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I-00928/2015

17.20  
3/2/15

पश्चिम बंगाल WEST BENGAL

U 398194

01089/15

certified that the document is admitted  
for registration. the signature sheets and  
the endorsement sheets attached with  
this document are part of this document

District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 3 FEB 2015

Mouza: Sultanpur  
P.S.: Baruipur  
Mallickpur Gram Panchayat  
District - South 24 Parganas

**SALE DEED**

THIS DEED OF SALE is made on this the 3<sup>rd</sup> day of February, Two Thousand and  
Fifteen (2015) A.D.

**BETWEEN**

1) **GARGI MEMORIAL CHARITABLE TRUST** [PAN - AACTG0287H], having its  
registered office 8A, Dover Lane, P.S. - Gariahat, Kolkata - 700 029 being  
represented by (A) Ashish Chatterjee, son of Late Debi Prasad Chatterjee,  
residing at 54/10, Dakhuria Station Road, P.S. Jadavpur, Kolkata-700031 (B)  
**DIGBASAN BANERJEE** son of Late Radha Raman Banerjee, residing at 3, Suren  
Tagore Road, P.S. Gariahat, Kolkata - 700 019 both by faith - Hindu, both by  
Nationality - Indian, both by Occupation - Business,



2) SRI DHURJOTI BANERJEE @ SRI DHURJYOTI BANERJEE [PAN – ADXPB0562G], son of Late Radharaman Banerjee, by religion-Hindu, by occupation-Business, by nationality-Indians residing at No. 3, Suren Tagore Road, Police Station: Gariahat, Kolkata – 700 019 in the district of South 24 Parganas, West Bengal, India and

3) SRI SUBRATA BANERJEE [PAN – AHPPB8877Q] son of Sri Lakshmi Narayan Banerjee, by religion-Hindu, by occupation-Business, by nationality-Indians residing at Pathakpara, P.S. – Bishnupur in the district of Bankura, West Bengal, India, both vendor Nos. 2 & 3 being represented by their duly constituted Attorney, Digbasan Banerjee, son of Late Radha Raman Banerjee by faith Hindu, by occupation Business, residing at 3, Suren Tagore Road, P.S. Gariahat, Kolkata – 700 019 hereinafter collectively called and referred to as 'the VENDORS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assign) of the ONE PART.

**AND**

**SAMUNDAR RETAILS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN- U74999WB2012PTC182151 and PAN- AARCS8673D), having its registered office at 17, Shyama Prasad Mukherjee Road, Kolkata - 700025 Police Station Bhowanipore, represented by its authorized Signatory, Alope Kumar Singhania, son of Late Keshar Deo Singhania, of 35/1, DIAMOND HARBOUR ROAD BLOCK B, KOLKATA 700027, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **OTHER PART**: PAN ALPPS 2752R

**THE PROPERTY:** Sali (Agricultural) Land admeasuring 26 decimals land being portion of R.S. /L.R. Plot No. 358 appertains to L.R. Khatian No. 420 in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas (herein after referred to as the said landed property more particularly described in the Schedule below and herein intended to be sold).

**WHEREAS:**

- A. The vendor no. 1 is the owner of Sali (Agricultural) Land admeasuring 8.66 decimals out of 26 decimals land being the portion of R.S. /L.R. Plot No. 358 appertains to L.R. Khatian No. 420 in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas belongs to Vendor No. 1, hereinafter referred to as the Trust Property. The vendor no. 2 and 3 are the owners of Sali (Agricultural) Land admeasuring 17.34 decimals

out of 26 decimals land being the portion of R.S. /L.R. Plot No. 358 appertains to L.R. Khatian No. 420 in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas and as such the vendors herein are the owners of the said landed property.

- B. The vendors herein represent, assure and confirm to the purchaser herein that they are the lawful owners in respect of the said Landed property, as acquired by way of purchase and/or gift from its erstwhile owners as described in the Schedule - "A" below.
- C. The vendors herein desire to sell the said Landed property, at and for the consideration of Rs. 14,49,708/- (Rupees Fourteen Lakhs Forty Nine Thousand Seven Hundred Eight only) free from all encumbrances;
- D. That the aforesaid Trust property has remained unutilized for a considerable period of time because the same is landlocked and no improvement could be done. The Trust property may not be of much utility to the Trust unless the same is sold at the best available market price.
- E. M/s. Samundar Retails Private Limited and no other buyer has shown their interest to purchase the said Trust property inasmuch as they have started their development project around the said property, at the consideration of Rs. 55,758/- per decimal.
- F. Having consider the offer the Board unanimously resolved that the said Trust property of the Trust situate at Mouza Sultanpur, P.S. Baruipur, District South 24 Parganas being R.S. /L.R Dag No. 358 admeasuring 8.66 decimals out of 26 decimals shall be sold, transferred and/or absolutely conveyed to and in favour of M/s. Samundar Retails Private Limited at a sum of Rs. 55,758/- per decimal. It is further resolved that such consideration money shall be utilized for the purpose of achieving the objects of the Trust.
- G. It is further unanimously resolved that the following two trustees together shall execute and register necessary conveyances in respect of the said property by putting the common seal and their signatures in the sale deeds in favour of M/s. Samundar Retails Private Limited and receive the consideration for the same and discharge the said M/s. Samundar Retails Private Limited.
- H. By Resolution dated 25.09.2014 in the meeting of Trust it has been unanimously resolved that the trust property "herein intended to be sold" to the Purchaser



herein and it has further resolved that the (1) Ashish Chatterjee (2) Digbasan Banerjee, shall jointly execute and register the sale deeds to the purchaser herein and receive the aforesaid consideration and issue valid receipts and discharge the purchaser/s in the matter herein intended.

- I. The vendor no. 2 & 3 are the trustees of Mallabhum Human Resource Development Trust and the subject land is being used for carrying out objects of the aforesaid trust.
- J. The Vendor nos. 2 & 3 by the General Power of Attorney jointly executed on 21.03.2012, registered in the office of A.D.S.R Alipore recorded in Book No. IV, CD Volume No. 2, Page from 4495 to 4506, being no. 00777 for the year 2012, duly nominated, constituted and appointed the vendor no. 1 to inter alia authorize and empower to execute and register the conveyance(s) in respect of the subject plots which such power is still operative and effective.
- K. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 26 decimals at and for the said consideration of Rs. 14,49,708/- (Rupees Fourteen Lakhs Forty Nine Thousand Seven Hundred Eight only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- L. The purchaser has this day paid the entire consideration as per memo below to the vendors equally and now there is no impediment to execute and register the conveyance by the vendors in favour of the Purchaser, the vendors execute this Deed of Sale in the manner hereinafter appearing.

**NOW THIS DEED OF SALE WITNESSES** that in pursuance of the said agreement and in consideration of the sum of Rs. 14,49,708/- (Rupees Fourteen Lakhs Forty Nine Thousand Seven Hundred Eight only) paid by the Purchaser by way of Demand Draft/cash in favour of Vendors in the manner aforesaid, as agreed (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors do hereby forever release, discharge and acquit the Purchaser and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendors having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property do hereby transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel



of Sali land admeasuring 26 decimals being the R.S./L.R. Plot No. 358 appertains to L.R. Khatian No. 420 situate in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the **said landed property OR HOWSOEVER OTHERWISE** the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished **FURTHER TOGETHER WITH** all that hereditaments, messuages, benefits, right or easement and advantages **AND ALL** manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendors into and upon the said Landed Property or any part thereof **TOGETHER WITH** all title deeds all writings and other evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

**AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE** that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the



Vendors and duly retained by the Vendors and that there is no previous agreement for sale executed by the Vendors in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendors have good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendors and all persons claiming from under or in trust of the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendors or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendors do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors are not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of



any defect of title of the Vendors and any breach of the covenants herein contained;

**AND FURTHER** it is agreed that the Vendors shall deliver all original documents of title and other related papers, parchas etc. in case any parchas or Deeds be related to other properties which are not conveyed by such seller/ Vendors, then such sellers/ Vendors shall deliver a official certified true copy of the original parcha or deed issued by the authorities duly self attested. If vendors are found to misuse any deed/chain deed aforesaid and thereby title of the aforesaid land is effect the vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the vendors shall at all times hereafter indemnify and keep indemnified the purchaser against any loss damages cost, charges expenses if any, suffered by any reason of any misuse of the title deed/chain deeds of the Vendors.

**AND FURTHER** it is agreed by and between the Vendors and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendors' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

**THE VENDORS FURTHER AGREE, DECLARE, ASSURE AND CONFIRM THAT:**

- i. The Vendors shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The vendors have paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendors and Purchaser are attached herewith made an integral part of this Deed.

**THE SCHEDULE - "A" ABOVE REFERRED TO**  
**(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDORS)**

- A. One Binabala Dasi (Mondal) wife of Hari Mohan Mondal was the owner of land admeasuring 26 decimals being the R.S. /L.R. Dag No. 358, pertaining to L.R. Khatian No. 420 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas (hereinafter referred to as the said property);
- B. The said Binabala Dasi (Mondal) while seized and possessed of the said property died intestate leaving behind her two sons, namely, Tarapada Mondal and Kalipada Mondal and three daughters namely Smt. Durga Sarkar, Smt. Shanti Biswas and Smt. Mira Mondal as her legal heirs and representatives and they inherited the estate of Binabala Dasi (Mondal) deceased as per Hindu Law of inheritance;
- C. The said Kalipada Mondal, one of the legal heirs of Binabala Dasi (Mondal), while seized and possessed of his right in the said landed property, died intestate leaving behind his wife – Smt. Lalita Mondal three sons namely Sri Prashanta Mondal, Sri Sushanta Mondal, Sri Sukanta Mondal and one daughter namely Smt. Manju Mondal and none else as his legal and heirs and representatives and they inherited the estate of Kalipada Mondal, deceased, as per Hindu law of inheritance;
- D. The said Tarapada Mondal, Smt. Durga Sarkar, Smt. Shanti Biswas, Smt. Mira Mondal, Smt. Lalita Mondal, Sri Prashanta Mondal, Sri Sushanta Mondal, Sri Sukanta Mondal and Smt. Manju Mondal, while jointly seized and possessed of the said landed property they by the Deed of Sale dated 16<sup>th</sup> December, 2008 and registered in the office of the Additional District Sub – Registrar at Baruipur, South 24 Parganas and recorded in Book No. 1, CD Volume No. 31 from pages 2125 to 2138 being No. 7294 for the year 2008 sold transferred and conveyed their said landed property in its entirety or entire share in the said Plot of land admeasuring 26 decimals in the said R.S./L.R. Plot No. 358 of the said Sultanpur mouja to Sri Digbasan Banerjee, Sri Dhurjoti Banerjee and Sri Subrata Banerjee, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- E. The said Sri Dhurjoti Banerjee and Sri Subrata Banerjee, executed and registered a General Power of Attorney on 22.03.2012 which was registered in the office of A.D.S.R, Alipore and recorded in Book No. – IV, being No. 00777 for the year 2012



in favour of Digbasan Banerjee to look after, execute and register the Sale deeds in respect of their share in the said landed property;

- F. The said Sri Digbasan Banerjee for self and constituted attorney of Sri Dhurjoti Banerjee and Sri Subrata Banerjee while seized and possessed of the aforesaid landed property, transferred and conveyed their right, title and interest in the said plot of land by virtue of a Deed of Gift dated 23.05.2014 which was registered in the Office of DSR-IV Alipur and was recorded in Book No. I, CD Volume No. 22 Pages 691 to 702 being No. 3928 for the year 2014 all that Sali land measuring 26 decimals appertaining to L.R. Dag No. 358, of the said Sultanpur Mouja J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas to Gargi Memorial Charitable Trust for the consideration mentioned therein absolutely and forever and free from all encumbrances and they duly accepted the said gift;
- G. Since the said Sri Digbasan Banerjee had no power and authority to transfer any property of Sri Dhurjoti Banerjee and Sri Subrata Banerjee under the General Power of Attorney dated 21.03.2012 being No. 777 for the year 2012, executed and registered by the said Dhurjoti Banerjee and Subrata Banerjee in his favour, the transfer of shares of Dhurjoti Banerjee and Subrata Banerjee in the property being  $\frac{2}{3}^{\text{rd}}$  Share i.e. 17.34 decimals out of 26 decimals being R.S./L.R. Dag No. 358 by the said Digbasan Banerjee, by way of Gift, by the Gift Deed dated 23.05.2014 registered in the office of ADSR Baruipur and recorded in Book No. I, CD Volume No. 22, Pages 691 to 702 being No. 03928 for the year 2014 in favour of The Gargi Memorial Charitable Trust is void and the trust has not acquired any right, title and interest in the share of Dhurjoti Banerjee and Subrata Banerjee being  $\frac{2}{3}^{\text{rd}}$  Share i.e. 17.34 decimals out of 26 decimals in the said Sali land appertaining to R.S/ L.R. Dag No. 358, of the said Sultanpur Mouja J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas.
- H. In the premises, the aforesaid trust did handover possession of  $\frac{2}{3}^{\text{rd}}$  shares of the land covered under the said Deed of Gift being No. 03928 for the year 2014 and the said Dhurjoti Banerjee and Subrata Banerjee retained back the respective possession in respect of the said plot of land through their constituted attorney i.e. Digbasan Banerjee and they have the power to transfer the same in as much as their share in the said plot of land became



marketable and their attorney Digbasan Banerjee has right to sell, transfer and convey the shares of Subrata Banerjee and Dhurjoti Banerjee to any person or persons in terms of the General Power of Attorney being No. 777 for the year 2011.

- I. Thus in the aforesaid manner, the said Gargi Memorial Charitable Trust, Dhurjoti Banerjee and Subrata Banerjee, became the absolute owners of the land admeasuring 26 decimals (in equal share) being the R.S. & L.R. Plot no. 358 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas and have good marketable title thereto;

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**(THE SAID LANDED PROPERTY)**

**ALL THAT** Sali land admeasuring 26 decimals being the demarcated part of R.S. /L.R. Dag No. 358, appertain to L. R. Khatian No. 420 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dag is butted and bounded in the manner following:

On the North : By Dag No. 356 of Sultanpur Mouza;  
On the South : By Mouza Beralia;  
On the East : By Dag No. 359 of Sultanpur Mouza;  
On the West : By Dag No. 357 of Sultanpur Mouza

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.



IN WITNESSES WHEREOF the Vendors have executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED by  
the within named parties at  
Kolkata in the presence of:

1. *Avin Banerjee*  
P.O. & RU - Hallikrupur  
P.S. - Benurpur  
Kot-145  
Business

2. *Mohit Singh*  
241 Me. St. St.  
Kot-1.

*Digbasan Banerjee*  
GARGI MEMORIAL CHARITABLE TRUST  
Secretary

*Ashish Chatterjee*  
GARGI MEMORIAL CHARITABLE TRUST  
Secretary

*Digbasan Banerjee*

**VENDORS**

[Gargi Memorial Charitable Trust is being represented by Ashish Chatterjee and Digbasan Banerjee

Dhurjoti Banerjee and Subrata Banerjee are being represented by their constituted Attorney Digbasan Banerjee]

Drafted by me and  
prepared in my office:

*Ashok Kumar Singh*  
(ASHOK KUMAR SINGH)  
Advocate  
High Court, Calcutta



**RECEIPT**

RECEIVED of and from the Purchaser the sum of Rs. 14, 49,708/- (Rupees Fourteen Lakhs Forty Nine Thousand Seven Hundred Eight only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

**MEMO**

| SN    | D.D. No. | Date    | Bank and its address | In favour of                               | Amount (Rs.) |
|-------|----------|---------|----------------------|--------------------------------------------|--------------|
| 1.    | 000032   | 3/02/15 | HDFC BANK LTD.       | Gargi Memorial Charitable Trust            | 4,83,236/-   |
| 2.    | 000033   | 3/02/15 | HDFC BANK LTD.       | Mallabhum Human Resource Development Trust | 9,66,472/-   |
| 3.    |          |         |                      |                                            |              |
| TOTAL |          |         |                      |                                            | 14,49,708/-  |

Rupees Fourteen Lakhs Forty Nine Thousand Seven Hundred Eight only

GARGI MEMORIAL CHARITABLE TRUST

*Digbasan Banerjee*

Secretary

GARGI MEMORIAL CHARITABLE TRUST

*Ashish Chatterjee*

Secretary

*Digbasan Banerjee*

**(VENDORS)**

[Gargi Memorial Charitable Trust is being represented by Ashish Chatterjee and Digbasan Banerjee  
Dhurjoti Banerjee and Subrata Banerjee are being represented by their constituted Attorney Digbasan Banerjee]

**WITNESSES:**

1. *Asim Bhosale*  
*P.O + Vill - Mallikpur*  
*P.S - Barnipur*  
*Dist - 145*

2. *NOTARY'S*  
*2 fine and*  
*1000/-*

\*\*\*\*\*

5-928/15

GRIPS (Government Receipt Portal System)

DEPOSITOR'S DETAILS

|                                                |                                      |
|------------------------------------------------|--------------------------------------|
| Challan Details For GRN NO.:192014150017468921 |                                      |
| GRN Date:                                      | 03-FEB-15                            |
| BRN No:                                        |                                      |
| Identification No:                             | 1604L000001089/1/2015                |
| Depositor's Name:                              | SAMUNDAR RETAILS PVT LTD             |
| Mobile No:                                     | 9433080062                           |
| E-Mail:                                        | alokesinghania1960@gmail.com         |
| Bank Name:                                     | HDFC Bank                            |
| BRN DATE:                                      |                                      |
| Applicant Name:                                | Samundar Retails Pvt Ltd             |
| Phone No:                                      | 24753640                             |
| Address:                                       | 17 S P MUKHERJEE ROAD KOLKATA 700025 |
| Depositor's Type:                              | Buyer/Claimants                      |

PAYMENT DETAILS

| SERVICE TYPE      | IDENTIFICATION NO     | HEAD OF ACCOUNT    | HEAD DESCRIPTION                         | AMOUNT [₹] |
|-------------------|-----------------------|--------------------|------------------------------------------|------------|
| Stamp Duty        | 1604L000001089/1/2015 | 0030-02-103-003-02 | Property Registration- Stamp duty        | 72495      |
| Registration Fees | 1604L000001089/1/2015 | 0030-03-104-001-16 | Property Registration- Registration Fees | 15978      |
| Total Amount:     |                       |                    |                                          | 88473      |

CANCEL BACK



Photo & Signatures  
of the Executants  
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



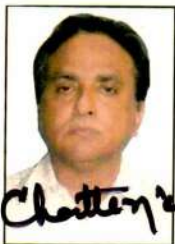
*Digbasan Banerjee*

GARGI MEMORIAL CHARITABLE TRUST

*Digbasan Banerjee*

(for-CHS)

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| Little | Ring  | Middle<br>(Left Hand)  | Index | Thumb  |
|        |       |                        |       |        |
| Thumb  | Index | Middle<br>(Right Hand) | Ring  | Little |



*Ashish Chatterjee*

GARGI MEMORIAL CHARITABLE TRUST

*Ashish Chatterjee*

Secretary

(for-CHS)

|        |       |                        |       |        |
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*Digbasan Banerjee*

*Digbasan Banerjee*

(for-CHS)

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*Anurag Singhania*

SAMUNDAR RETAIL & PRIVATE LIMITED

*Anurag Singhania*

Director

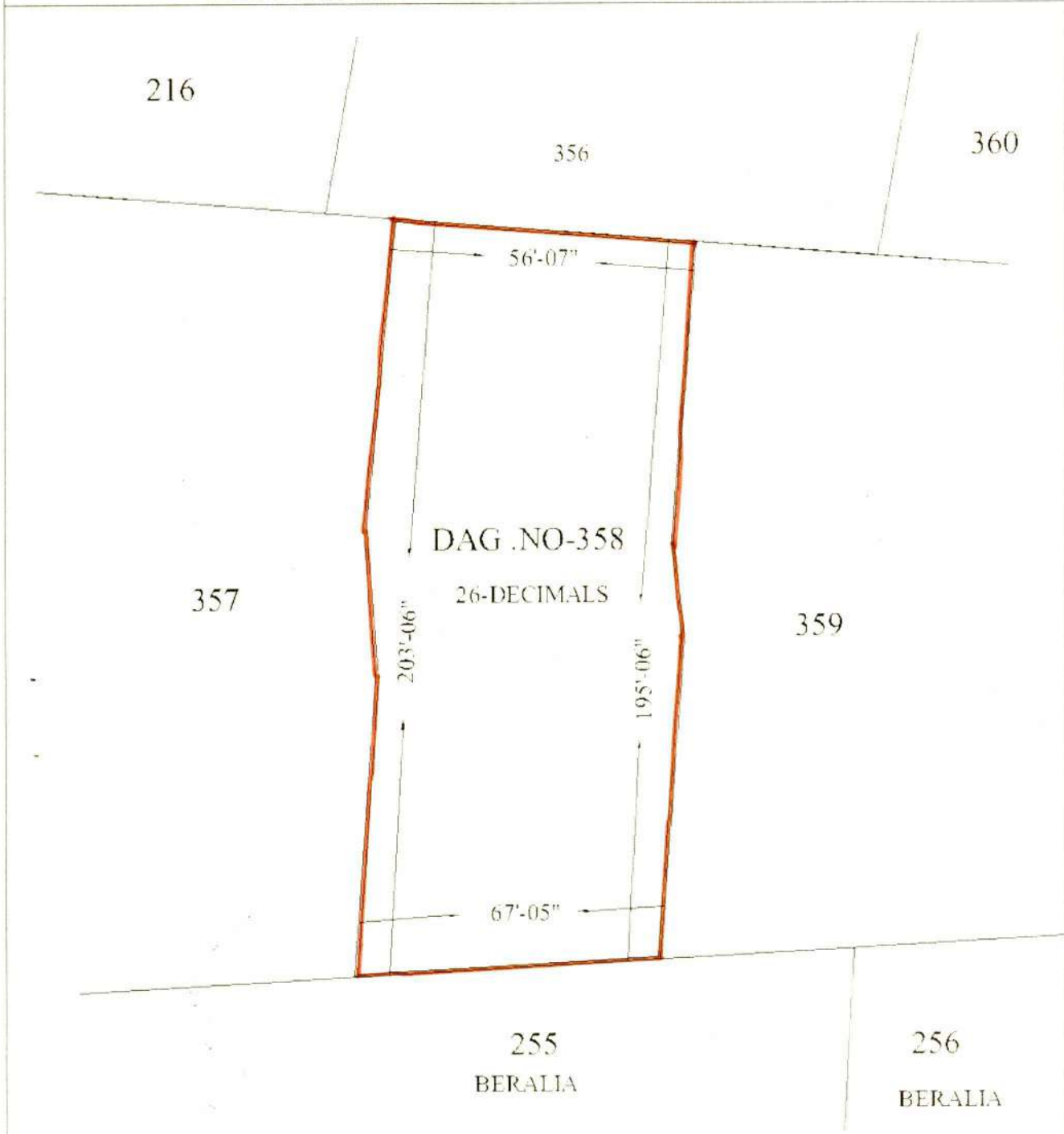
Authorised Signatories

Director

|        |       |                        |       |        |
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| Little | Ring  | Middle<br>(Left Hand)  | Index | Thumb  |
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# SITE PLAN

|                                             |             |                              |
|---------------------------------------------|-------------|------------------------------|
| R.S.DAG NO:358                              | KHATIAN NO: | MOUJA:SULTAPUR J.L NO-16     |
| GRAM PANCHAYET: MULLICKPUR                  |             | P.S:BARUIPUR DIST-24 PGNS(S) |
| EXTRACT FROM R.S. MOUJA MAP                 |             | TOTAL DAG AREA:26 DECIMALS   |
| AREA SOLD HEREIN :26 DECIMALS(MORE OR LESS) |             |                              |



GARGI MEMORIAL CHARITABLE TRUST

*Digbasan Banerjee*  
Secretary

*Ashish Chatterjee*  
Secretary

*Digbasan Banerjee*  
SIGNATURE OF VENDORS

SIGNATURE OF PURCHASER





**Government Of West Bengal**  
**Office Of the D.S.R. - IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 00928 of 2015**  
**(Serial No. 00808 of 2015 and Query No. 1604L000001089 of 2015)**

**On 03/02/2015**

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

Presented for registration at 17.30 hrs on :03/02/2015, at the Private residence by Digbasan Banerjee, one of the Executants.

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

Execution is admitted on 03/02/2015 by

1. Ashish Chatterjee  
Secretary, Gargi Memorial Charitable Trust, 8a Dover Lane, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : Others
2. Digbasan Banerjee  
Secretary, Gargi Memorial Charitable Trust, 8a Dover Lane, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031.  
, By Profession : Business  
Identified By Dibyendu Chakraborti, son of Late B C Chakraborti, 22/2d Fern Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Others.

**Executed by Attorney**

Execution by

1. Digbasan Banerjee, Representative of  
Secretary, Gargi Memorial Charitable Trust, 8a Dover Lane, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031.  
,as the constituted attorney of 1. Dhurjoti Banerjee alias Dhurjyoti Banerjee 2. Subrata Banerjee is admitted by him.  
Identified By Dibyendu Chakraborti, son of Late B C Chakraborti, 22/2d Fern Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Others.

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

**On 04/02/2015**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-14,49,708/-

Certified that the required stamp duty of this document is Rs.- 72495 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

( Tridip Misra )  
**DISTRICT SUB-REGISTRAR-IV**  
**EndorsementPage 1 of 2**





**Government Of West Bengal**  
**Office Of the D.S.R. - IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 00928 of 2015**  
**(Serial No. 00808 of 2015 and Query No. 1604L000001089 of 2015)**

**On 09/02/2015**

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

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

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 15,978/- paid online on 02/02/2015 9:35PM with Govt. Ref. No. 192014150017468921 on 02/02/2015 9:20PM, Bank: HDFC Bank, Bank Ref. No. 140037728 on 02/02/2015 9:35PM, Head of Account: 0030-03-104-001-16, Query No:1604L000001089/2015

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance  
Department, Govt. of WB**

Stamp duty Rs. 72,495/- paid online on 02/02/2015 9:35PM with Govt. Ref. No. 192014150017468921 on 02/02/2015 9:20PM, Bank: HDFC Bank, Bank Ref. No. 140037728 on 02/02/2015 9:35PM, Head of Account: 0030-02-103-003-02, Query No:1604L000001089/2015

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 4  
Page from 2079 to 2097  
being No 00928 for the year 2015.



  
(Tridip Misra) 10-February-2015  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal