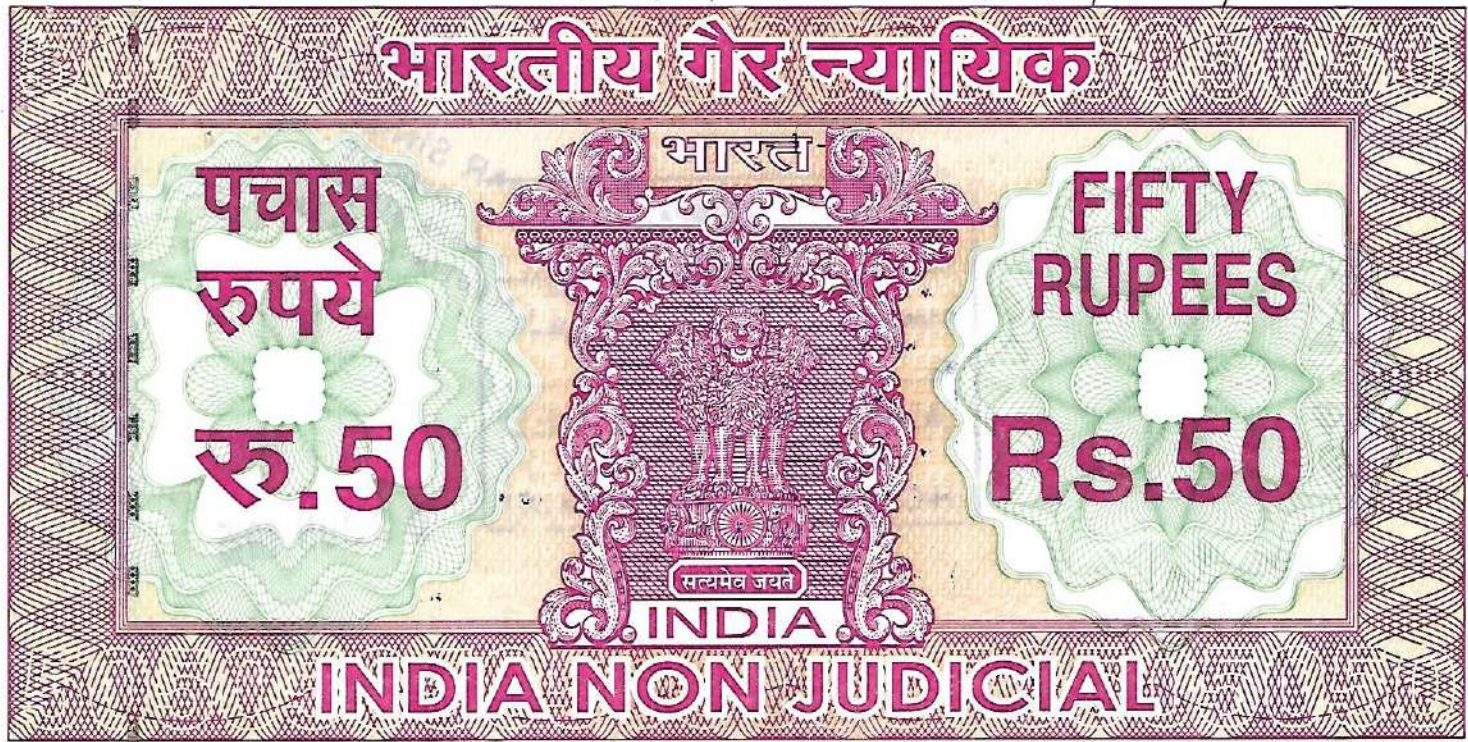


7 10083/16 357(1904/64)-7 209418/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 149368

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

Advt. District Sub-Registrar
Baruipur, South 24 Parganas

28 DEC 2016

Mouza: Sultanpur

P.S.: Baruipur

Mallickpur Gram Panchayat

District - South 24 Parganas

SALE DEED

THIS DEED OF SALE is made on this the 28th day of December,
Two Thousand and Sixteen (2016) A.D.

BETWEEN

- (1) **AMIT DAS** (2) **ASIT DAS** and (3) **SUBRATA DAS** all sons of Late Prahlad Das, all by faith Hindus, all occupation - Cultivation, all by nationality Indian, all residing at Village-Baikunthapur, P.O. Dakshin Gobindapur, P.S. Baruipur, District South 24 Parganas, PIN-700145
- (4) **SMT. SIKHA DAS** alias **SMT. MIRA DAS** wife of Dilip Das, by faith Hindu, by occupation-House wife, residing at Village

Dilip Mondal
Subrajit Mondal

21661

03 JUN 2015

No. _____ Date _____
Sold to _____
Address _____
NICCO HOUSE 2
8TH FLOOR, CALCUTTA - 700 001
ANJUSHREE S. RAJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

ASHOK KUMAR SINGH
ADVOCATE
HARE STREET
CALCUTTA - 700 001

03 JUN 2015

Indrajit Mondal.



V. C. Ti.
4764

Indrajit Mondal.



V. C. Ti.
4765

Deleip Mondal



Identified by me :-

Anum Brownick
s/o, N. C. Brownick
D/U - Natunpar
Co. - Mallikpur
P.S. - Baruipur
Kot- 700645

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

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Ramkrishnapur, P.O. Majilpur, P.S. Joynagar, District South 24 Parganas, PIN 743337 (5) **SMT. MADHABI MONDAL** wife of Sri Panchugopal Mondal by faith Hindu, by Nationality - Indian, by occupation House hold duties, residing at Village-Sreepur, P.O. Majilpur, P.S. Joynagar, District South 24 Parganas, PIN 743337, hereinafter jointly called 'the **VENDORS** (which expression shall mean and include by or repugnant to the context their heirs, executors, successors, representatives and assigns) of the **FIRST PART**. Vendors are being represented by their constituted Attorney Indrajit Mondal son of Sri Shyama Mondal, by faith Hindu, by occupation Business, residing Vill-Baruli, P.O. Dakshin Gobindapur, P.S. Sonarpur, District South 24 Parganas, PIN-700145.

A N D

SAMUNDAR RETAILS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 (**PAN- AARCS8673D**), having its registered office at 17, Shyama Prasad Mukherjee Road, P.O. Bhowanipur, Police Station Bhowanipore, Kolkata - 700025, represented by its authorized Signatory, Alope Kumar Singhania, (**PAN- ALPPS2752R**), son of Late Keshar Deo Singhania, of 35/1, Diamond Harbour Road, Block -B, P.O. & P.S. Behala, 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 **SECOND PART:**

A N D

MR. DILIP MONDAL alias **Dilip Mandal** son of Late Abinash Mondal, by faith Hindu, by occupation-Business, residing at village Begorkhal, P.O. Jote Shibarampur, P.S. Maheshtala, District South

*Dilip Mondal
Indrajit Mondal*



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24 Parganas, PIN-700141, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective successors-in-interest and/or assign) of the **THIRD PART**

THE PROPERTY: Sali (Agricultural) Land admeasuring 1.904 decimals out of 64 decimals land being portion of R.S. /L.R. Plot No. 357 appertains to L.R. Khatian No. 330 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 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 inheritance from its erstwhile owners as described in the Schedule - "A" below.
- B. The vendors herein desire to sell the said Landed property, at and for the consideration of Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand only) free from all encumbrances;
- C. On and about 15.11.2016 said Amit Das, Ashit Das, Subrata Das, Madhabi Mondal and Mira Das being the vendors herein and Mr. Dilip Mondal therein described purchaser as the confirming party herein had entered into an agreement for sale for the landed property. But for the valid reasons the said purchaser has decided not to purchase the said landed property and both

Dilip Mondal
Imbisit Mondal.



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parties to the said agreement have amicably cancelled the said agreement for sale dated 15.11.2016 and the advance money which was paid by the said purchaser was duly returned by the vendor and the same was accepted the confirming party and said purchaser has no claim or demand from the said Vendor nor has any interest arising out of the said agreement for sale, in respect of the said landed property, and the vendor herein has lawful authority and power to sell the said landed property. The said agreement for sale become non-est and has no legal bindings on the said parties.

- D. 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 1.904 decimals out of 64 decimals at and for the said consideration of Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances,
- E. The purchaser has this day paid the entire consideration as per memo below to the vendors as per their share 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.
- F. The Vendors herein by the General Power of Attorney executed on 13.10.2015, registered in the office of A.D.S.R Baruipur recorded in Book No. IV, CD Volume No. 1611-2015, Page from 5609 to 5631, being no. 00976 for the year 2015, duly nominated, constituted and appointed Indrajit Mondal son of Sri Shyama

Dileep Mondal
and Indrajit Mondal



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Mondal 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.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand only) paid by the Purchaser by way of Demand Draft in favour of Vendors in the manner as agreed (the receipt whereof the Vendors and the confirming party 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 each of them 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 and the Confirming party assures and confirms, the said Landed Property doth hereby jointly transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of Sali land admeasuring 1.904 decimals out of 64 (Six four) decimals being the portion of R.S./L.R. Plot No. 357 appertains to L.R. Khatian No. 330 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,

*Delip Mondal
Imrojit Mondal*



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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 writings and 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

*Deleap Mondel
and Joseph Mondel*



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been affected nor has not 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

Deleip Mondol
Indrajit Mondol



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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 the confirming party hereby declared, assured and confirmed that he has no right, title and interest whatsoever under any document trust or otherwise in the said landed property and do the hereby assure and confirm the sale of the said landed property as intended herein;

*Debi Mandal
In Joint Mandat.*



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AND FURTHER it is agreed that the Vendors shall deliver all original documents of title and other related papers, parchas etc. In case any parcha or deeds be related to other properties which are not conveyed by such sellers/Vendors, then such sellers/Vendors shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the vendors are found to misuse any deed/chain deed as aforesaid and thereby title of the aforesaid land is affected the vendors shall be liable to the purchaser to make good any loss sustained by purchaser 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 title deed/chain deed relating to the said landed property of title 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.

AND FURTHER the confirming party hereby confirms, assures and declares that the vendors are entitled to sell, transfer and convey the said landed property and the said agreement for sale dated 15.11.2016 has been Cancelled and the confirming parties have received the consideration which was paid to Vendors at the time of said agreement dated 15.11.2016 and confirming party has no claim whatsoever over said landed property

*Delap Mowalef
In Rajit Mondal*



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THE VENDORS FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS 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 Kanailal Das, Narayan Ghandra Das, Nantu Das and Balai Chandra Das were the lawful recorded owners in equal share of the land admeasuring 64 decimals in R.S. /L.R. Dag No. 357 under L.R. Khatian Nos. 161 of Mouza Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. Baruipur, District South 24 Parganas;

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- B. The said Narayan Chandra Das, while seized and possessed of his right, title and interest in the said landed property, died intestate leaving behind his six sons namely Santosh Das, Amal Das, Kalipada Das, Sannyasi Das, Parikshit Das and Prahlad Das and only daughter namely Mayarani Das and none else as his legal and heirs and representatives and they inherited the estate of said Narayan Chandra Das, deceased, as per Hindu succession act 1956;
- C. The said Sannyasi Das one of the legal heirs of Narayan Chandra Das died issueless intestate leaving behind his brothers and sisters namely Santosh Das, Parikshit Das, Prahlad Das, Kalipada Das, Amal Das and Mayarani Das respectively and none else as his heirs and legal representatives and they inherited the estate of the said Sannyasi Das, deceased as per Hindu succession act 1956;
- D. The said Prahlad Das, one of the legal heirs of Narayan Chandra Das, while seized and possessed of his right, title and interest in the said landed property, died intestate leaving behind his five sons namely Asit Das, Amit Das, Niranjana Das, Subir Das and Subrata Das and two daughters namely Madhabi Mondal and Shikha Das alias Mira Das and none else as his legal and heirs and representatives and they inherited the estate of said Prahlad Das, deceased, as per Hindu succession act 1956;
- E. Thus in the aforesaid manner, the said Amit Das, Ashit Das, Subrata Das, Madhabi Mondal and Shikha Das alias Mira Das vendors herein became the absolute owners of the land admeasuring 1.904 decimals out of 2.666 decimals out of 64 decimals of R.S. & L.R. Plot No. 357 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in

Dulip Mondal
Sankarjit Mondal



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

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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 1.904 decimals out of 2.666 decimals out of 64 decimals being the undemarcated part of R.S. /L.R. Dag No. 357, appertain to L. R. Khatian No. 330 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. 216 of Sultanpur Mouza;

On the South : By Dag No. 255 of Mouza Beralia;

On the East : By Dag No. 358 of Sultanpur Mouza;

On the West : By Dag No. 357/808 of Sultanpur Mouza

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

*Callip Mo vided
In District Mandal.*



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

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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. <i>Debashis Wanchi</i> <i>Barui P.O.R.</i> 2. <i>Anirban Baner</i> <i>197/30, NSC Baner Rd</i> <i>Kol- 40</i>	<i>Indrajit Mondal</i> VENDORS [Vendors are being represented by their constituted attorney Indrajit Mondal] SAMUNDAR RETAILS PRIVATE LIMITED <i>Mouli Indrajit Mondal</i> Authorised Signatories <i>Director</i> PURCHASER <i>Deleip Mondal</i> CONFIRMING PARTY
---	---

Deleip Mondal
Indrajit Mondal

Drafted by me and
prepared in my office:

Ashok Kumar Singh
(ASHOK KUMAR SINGH)

Advocate

Reg. No. WB/662/1992

High Court, Calcutta



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

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RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

S N	Cheque No. /Cash	Drawn on	Date	Amount (Rs.)
	000095	HDFC Bank Ltd.	20.12.2016	23,000.00
	029548	-do-	20.12.2016	92,000.00
TOTAL				1,15,000.00

Rupees One Lakh Fifteen Thousand only

WITNESSES:

1. Debasish Nandi
Bareilly P.O.

2. Anirban Banerjee
1973/30 Nee Bareilly P.O.
Kul - 40

Indrajit Mondal

Indrajit Mondal

VENDORS

[Vendors are being represented by their constituted attorney Indrajit Mondal]

Indrajit Mondal
Indrajit Mondal

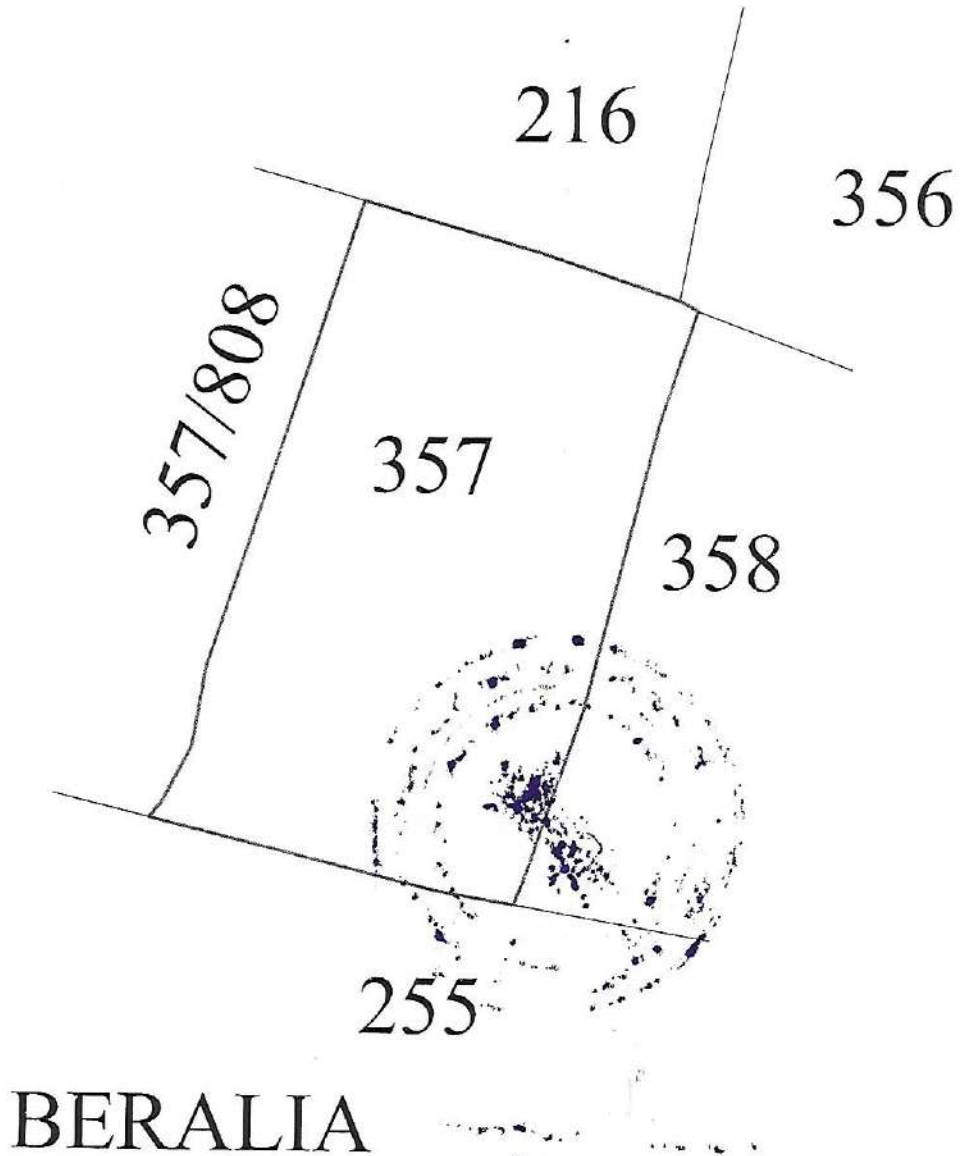


Addl. District Sub-Registrar
Baruipur, South 24 Parganas

21 DEC 2016

SITE PLAN

R.S.DAG NO:357	KHATIAN NO:	MOUZA:SULTAPUR	J.L NO-16
GRAM PANCHAYET: MULLICKPUR		P.S:BARUIPUR	DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUZA MAP		TOTAL DAG AREA:64	DECIMALS
AREA SOLD HEREIN :1.904		DECIMALS(MORE OR LESS)	



Debi Mondal

Indrajit Mondal

<i>Indrajit Mondal</i> SIGNATURE OF VENDORS	1. <i>Debi Mondal</i>	SAMUNDAR RETAILS PRIVATE LIMITED <i>Mouli Singhania</i> Authorised Signatories Director
	2. _____	
	CONFIRMING PARTIES	SIGNATURE OF PURCHASER



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

21 DEC 2016

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Indrajit Mondal

Indrajit Mondal

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little



Dilip Mondal

Dilip Mondal

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little



Mousumi Infrani

Mousumi Infrani

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little

Dilip Mondal

SAMUNDAR RETAILS PRIVATE LIMITED

Authorised Signatories

Director



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

21 DEC 2016



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16110001582750/2016

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

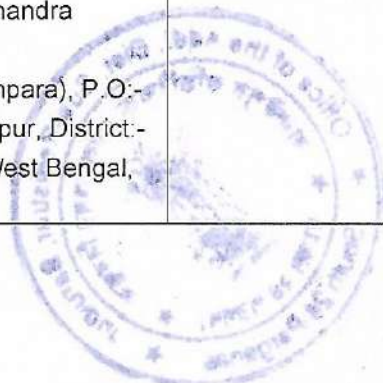
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr Indrajit Mondal Dakshin Baruli, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Attorney of Seller [Mr AMIT DAS]			Indrajit Mondal 21-12-16
1.1	Mr Indrajit Mondal Dakshin Baruli, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Attorney of Seller [Mr ASIT DAS]			Indrajit Mondal 21-12-16
1.2	Mr Indrajit Mondal Dakshin Baruli, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Attorney of Seller [Mr SUBRATA DAS]			Indrajit Mondal 21-12-16
1.3	Mr Indrajit Mondal Dakshin Baruli, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Attorney of Seller [Mrs MADHABI MONDAL]			Indrajit Mondal 21-12-16



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Baruipur, South 24 Parganas

21 DEC 2016

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.4	Mr Indrajit Mondal Dakshin Baruli, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Attorney of Seller [Mrs SIKHA DAS]			Indrajit Mondal 21-12-16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Dilip Mondal Alias Dilip Mandal Begorkhal, P.O:- Jote Shibarampur, P.S:- Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN - 700014	Seller			Dilip Mondal 21/12/16
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Natunpara), P.O:- Mallickpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Mr Indrajit Mondal, , Dilip Mondal			Arun Bhowmick 21/12/16



Sub-Registrar, South 24 Parganas
Baruipur

51 DEC 2016

(Debajyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARUIPUR
South 24-Parganas, West
Bengal




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

21 DEC 2016

Major Information of the Deed

Deed No :	I-1611-09418/2016	Date of Registration	28/12/2016
Query No / Year	1611-0001582750/2016	Office where deed is registered	
Query Date	05/12/2016 5:51:10 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashok Kumar Singh Nicco House, 2, Hare Street, 6th Floor,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830530090, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1,15,000/-		Rs. 1,37,088/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 6,874/- (Article:23)		Rs. 1,521/- (Article:A(1), E)	
Remarks			

Land Details :

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

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	RS-357	RS-330	Bastu	Shali	1.904 Dec	1,15,000/-	1,37,088/-	Property is on Road
Grand Total :					1.904Dec	1,15,000 /-	1,37,088 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMIT DAS Son of Mr Prahllad Das Village Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Attorney
2	Mr ASIT DAS Son of Mr Prahllad Das Village Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Attorney
3	Mr SUBRATA DAS Son of Late Prahllad Das Village Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Attorney
4	Mrs SIKHA DAS, (Alias: Mrs MIRA DAS) Wife of Mr Dilip Das Village Ramkrishnapur, P.O:- Majilpur, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743337 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Attorney
5	Mrs MADHABI MONDAL Wife of Mr Panchugopal Mondal Village Sreepur, P.O:- Majilpur, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743337 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Attorney

6	Name	Photo	Fingerprint	Signature
	Dilip Mondal, (Alias: Dilip Mandal) Son of Late Abinash Mondal Executed by: Self, Date of Execution: 21/12/2016 , Admitted by: Self, Date of Admission: 21/12/2016 ,Place : Pvt. Residence			
	Begorkhal, P.O:- Jote Shibarampur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Confirming Party			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAMUNDAR RETAILS PRIVATE LIMITED 17, Shyama Prasad Mukherjee Road, P.O:- Bhowanipur, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AARCS8673D, Status :Organization

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Indrajit Mondal Son of Mr Shyama Mondal Dakshin Baruli, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Mr AMIT DAS, Mr ASIT DAS, Mr SUBRATA DAS, Mrs SIKHA DAS, Mrs MADHABI MONDAL

Identifier Details :

Name & address
Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Natonpara), P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Indrajit Mondal, , Dilip Mondal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr AMIT DAS	SAMUNDAR RETAILS PRIVATE LIMITED-0.3808 Dec
2	Mr ASIT DAS	SAMUNDAR RETAILS PRIVATE LIMITED-0.3808 Dec
3	Mr SUBRATA DAS	SAMUNDAR RETAILS PRIVATE LIMITED-0.3808 Dec
4	Mrs SIKHA DAS	SAMUNDAR RETAILS PRIVATE LIMITED-0.3808 Dec
5	Mrs MADHABI MONDAL	SAMUNDAR RETAILS PRIVATE LIMITED-0.3808 Dec

Endorsement For Deed Number : I - 161109418 / 2016

On 07-12-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,37,088/-



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

On 21-12-2016

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

Presented for registration at 15:45 hrs on 21-12-2016, at the Private residence by Dilip Mondal Alias Dilip Mandal, one of the Executants.

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

Execution is admitted on 21/12/2016 by Dilip Mondal, Alias Dilip Mandal, Son of Late Abinash Mondal, Begorkhal, P.O: Jote Shibarampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Indetified by Mr Arun Bhowmick, , Son of Mr Narayan Chandra Bhowmick, Vill Beniadanga (Natunpara), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr Indrajit Mondal, , Son of Mr Shyama Mondal , Dakshin Baruli, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business as the constituted attorney of 1. Mr AMIT DAS Village Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 2. Mr ASIT DAS Village Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 3. Mr SUBRATA DAS Village Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 4. Mrs SIKHA DAS , Mrs MIRA DAS Village Ramkrishnapur, P.O: Majilpur, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743337, 5. Mrs MADHABI MONDAL Village Sreepur, P.O: Majilpur, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743337 is admitted by him

Indetified by Mr Arun Bhowmick, , Son of Mr Narayan Chandra Bhowmick, Vill Beniadanga (Natunpara), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business



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

On 28-12-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,521/- (A(1) = Rs 1,507/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2016 12:16PM with Govt. Ref. No: 192016170036328091 on 20-12-2016, Amount Rs: 1,521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 280791808 on 20-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,874/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 6,824/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 21661, Amount: Rs.50/-, Date of Purchase: 03/06/2016, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2016 12:16PM with Govt. Ref. No: 192016170036328091 on 20-12-2016, Amount Rs: 6,824/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 280791808 on 20-12-2016, Head of Account 0030-02-103-003-02



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

30/12/2016 Query No:-16110001582750 / 2016 Deed No :I - 161109418 / 2016, Document is digitally signed.

D-11-00-104

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2016, Page from 169736 to 169759
being No 161109418 for the year 2016.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2016.12.30 15:46:54 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 30/12/2016 15:46:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)

30/12/2016 Query No:-16110001582750 / 2016 Deed No :I - 161109418 / 2016, Document is digitally signed.

D-01-104