{July} ~~September~~, 2008, BETWEEN

1) SRI SUNIL KUMAR NASKAR Son of Nut Behari Naskar alias Nutu Behari Naskar 2) SRI SHANTI CHARAN NASKAR Son of Bholu Nath Naskar both residing at 77/2 Ashoka Road, P.S. Jadavpur, Kolkata-700084, hereinafter called and 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 to include their respective legal heirs, executors, administrators, representatives, successors and assigns) of the ONE PART

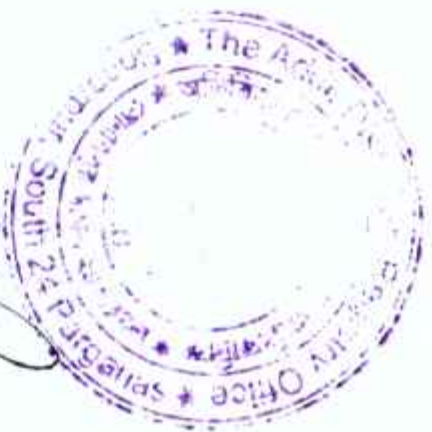
Santi Charan Naskar

Sunil Kumar Naskar

25/7/08

Sl. No. 5480 DATE 23 JUL 2008

NAME Sagarin Dr. Rao Akhadi High Coll
1001. Chikmagalur



Adm. Off. Chikmagalur
Sangare, South 2 Pigs

25 JUL 2008

Handwritten signature in green ink, possibly "Sagarin", with a stamp that reads "OFFICE OF THE REGISTRAR, SOUTH 2 PIGS".

Amor Kumar Muralidhar
S/o - Karlick Ch. Muralidhar
Vill - Gengaj Sora
P.S - Sangare
Dist - 24 Pigs (S)
Business

AND TULSI ABASAN PRIVATE LIMITED, a Private Limited Company, registered under Companies Act, 1956, having its registered office at 122, J.N. Mukherjee Road, Ghusrri, Howrah and City office at 301, Mukti Chambers, 4, Clive Row, Kolkata - 700 001, represented by its Director BRIJ MOHON JALAN, son of late Satyanarayan Jalan, hereinafter called and 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 to include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS

One Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar were the absolute owner of the landed property morefully described in the Schedule here under written.

AND WHEREAS by a Bengali indenture of sale dated 23rd October 1959 between One Mahendra Nath Naskar the Purchaser therein of the One Part and said Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar, the Vendors therein, of the other part and registered in the Office of the District Registrar, 24 Parganas at Alipore and recorded in Book No. I Vol. No. 55 pages 142 to 149 Being No.3111 for the Year 1959, said Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar sold transferred conveyed ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated in Dog No. 588, Khation No. 76, hal 95 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 61 satak lying and situated in Dog No. 591, Khation No. 77, hal 96 ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated in Dog No. 587, Khation No. 204, hal 221 all under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khusrpur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Schedule thereto.

AND WHEREAS said Mahendra Nath Naskar, by virtue of that said deed of sale became the absolute owner of sixteen annas of the said LAND.

AND WHEREAS while in absolute possession of the aforesaid land by an indenture of Gift dated 14th July 1967 between the said Mahendra Nath Naskar, The Donor therein and the Donees therein, the Vendors herein, and registered in the Office of the District Sub-Registrar-IV, Alipore and recorded in Book No.1, Vol. No. 90, pages 255 to 259, being No. 3716 for the year 1967, gifted, transferred, conveyed ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated in Dog No. 588, Khation No. 76, hal 95 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 61 satak lying and



Adult Inset: Sub-Register
South 24 Pgs

28 JUL 2008

situated in Dag No. 591, Khatian No. 77, hal 96 ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated in Dag No. 587, Khatian No. 204, hal 221 all under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Schedule thereto alongwith other landed properties.

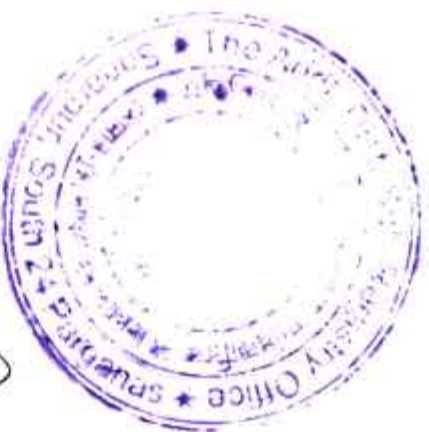
AND WHEREAS by virtue of the aforesaid deed of gift the Vendors herein became absolute owners and mutated their names in the record of Settlement and their names have been published in the L.R. Records of rights.

AND WHEREAS it appears from the record that the land in Dag No. 591 L.R. Dag No.571 the landed property mentioned as 52 Satak instead of 61 satak, the remaining portion acquired for the Road. And as such the vendors are absolute owner of the 52 sataks comprising in Dag No.591, L.R. Dag No.571 under said Ganga Joara Mouza.

AND WHEREAS the Vendors herein thus became joint owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to and have been using and enjoying after paying rents, issues, taxes, rates and revenues of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No.571 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the First Schedule hereunder written and delineated in the plan annexed hereto marked with Green Border.

AND WHEREAS the Vendors agreed to sell and the Purchaser on representation of the Vendors being satisfied agreed to Purchase as such the Vendors agreed with the Purchaser for sale of ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No.571 and 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 18.5 satak out of 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 admeasuring 1/3rd share of total 1/4 sataks under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and

Smit Br Nandan
Santicharan Nandan



Ald. Don. Sch. Registrar
Sorcerer, S. with 24 Pgs

25 JUL 2008

418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruiipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Second Schedule hereunder written and delineated in the map annexed herewith and marked with Red as an estate in free simple or in estate equivalent thereto free from all encumbrances at and for a total consideration of Rs.23,000,00/- (Rupees twenty three lakh) only as stated in details in memo of consideration given hereunder.

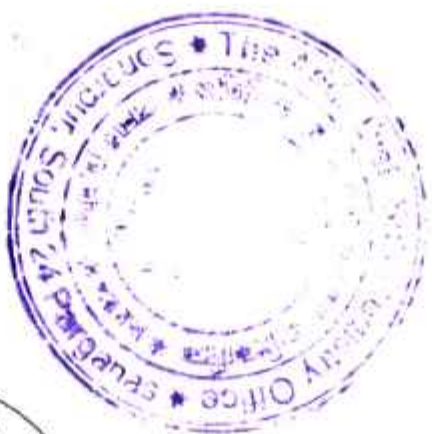
AT OR BEFORE THE EXECUTION OF THIS INDENTURE THE VENDORS HAVE ASSURED AND REPRESENTED TO THE PURCHASER AS FOLLOWS:

- i) THAT the Vendors are absolute owner of the entirety of the said landed property described in the Schedule hereunder written.
- ii) THAT excepting for the Vendors no other person has any right title interest claim or demand over and in respect of the said landed property or any part or portion thereof and that the Vendors have a marketable title in respect thereof.
- iii) THAT the landed area of the Vendors are not under the land Ceiling or no excess vacant land comprised in the said landed property within the meaning of the West Bengal Land Reforms Act 1955.

- iv) THAT no part or portion of the said Premises is subject to any notice of Acquisition or Requisition or nor vested by the Government of West Bengal.

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the entirety of the said landed property described in the Second Schedule hereunder written, free of all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESS THAT in the premises aforesaid and in pursuance of the said agreement and in consideration of a sum of Rs.23, 000,00/- (Rupees twenty three lakh) only of good and lawful money of the Union of India well and truly paid by the PURCHASER to the VENDORS (Particulars of such payment are mentioned in the Memo of Consideration given hereunder) at or before the Execution hereof (the receipt whereof the VENDORS do hereby and also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the said Purchaser the said land described in the Second Schedule hereunder written) the Vendor do hereby absolutely and indefeasibly Sell, Grant, Transfer, Convey, Assign and Assure unto the Purchaser ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag



Adl. & St. Sec. Registrar
Sonderpost, South 24 Pgs

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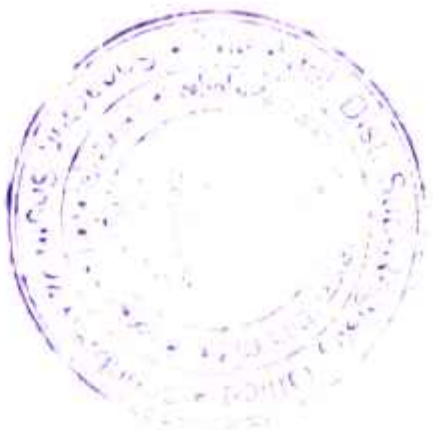
No.571 and **ALL THAT** 1/3rd share of **ALL THAT PIECE AND PARCEL OF LANDED** property measuring 18.5 satak out of 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 admeasuring 1/3rd share of 174 sataks under Khation No. 76, 77, 204, R.S. Khation No. 95,96, 221 and L.R. Khation No.380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Barupur, presently at Sonarpur in the District of 24 Parganas now under 24 Parganas (South), more fully described in the Second Schedule hereunder written and delineated in the map annexed herewith and marked with Red **OR HOWSOEVER OTHERWISE** the Said Land now is or at any time hereto before were or was situated, butted and bounded, called, known, numbered, described or distinguished together with all erection, fixtures and fittings, sewers, drains, ways, paths, passages, light, rights, benefits or ancient or other rights, liberties whatsoever that is existing and will be installed affixed belonging or in any way appertaining to or with same or any part thereof now are or at any time hereto were held, used, occupied or enjoyed therewith or reputed to belong or demand taken or known as per and parcel or numbered thereof or appurtenant thereto, with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents issues and profits of and from the Said Space hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof.

AND ALL the Estate, Right, Title, Interest, Claim and Demands whatsoever of the Vendors unto or upon the Said land as described in Schedule given hereunder and delineated in the plan; annexed herewith and every part thereof, hereby sold, granted, transferred, conveyed, assigned and assured or expressed so or intended to be and every part thereof unto and to the use of the Purchaser absolutely and forever with easements and other rights, **TO HAVE AND TO HOLD** the Said Land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **PURCHASER** absolute and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or condition, use, trust or other thing whatsoever to alter defeat encumber or make void the same **AND the Vendors** doth hereby covenant with the Purchaser that notwithstanding any act deed matter assurance or thing whatsoever by the **Vendors** made, done, executed, occasioned or suffered to the contrary the **Vendors** is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said flat hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect and indefeasible estate of inheritance in the fee simple in possession without any manner or hindrance, lawful eviction, interruption, claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully or equitably claiming or to claim from, under or in trust for the **Vendors** and that free and clear and freely and absolutely acquired exonerated or discharged or otherwise by the **Vendors** well and sufficiently save, defendant, kept harmless and indemnified



Add: Bus Sub-Registrar
Sonarport, South 74 Fgs
5 JUL 2008

of from and against all the manner of former or other estate encumbrance claim, demands, charges, liens, lispendens debts and attachments whatsoever, had made done executed occasioned or suffered by the **Vendors** or any person claiming from, through, under or in trust for the **Vendors** into and upon the Said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and the use of the **Purchaser** for a perfect and indefeasible estate of inheritance without any manner or conditions, use, trust or other thing whatsoever to alter, defeat, encumber or make void and the same and that **NOTWITHSTANDING** any such act deed matter or thing whatsoever as aforesaid the **Vendors** have good right, full power and absolute authority to grant, sale, transfer, convey, assign and assure by these present the Said Land hereby grant, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **Purchaser** in manner aforesaid **AND** that the **PURCHASER** shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said self-contained Space hereby granted, sold, transferred, conveyed, assigned and assured or expressed, or intended so to be unto and to the use of the **Purchaser** in manner aforesaid as an absolute owner thereof and receive the rents, issue and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Vendor** or any person or persons lawfully or equitably claiming or to claim for and under or in trust for the **Vendor** **AND** further the **Vendor** from clearly and absolutely acquired exonerated discharged as otherwise by the **Vendor** all and sufficiently saved, defended, kept harmless and indemnified from and against all and all manner of former or otherwise estate right, title lease, mortgage, charges, trust, debentures, attachments, executions, lispendences, claims, demands and encumbrances whatsoever done occasioned or suffered by the **Vendor** or any person or persons lawfully or equitably claiming or to claim by, form, through, under or in trust for the **Vendor** **AND** further the **Vendor** from time to time and at all times hereafter at the request and costs of the **PURCHASER** do and execute all such acts, deeds, matters, assurances, and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said Land hereby granted sold transferred conveyed assigned assured and confirmed 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 **Purchaser** shall be entitled to the electric existing in the said Land and/or to take new meter in his/her name at his/her own costs and also to take telephone, telex, fax, gas connections, etc. separately in the said land **AND** that the **Vendor** shall render all possible help and co-operation to the **Purchaser** for the purpose of mutation of the **Purchaser's** name in the records Settlement and the **Purchaser** shall remain liable to pay all taxes, rents and that the **Purchaser** shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the Said Land hereby sold and conveyed according to his/her/its will.



১৯ জুলাই ২০০৮
Addl. Dist. Registrar
Sonarpore, Sonarpore 24 Pgs.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No. 571 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South).

This is demarcated and delineated by the GREEN border on the plan/map annexed hereto and butted and bounded by:

ON THE NORTH: land of Dag Nos. 572, 574, 575
ON THE SOUTH: land of Dag Nos. 550, 553, 554, 570
ON THE EAST : land of Dag No.564, 566 & 575
ON THE WEST : land of Dag No. 570 and Main Road

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring ^{*equivalent to 41.33 Sataks*} 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring ^{*equivalent to 10.5 Sataks*} 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No. 571 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring ^{*equivalent to 6.17 Sataks*} 18.5 satak out of 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 ^{*equivalent to 58 Sataks*} admeasuring 1/3rd share of 174 sataks more or less under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South).
This is demarcated and delineated by the GREEN border on the plan/map annexed hereto and butted and bounded by:

Sunil Chandra
Sunil Chandra

ON THE NORTH: portion of Dag No.571 & 567
ON THE SOUTH: land of Dag Nos. 550, 553, 554, 570
ON THE EAST : portion of R.S. Dag No. 554, 564, 566
ON THE WEST : Main Road, land of R.S. Dag No.570

Nalin of land : Sata



Addl. Dist. Magistrate
Sonarpur, South 24 Pgs.

5 JUL 2008

IN WITNESS WHEREOF the Parties hereto put their respective signature on the date
month and year hereinabove written.

SIGNED SEALED & DELIVERED BY

THE VENDOR

In presence of :-

1. Anwar kumar mondal
S/o - Sai Kailash B. Mondal
with - Ganga Jyoti,
P.O. - Nayabard
Dist - 24 P.S. - CS)

Builder work
Santoshan Mukherjee
VENDORS

2. Barish Lal Chaudhary
S/o late Suresh Chaudhary
H/39/3 Rajpiper, Tebanyan,
Kolkata - 32.

SIGNED SEALED & DELIVERED BY

THE PURCHASER

In presence of :-

1. Anwar kumar mondal

Project Director
Bijay Mohan Jena
Project Director

PURCHASER

2. Barish Lal Chaudhary

Drafted by:

Anwar kumar mondal
Sivapam Kumar Das

Advocate

M. S 849/1995



Add: Lisa, Nick & Krista
Seaside, Oregon 24 Pgs
25 JUL 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the within mentioned total sum of Rs. 23,00,000/- (Rupees twenty three lakh) only as per memo given hereunder.

By DD 705941 dated 24th 7th 2008 drawn on Vijaya Bank
In favour of Sunil Kumar Naskar

Rs. 11,50,000.00

By DD 705942 dated 24th 7th 2008 drawn on Vijaya Bank
In favour of Shanti Charan Naskar

Rs. 11,50,000.00

=====

Rs. 23,00,000.00

Rupees twenty three lakh Only.

Witness :

1. Arjun Kumar Mendel

Sunil K. Naskar

Santosh Charan Naskar
VENDOR

2. Bhanu Lal Chaudhary



Add. Tref. Sub-registrat
Sonderpost 24 Ogs

25 JUL 2008

SPECIMEN FORM FOR TEN FINGER PRINTS



Santu Chandra Nasaka

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



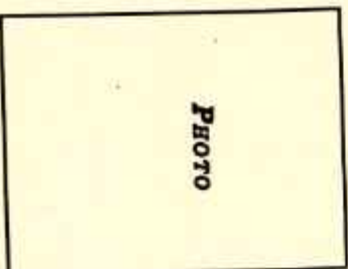
Sunil K. Vaskar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Bij Mohan Jalam

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Addl. Dist. Sub-Register
Sordani, South 24 Pgs

25 JUL 2008

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07659 / 2008, Deed No. (Book - I , 07834/2008)

1. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Sunil Kumar Naskar			Sunil Kr Naskar

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
--------	---------------------------	--------	-------	--------------	-----------

1 Sunil Kumar Naskar
Address - 77/2 Ashoka Rd.
Kolkata

Self



25/07/2008



LTI

25/07/2008

Sunil Kr Naskar

2 Shanti Charan Naskar
Address - 77/2 Ashoka Rd.
Kolkata

Self



25/07/2008



LTI

25/07/2008

Santi Charan Naskar

3 Brij Mohon Jalan
Address - 122, j.n. Mukherjee
Rd. Ghusuni Howrah

Self

25/07/2008

name of Identifier of above Person(s)

Amar Kr. Mondal
PS-Sonarpur, Gangajora Dist- 24 Pgs (s)

Signature of Identifier with Date

Amar Kumar Mondal

5 JUL 2008

Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

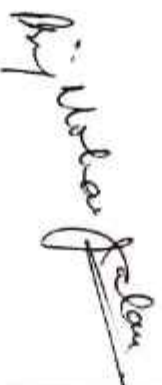


Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07659 / 2008, Deed No. (Book - I , 07834/2008)

1. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Sunil Kumar Naskar			

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sunil Kumar Naskar Address -77/2 Ashoka Rd. Kolkata	Self		 LTI	
2	Shanti Charan Naskar Address -77/2 Ashoka Rd. Kolkata	Self		 LTI	
3	Brj Mohon Jalan Address -122,j.n. Mukherjee Rd. Ghusrn Howrah	Self		 LTI	

06/08/2008

06/08/2008

Name of Identifier of above Person(s)

Sonar Kr. Mondal
PS-Sonarpur, Gangajora Dist- 24 Pgs (S)

Signature of Identifier with Date

10th & 11th Floor, Kolkata - 700 020
Phone: 6600 2222/6600 2222

~~Atoll, Mid. S. Pacific
Somerset, South 24 N 17 E
25/7/08~~



Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :J-07834 of :2008
(Serial No. 07659, 2008)

On 25/07/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 25289/- on:25/07/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2300000/-

Certified that the required stamp duty of this document is Rs 115000/- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty 1. Rs 22485/- is paid, by the draft number 251860, Draft Date 25/07/2008 Bank Name STATE BANK OF INDIA, Sonarpur, received on :25/07/2008. 2. Rs 46000/- is paid, by the draft number 923303, Draft Date 24/07/2008 Bank Name STATE BANK OF INDIA, Biplabi Rash Behari, received on :25/07/2008. 3. Rs 46000/- is paid, by the draft number 166359, Draft Date 24/07/2008 Bank Name STATE BANK OF INDIA, Bagri Market, received on :25/07/2008. 4. Rs 595/- is paid, by the draft number 047346, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Khasmalik, received on :25/07/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.04 hrs on :25/07/2008, at the Office of the A. D. S. R. SONARPUR by Sunil Kumar Naskar, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 25/07/2008 by

1. Sri Sunil Kumar Naskar, son of Nut Behari Naskar, 77/2 Ashoka Rd, Kolkata, Thana Jadavpur, Pin 700084, By caste Hindu, by Profession :Others
2. Sri Shanti Charan Naskar, son of Bholia Nath Naskar, 77/2 Ashoka Rd, Kolkata, Thana Jadavpur, Pin 700084, By caste Hindu, by Profession :Others
3. Sri Brij Mohon Jalan, Director, Tuli Abasan Private Limited, 122, J. n. Mukherjee Rd, Howrah, Howrah, profession :Business

Identified By Amar Kr. Mondal, son of Karlick Ch. Mondal Gangajpara Dist- 24 Pgs (s) Thana Sonarpur, by caste Hindu, By Profession :Business.

[Pradipta Kishore Guha]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal

Add. One Sub-Regiment
Sunderpur, South 24 Pghs
25/7/08



allc - Adj. Gen.

Adj. Gen. The Adj. Gen.

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :I-07834 of :2008
(Serial No. 07659, 2008)

[Pradipta Kishore Guha]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal



~~Addl. Dist. Sub-Registrar~~
Sonarpur, South 24 Parg.

25/7/08

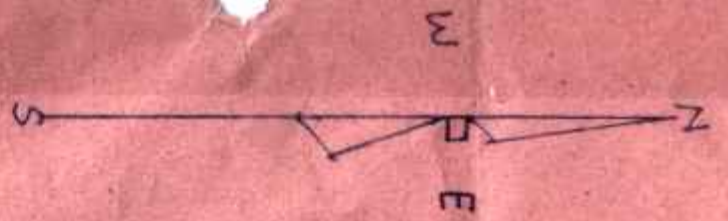
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 4260 to 4277
being No 07834 for the year 2008.

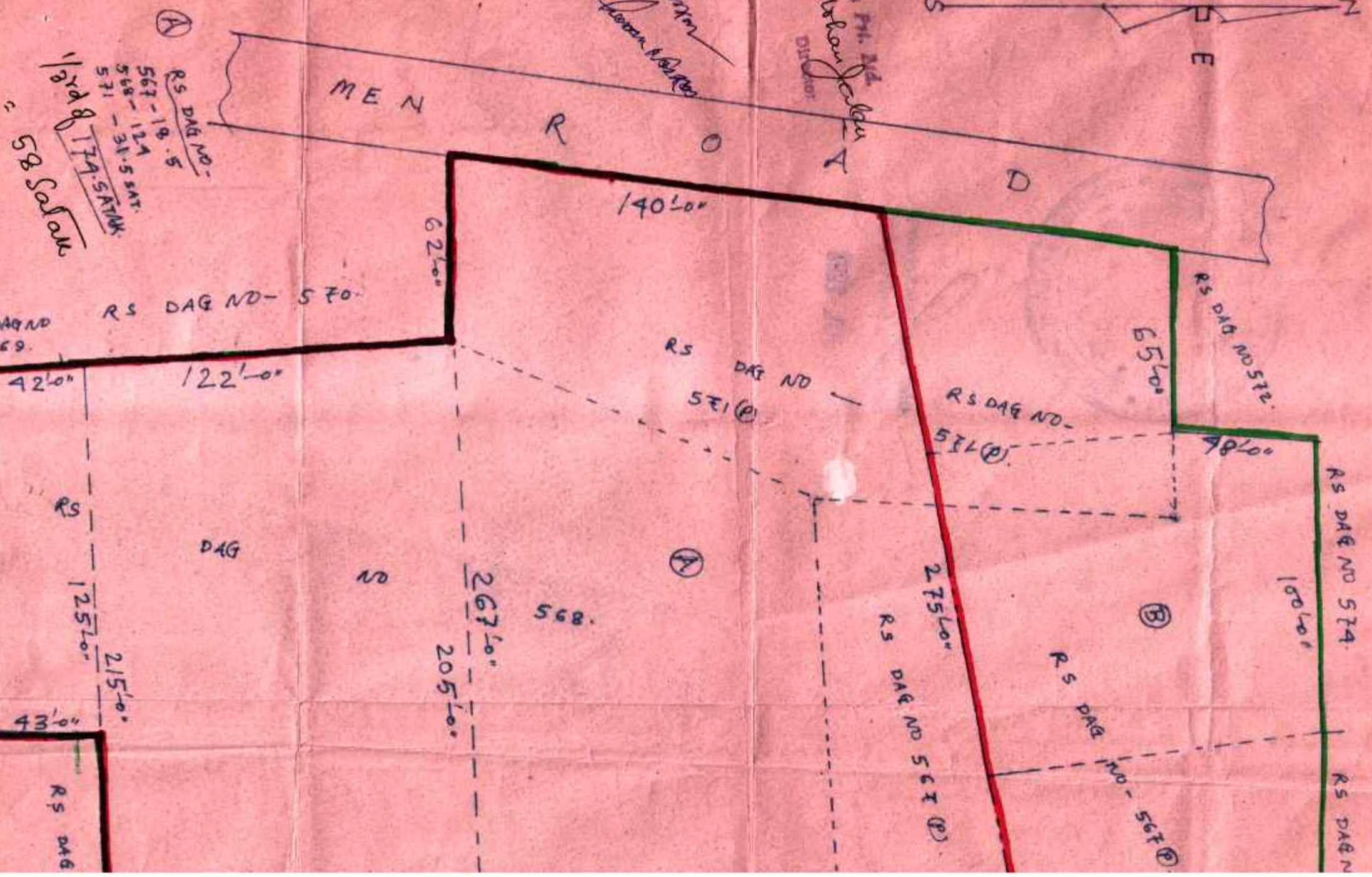


(Utpal Kumar Chakrabarty) 18-August-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

PLAN SHOWING THE LAND AT MOUZA GANGAJORARA
 + L.R.O - DAG NO 567, 568, 571, RS KH NO 221, 25, 26, C.S. DAG
 C.S. KH NO 204, 76, 77, L.R.O KH NO 380, 418. PART AT
 OR. 5 BIGHA - 5 KATTA. M/L. PROPOSED AREA IN RED CO
 - PUR. DIST 24 P.O. (SS) SC



Prad. Alkashan P.H. Dtd.
 19/11/2019
 Pr. N. K. Jaiswal
 Director



RS DAG NO- 5
 567-19.5
 568-12.4
 571-31.5 SAT.
 574-17.4 SAT.
 1/8th 8 174 SAT.
 58 Sat.

S-7669

7871/08



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 029097

২৫/৭/০৮

THIS INDENTURE OF CONVEYANCE made this the 25th day of ^{July} September, 2008, BETWEEN

1) SRI SUNIL KUMAR NASKAR Son of Nut Behari Naskar alias Nutu Behari Naskar 2) SRI

SHANTI CHARAN NASKAR Son of Bhola Nath Naskar both residing at 77/2 Ashoka Road,

P.S. Jadavpur, Kolkata-700084, hereinafter called and 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 to include their respective legal heirs, executors, administrators, representatives,

successors and assigns) of the ONE PART

Sunil Kumar Naskar 25/7/08

SI. N. 5481 DATE 23 JUL 2008

Sivapalan to Rao Havelade trip's launch at
100 km inland only



Shyam
Registrar's Office

Aditi Prasad, Sub-Registrar
Srinagar, Srinagar

25 JUL 2008

Amar Kumar Mondal
S/o - Kailash Ch. Mondal
vill. Gangajodda P.O. Nayabada
PIS- Sonarpur, Dist- 24 P38 (S)
Burdinell

AND NARAYAN NIKETAN PRIVATE LIMITED, a Private Limited Company, registered under Companies Act, 1956, having its registered office at 122, J.N. Mukherjee Road, Ghusuri, Howrah and City office at 301, Mukti Chambers, 4, Clive Row, Kolkata - 700 001, represented by its Director BRIJ MOHON JALAN, son of late Satyanarayan Jalan, hereinafter called and 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 to include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS

One Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar were the absolute owner of the landed property morefully described in the Schedule here under written.

AND WHEREAS by a Bengali indenture of sale dated 23rd October 1959 between One Mahendra Nath Naskar the Purchaser therein of the One Part and said Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar, the Vendors therein, of the other part and registered in the Office of the District Registrar, 24 Parganas at Alipore and recorded in Book No. I Vol. No. 55 pages 142 to 149 Being No.3111 for the Year 1959, said Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Nath Mondal, Smt. Panchali Mondal and Smt. Indu Bala Sardar sold transferred conveyed ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated in Dag No. 588, Khatian No. 76, hal 95 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 61 satak lying and situated in Dag No. 591, Khatian No. 77, hal 96 ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated in Dag No. 587, Khatian No. 204, hal 221 all under Mouza Ganga Jorra, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruiapur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Schedule thereto.

AND WHEREAS said Mahendra Nath Naskar, by virtue of that said deed of sale became the absolute owner of sixteen annas of the said LAND.

AND WHEREAS while in absolute possession of the aforesaid land by an indenture of Gift dated 14th July 1967 between the said Mahendra Nath Naskar, The Donor therein and the Donees therein, the Vendors herein, and registered in the Office of the District Sub-Registrar-IV, Alipore and recorded in Book No.1, Vol. No. 90, pages 255 to 259, being No. 3716 for the year 1967, gifted, transferred, conveyed ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated in Dag No. 588, Khatian No. 76, hal 95 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 61 satak lying and



Add. Ind. Sub-Registry
São Paulo, South 21 Pgs

25 JUL 2000

situated in Dag No. 591, Khatian No. 77, hal 96 ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated in Dag No. 587, Khatian No. 204, hal 221 all under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Barupur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Schedule thereto alongwith other landed properties.

AND WHEREAS by virtue of the aforesaid deed of gift the Vendors herein became absolute owners and mutated their names in the record of Settlement and their names have been published in the L.R. Records of rights.

AND WHEREAS it appears from the record that the land in Dag No. 591 L.R. Dag No.571 the landed property mentioned as 52 Satak instead of 61 satak, the remaining portion acquired for the Road. And as such the vendors are absolute owner of the 52 sataks comprising in Dag No.591, L.R. Dag No.571 under said Ganga Joara Mouza.

AND WHEREAS the Vendors herein thus became joint owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to and have been using and enjoying after paying rents, issues, taxes, rates and revenues of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No.571 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Barupur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the First Schedule hereunder written and delineated in the plan annexed hereto marked with Green Border.

AND WHEREAS the Vendors agreed to sell and the Purchaser on representation of the Vendors being satisfied agreed to Purchase as such the Vendors agreed with the Purchaser for sale of ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No.571 and 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 18.5 satak out of 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 admeasuring 1/3rd share of total 174 sataks under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and

Sande Chaman Dasgupta



Add. Inv. Sub Registrar
Singapore, South Island

25 JUL 2008

418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruijur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South), more fully described in the Second Schedule hereunder written and delineated in the map annexed herewith and marked with Red as an estate in free simple or in estate equivalent thereto free from all encumbrances at and for a total consideration of Rs.23,000.00/- (Rupees twenty three lakh) only as stated in details in memo of consideration given hereunder.

AT OR BEFORE THE EXECUTION OF THIS INDENTURE THE VENDORS HAVE ASSURED AND REPRESENTED TO THE PURCHASER AS FOLLOWS:

- i) THAT the Vendors are absolute owner of the entirety of the said landed property described in the Schedule hereunder written.
- ii) THAT excepting for the Vendors no other person has any right title interest claim or demand over and in respect of the said landed property or any part or portion thereof and that the Vendors have a marketable title in respect thereof.
- iii) THAT the landed area of the Vendors are not under the land Ceiling or no excess vacant land comprised in the said landed property within the meaning of the West Bengal Land Reforms Act 1955.
- iv) THAT no part or portion of the said Premises is subject to any notice of Acquisition or Requisition or nor vested by the Government of West Bengal.

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the entirety of the said landed property described in the Second Schedule hereunder written, free of all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESS THAT in the premises aforesaid and in pursuance of the said agreement and in consideration of a sum of Rs.23, 000.00/- (Rupees twenty three lakh) only of good and lawful money of the Union of India well and truly paid by the PURCHASER to the VENDORS (Particulars of such payment are mentioned in the Memo of Consideration given hereunder) at or before the Execution hereof (the receipt whereof the VENDORS do hereby and also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the said Purchaser the said land described in the Second Schedule hereunder written) the Vendor do hereby absolutely and indefeasibly Sell, Grant, Transfer, Convey, Assign and Assure unto the Purchaser ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag



Adm. Dist. Sub-Registrar
South 24 Parganas

25 JUL 2008

No.571 and **ALL THAT** 1/3rd share of **ALL THAT PIECE AND PARCEL OF LANDED** property measuring 18.5 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 admeasuring 1/3rd share of 174 sataks under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 Parganas now under 24 Parganas (South), more fully described in the Second Schedule hereunder written and delineated in the map annexed herewith and marked with Red **OR HOWSOEVER OTHERWISE** the Said Land now is or at any time hereto before were or was situated, butted and bounded called, known, numbered, described or distinguished together with all erection, fixtures and fittings, sewers, drains, ways, paths, passages, light, rights, benefits or ancient or other rights, liberties whatsoever that is existing and will be installed affixed belonging or in any way appertaining to or with same or any part thereof now are or at any time hereto were held, used, occupied or enjoyed therewith or reputed to belong or demand taken or known as per and parcel or numbered thereof or appurtenant thereto, with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents issues and profits of and from the Said Space hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof.

AND ALL the Estate, Right, Title, Interest, Claim and Demands whatsoever of the Vendors unto or upon the Said land as described in Schedule given hereunder and delineated in the plan annexed herewith and every part thereof, hereby sold, granted, transferred, conveyed, assigned and assured or expressed so or intended to be and every part thereof unto and to the use of the Purchaser absolutely and forever with easements and other rights, **TO HAVE AND TO HOLD** the Said Land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **PURCHASER** absolute and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or condition, use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** the **Vendors** doth hereby covenant with the Purchaser that notwithstanding any act deed matter assurance or thing whatsoever by the **Vendors** made, done, executed, occasioned or suffered to the contrary the **Vendors** is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said flat hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect and indefeasible estate of inheritance in the fee simple in possession without any manner or hindrance, lawful, eviction, interruption, claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully or equitably claiming or to claim from, under or in trust for the **Vendors** and that free and clear and freely and absolutely acquired exonerated or discharged or otherwise by the **Vendors** well and sufficiently save, defendant, kept harmless and indemnified



Adm. Dist. Secy. Register
Sahibganj, Sahibganj 24 Parg.

25 JUL 2008

of from and against all the manner of former or other estate encumbrance claim, demands, charges, liens, lispendens debts and attachments whatsoever, had made done executed occasioned or suffered by the **Vendors** or any person claiming from, through, under or in trust for the **Vendors** into and upon the Said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and the use of the **Purchaser** for a perfect and indefeasible estate of inheritance without any manner or conditions, use, trust or other thing whatsoever to alter, defeat, encumber or make void and the same and that **NOTWITHSTANDING** any such act deed matter or thing whatsoever as aforesaid the **Vendors** have good right, full power and absolute authority to grant, sale, transfer, convey, assign and assure by these present the Said Land hereby grant, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the **Purchaser** in manner aforesaid **AND** that the **PURCHASER** shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said self-contained Space hereby granted, sold, transferred, conveyed, assigned and assured or expressed, or intended so to be unto and to the use of the **Purchaser** in manner aforesaid as an absolute owner thereof and receive the rents, issue and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Vendor** or any person or persons lawfully or equitably claiming or to claim for and under or in trust for the **Vendor** that free and clear and freely and clearly and absolutely acquired exonerated discharged as otherwise by the **Vendor** all and sufficiently saved, defended, kept harmless and indemnified from and against all and all manner of former or otherwise estate right, title lease, mortgage, charges, trust, debtors, attachments, executions, lispendences, claims, demands and encumbrances whatsoever done occasioned or suffered by the **Vendor** or any person or persons lawfully or equitably claiming or to claim by, form, through, under or in trust for the **Vendor** **AND** further the **Vendor** from time to time and at all times hereafter at the request and costs of the **PURCHASER** do and execute all such acts, deeds, matters, assurances, and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said Land hereby granted sold transferred conveyed assigned assured and confirmed 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 **Purchaser** shall be entitled to the electric existing in the said Land and/or to take new meter in his/her name at his/her own costs and also to take telephone, telex, fax, gas connections, etc. separately in the said land **AND** that the **Vendor** shall render all possible help and co-operation to the **Purchaser** for the purpose of mutation of the **Purchaser's** name in the records Settlement and the **Purchaser** shall remain liable to pay all taxes, rents and that the **Purchaser** shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the Said Land hereby sold and conveyed according to his/her/its will.



Addl. Dist. Sub-Registrar
Sorathwadi, K. 17/74 P. 115

25 JUL 2008

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No. 571 and ALL THAT PIECE AND PARCEL OF LANDED property measuring 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South).

This is demarcated and delineated by the GREEN border on the plan/map annexed hereto and butted and bounded by:

ON THE NORTH: land of Dag Nos. 572, 574, 575
ON THE SOUTH: land of Dag Nos. 550, 553, 554, 570
ON THE EAST : land of Dag No.564, 566 & 575
ON THE WEST : land of Dag No. 570 and Main Road

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 124 satak lying and situated comprising in Dag No. 588, L.R. Dag No. 568 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 31.5 satak out of 52 satak lying and situated comprising in Dag No. 591, L.R. Dag No.571 and ALL THAT 1/3rd share of ALL THAT PIECE AND PARCEL OF LANDED property measuring 18.5 satak out of 65 satak lying and situated comprising in Dag No. 587, L.R. Dag No. 567 admeasuring 1/3rd share of 174 sataks more or less under Khatian No. 76, 77, 204, R.S. Khatian No. 95,96, 221 and L.R. Khatian No.380 and 418 under Mouza Ganga Joara, J.L. No. 18, Touzi No. 250, R.S. No.52, Pargana Khaspur, under Police Station Sonarpur and Sub-Registry Office previously at Baruipur, presently at Sonarpur in the District of 24 parganas now under 24 Parganas (South). This is demarcated and delineated by the GREEN border on the plan/map annexed hereto and butted and bounded by:

ON THE NORTH: portion of Dag No.571 & 567
ON THE SOUTH: land of Dag Nos. 550, 553, 554, 570
ON THE EAST : portion of R.S. Dag No. 554, 564, 566
ON THE WEST : Main Road, land of R.S. Dag No.570

Nature of land: Sal.



Add. to a. Sub. Registrar
Singapore 24 July 2008

25 JUL 2008

IN WITNESS WHEREOF the Parties hereto put their respective signature on the date, month and year hereinafove written.

SIGNED SEALED & DELIVERED BY

THE VENDOR

in presence of :-

1. Anwar Kumar Mondal
Vill - Gangajiron
P.S. Sonarpur
Dist 24 Pgs (S)
P.O. Niyataload

2. Banita Lal Choudhary
Sloater Sukdeo Choudhary
H398, Bijoyganj, Gumbam,
Kolkata-32

Sanjit K. Nandan
Shankar Chandra Nandan
Santosh Chandra Nandan
VENDORS

SIGNED SEALED & DELIVERED BY

THE PURCHASER

in presence of :-

1. Anwar Kumar Mondal

Narayan Niketan Pvt. Ltd.

Beij Nandan Jais
Director

PURCHASER

2. Banita Lal Choudhary

Drafted by:

Swapan Kumar Das
Advocate

W.B-849/1995



Addl. Secy. to Govt. of India
Sundergarh, South India
25 JUL 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the within mentioned total sum of Rs 23,00,000/- (Rupees twenty three lakh) only as per memo given hereunder.

DD NO 705945 24/3/08
By ^A dated ^A drawn on Vijaya Bank Rs. 11,50,000.00
In favour of Sunil Kumar Naskar

DD NO 705946 24/3/08
By ^A dated ^A drawn on Vijaya Bank Rs. 11,50,000.00
In favour of Shanti Charan Naskar

=====

Rupees twenty three lakh Only.

Witness :

1. Anon Kumar Nayak

Sunil K. Naskar

Santosh Kumar Nayak
VENDOR

2.



Name *Sahib Chohan, Ahmora*
Signature *Sahib Chohan, Ahmora*

Thumb		1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



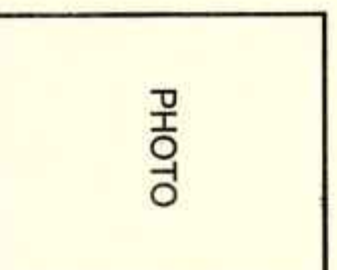
Name *Sahib Chohan*
Signature *Sahib Chohan*

Thumb		1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name *RAJ MOTANJAN*
Signature *Raj Motanjan*

Thumb		1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Thumb		1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature



Adm. Dist. Sub-Registrar
Somerset, South 24 Pgs.

25 JUL 2008

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07669 / 2008, Deed No. (Book - I , 07841/2008)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Sunil Kumar Naskar			<i>Sunil Kumar Naskar</i>

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
--------	---------------------------	--------	-------	--------------	-----------

- | | | | | | |
|---|---|------|--|---|-----------------------------|
| 1 | Sunil Kumar Naskar
Address -77/2, ashoka Rd.
Kolkata | Self |  |  | <i>Sunil Kumar Naskar</i> |
| | | | 25/07/2008 | 25/07/2008 | |
| 2 | Shanti Charan Naskar
Address -77/2, ashoka Rd.
Kolkata | Self |  |  | <i>Shanti Charan Naskar</i> |
| | | | 25/07/2008 | 25/07/2008 | |
| 3 | Brij Mohon Jalan
Address -122,j.n. Mukherjee
Rd. Ghusrut Howrah | Self | | | |

One of Identifier of above Person(s)

Amar Kumar Mondal
PS-Sonarpur, Gangajora Nayabad Dist- 24 Pgs (s)

Signature of Identifier with Date

Amar Kumar Mondal



Addl. Dist. Sub-Registrar
Sorelsport, South 24 Fgs

25 JUL 2008
25/7/08

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07669 / 2008, Deed No. (Book - I , 07841/2008)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Sunil Kumar Naskar			

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sunil Kumar Naskar Address -77/2,ashoka Rd. Kolkata	Self		 LTI	
			25/07/2008	25/07/2008	
2	Shanti Charan Naskar Address -77/2,ashoka Rd. Kolkata	Self		 LTI	
			25/07/2008	25/07/2008	
3	Brj Mohon Jalan Address -122,j.n. Mukherjee Rd. Ghusrri Howrah	Self		 LTI	
			06/08/2008	06/08/2008	

Signature of Identifier with Date

Name of Identifier of above Person(s)
Amar Kumar Mondal
PS-Sonarpur,Gangajojara Nayabad Dist- 24 Pgs (s)



~~At. 134. Sub-Registrar
Salem, Tamil Nadu 641 005~~
25/7/08

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :I-07841 of :2008
(Serial No. 07669, 2008)

On 25/07/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 25289/- on 25/07/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 2300000/-

Certified that the required stamp duty of this document is Rs 115000 /- and the Stamp duty paid as Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty 1. Rs 46000/- is paid, by the draft number 629047. Draft Date 24/07/2008 Bank Name STATE BANK OF INDIA, N. S. Road, received on :25/07/2008. 2. Rs 46000/- is paid, by the draft number 156358, Draft Date 24/07/2008 Bank Name STATE BANK OF INDIA, Bagri Market, received on :25/07/2008. 3. Rs 2400/- is paid, by the draft number 285205, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Garia, received on :25/07/2008. 4. Rs 7800/- is paid, by the draft number 284484, Draft Date 25/05/2008 Bank Name STATE BANK OF INDIA, Garia, received on :25/07/2008. 5. Rs 6230/- is paid, by the draft number 251696, Draft Date 21/07/2008 Bank Name STATE BANK OF INDIA, Sonarpur, received on :25/07/2008. 6. Rs 6480/- is paid, by the draft number 174759, Draft Date 23/07/2008 Bank Name STATE BANK OF INDIA, Sonarpur, received on :25/07/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.40 hrs on :25/07/2008, at the Office of the A. D. S. R. SONARPUR by Sunil Kumar Naskar one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 25/07/2008 by

1. Sri Sunil Kumar Naskar, son of Nut Behan Naskar, 77/2, ashoka Rd, Kolkata, Thana Jadavpur, Pin 700084, By caste Hindu, by Profession : Others
2. Sri Shanti Charan Naskar, son of Bhola Nath Naskar, 77/2, ashoka Rd, Kolkata, Thana Jadavpur, Pin 700084, By caste Hindu by Profession : Others
3. Sri Brij Mohon, Jalan, Director, Narayan Niketan Private Limited, 122, J n Mukherjee Rd, Howrah, Howrah, profession :

[Pradipta Kishore Guha]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal



Add. Inst. Sub-Registrar
Sole Proprietor / South 11 P.P.
25/7/08

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR

Endorsement For deed Number :I-07841 of :2008
(Serial No. 07669, 2008)

Business

Identified By Amar Kumar Mondal, son of Kartick Ch. Mondal Gangajpara Nayabad Dist- 24 Pgs (s) Thana: Sonarpur, by
caste Hindu,By Profession :Business.

[Pradipta Kishore Guha]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal



~~Addl. Dist. Sudhampur~~
Sudhampur, South 24 Parganas
25/7/08

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 4278 to 4295
being No 07841 for the year 2008.



(Utpal Kumar Chakrabarty) 18-August-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal