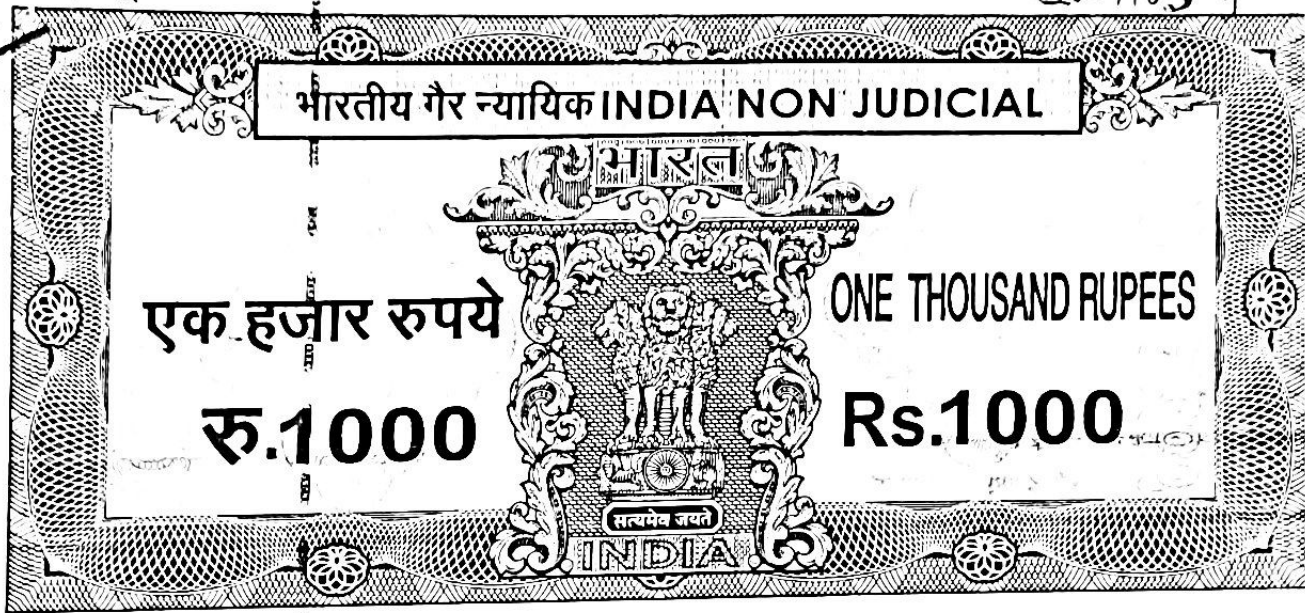




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 552100

1.16
14/8/12
825612

Certified that the document is admitted to
registration. The document is the property of the
registrars and the only copy of the document is
the original document.

135A

14 AUG 2013

DEED OF SALE

Consideration Price = Rs. 30,00,000/-

(Rupees Thirty Lakh) only

Govt. Valuation = Rs. 30,45,000/-

(Rupees Thirty Lakh Forty Five Thousand) only

THIS INDENTURE is made on this the 14th day
of August, 2013 (Two Thousand and Thirteen) of
the Christian Era;

[Page 1 of 10]

1374 তারিখ 13/8/2013.
..... NIKNIK Construction Pvt. Ltd,
..... 1000, 4albarzan, 101-01.
.....

বার মাস কোর্ট
উক্ত পরগণা
তার তারিখ 05/8/2013
সেট মূল্য 30,000/-

ট্রেজারী অফিস, বারাসাত
ভেভার শ্রী সুব্রত চাটোজী



✓

Registrar U/S 7(2)
District Sub-Registrar II
Barasat

14 AUG 2013

BETWEEN

(1) **SRI JAGADISH CHANDRA LASKAR**, son of Sri Haripada Laskar, by faith – Hindu, by occupation – Service, (2) **SMT. MUKUL LASKAR**, wife of Sri Haripada Laskar, by faith – Hindu, by occupation – House wife, both are residing at Kalikapur, P.O. & P.S. – Barasat, District – North 24 Parganas, hereinafter called and referred to as the **VENDORS** (which expression unless excluded by or repugnant to the context shall be deemed to include their heirs, heiress, executors, administrators, representatives, successors and assigns) of the **FIRST PART**.

A N D

M/s. NKNK CONSTRUCTIONS PVT. LTD., having its office at Mercantile Building, 'B' Block, 3rd Floor, Suit No. – 3049, 9/2 Lal Bazar Street, Kolkata – 700001, represented by its Directors namely (1) **KARAN KOCHAR**, (2) **KUNAL KOCHAR**, both sons of Jagat Kochar, both by faith – Hindu, by occupation – Business, residing at 82 Bidhan Nagar Main Road, Kolkata – 700067, (3) **SUSANTA NAIYA**, son of Panchanan Naiya & (4) **DIPANKAR NAIYA**, son of Susanta



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Registrar U/S 7(2)
District 11 Registrar II
24/8/2011

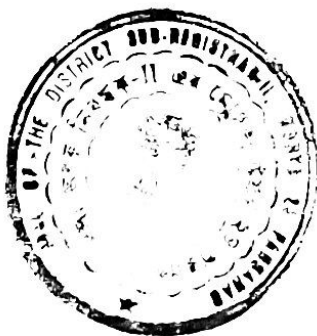
14 AUG 2011

Naiya, both by faith – Hindu, by occupation – Business, residing at A3/23 Srijani, Thakurpukur, Kolkata – 700104, hereinafter referred to as the **PURCHASERS** (which expression unless excluded by or repugnant to the context shall be deemed to include their heirs, successors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS one Pradip Sinha purchased a piece or parcel of land measuring an area of 05 Cottah more or less comprised and contained in R.S. Dag No. – 274 under Khatian No. – 4, Hal Khatian No. – 5, under Pargana – Anwarpur, Touzi No. – O-B-2, P.S. & A.D.S.R.O. & Municipality – Barasat, District North 24 Parganas by virtue of two separate Deeds of Sale i) Being No. – 5679 dated 21/06/1985 registered at A.D.S.R.O. – Barasat, executed by Kalu Pundalik and Alimuddin Ahammad and ii) Being no. – 7002 dated 31/07/1985 registered at A.D.S.R.O. – Barasat, executed by one Sri Kishan Jhunjuniwala of Muralidhar Sen Lane, P.S. Jorasanko, Kolkata at present 21 No. Hariram Goenka Street, Kolkata – 7, free from all encumbrances.

AND WHEREAS while the said Pradip Sinha was enjoying and possessing the aforesaid Plot of Land containing an area of 05 Cottah more or less comprised and contained in R.S. Dag No. – 274 under

[Page 3 of 10]



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Registrar U/S 7(2)
District 11 Registrar II
24
14 AUG 2019

Khatian No. – 4, Hal Khatian No. – 5 under Pargana – Anwarpur, Touzi No. – 0-B-2, P.S. & Municipality – Barasat, District – North 24 Parganas as an absolute owner sold and conveyed the same to 1) Sri Jagadish Chandra Laskar son of Sri Haripada Laskar 2) Smt. Mukul Laskar wife of Sri Haripada Laskar both are resident of Kalikapur, P.O. & P.S. – Barasat, District – North 24 Parganas, by virtue of a Deed of Sale Being No. – 10014, dated 04/12/1987 registered at A.D.S.R.O. – Barasat, duly copied in Book No. – 1, Vol. No. 153, Pages from 120 to 128.

AND WHEREAS after purchasing the aforesaid land measuring an area of 05 Cottah more or less, the Vendors herein became the absolute owners in respect of the said land having full right of ownership to sell, convey, transfer etc to any one else.

NOW THEREFORE Witnesseth that in consideration of dire necessities of cash amounts for legal grounds, the Vendors herein declared their intention to sell away the Schedule property as shown and delineated in the Plan annexed hereto and boundary line marked by colour Red measuring an area of 05 Cottah more or less together with all easement rights. The Purchasers, on the other hand, coming to know such declaration proposed their willingness to purchase the said property for a

[Page 4 of 10]



[Handwritten signature]

Registrar I/S 7(2)
District II Registrar II
24-11-2019

14 AUG 2019

Consideration of Rs. 30,00,000/- (Rupees Thirty Lakh) only in equal i.e. Rs. 15,00,000/- (Rupees Fifteen Lakh) only each, whereupon the Vendors categorically agreed to the proposal of the Intending Purchasers.

In pursuance of the said agreement and payment of the consideration/price in full acknowledged and admitted by the Vendors from the end of the Purchasers, they the Vendors executed the Deed of Sale in favour of the Purchasers herein and thereby they relinquished and deserted their all right, title and interest, issues thereof and became dispossessed of the said sold property with their legal heirs and successors.

It is covenanted by the seller/vendor that all right, title and interest relating to the property beneficially enjoyed by them as absolute owners in the past and till now have been extinguished from now and on and simultaneously were devolved and vested on the Purchasers shall continue possess and enjoy the scheduled property gladly together with their legal heirs and successors or those claiming under them by generations thus invested with the devolution of right, title and interest from the Vendors who delivered up forthwith the khas possession in

[Page 5 of 10]



[Handwritten signature]

Registrar U/S 7(2)
District II - Registrar II
24 - 11 - 2019

14 AUG 2019

favour of the Vendees/ Purchasers by mutating their names in place of our names before the Barasat Municipality and Government Sherestha, vested with all the rights to alienate the property by conveyances of gift, sale, mortgage etc.

It is further covenanted that if there are any rival, claims, demands, excuse or objections raised from the ends of the Vendors or from the ends of their legal heirs and successors at any time hereafter, that will be dismissible by all Courts of Law.

It is further covenanted by the Vendors that they have never alienated the said property for indebttness or charged the same for security nor the said property is the subject matter of any suit or case or proceedings in any Court nor the said property is under auction of any Court nor the said property is under acquisition or requisition by the Government or any other authority, nor the said property is transferred to any Trust, nor the said property is given for worship of God nor are there any co-sharers or rival interest thereof nor the same is debuttar property.



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Registrar U/S 7(2)
District 5, Registrar II
24/8/2019

14 AUG 2019

It is covenanted by the Vendors that they had not entered into any Agreement for Sale in respect of the aforesaid property nor have they received any earnest money from any intending purchaser/s thereof nor sold the same to any one else, to the contrary, the property under the Schedule sold to the Purchasers without defect in title and it is free from all encumbrance, while the Deed of Sale has been registered and the property been delivered to the purchasers giving up their title and khas possession.

If, any errors or omissions transpires the vendors bind themselves to execute a Deed as per law without receiving any amount and will register the same at the concerned Registry Office at the costs or expenses of the Purchasers.

If, however, any falsehood or deception comes into light in future or if the purchasers suffers any loss for taking possession of the purchased property for defect in title, in that case the Vendors and their legal heirs will comes under law and liable for all eventual losses or injuries.



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Registrar US 7(2)
District Sub-Registrar II
24 P. 8/14/03

14 AUG 2003

The Vendors further covenanted that, if any errors or omissions arises in future, the Vendors including their legal heirs will be bound to make clear the title by executing and registering a Deed of Declaration or Deed of Rectification at the costs or expenses of the Purchasers.

IN WITNESS WHEREOF, the Vendors voluntarily and in full consciousness of mind free from any request of others as well as appreciating the contents and meanings of the Indenture and after acknowledge the receipt of **Full Consideration money amounting to Rs. 30,00,000/- (Rupees Thirty Lakh) only** as per Memo Of Consideration vide Draft No. – 093212 of Punjab National Bank, Sutapatti Branch of Rs. 16,00,000/- (Rupees Sixteen Lakh) only, dated 13.08.2013 and by Cash of Rs. 14,00,000/- (Rupees Fourteen Lakh) only hereunder written executed this Deed of Sale on this the 28th day of Sravana, 1420 B.S. corresponding to 14th day of August, 2013.

SCHEDULE OF THE PROPERTY

District – North 24 Parganas, P.S., Additional District Sub-Registry Office and Municipality – Barasat, under Pargana – Anowarpur, J.L. No. – 77, Re.Su. No. – 103, **Mouza – Gholia**, under Touzi No. – 0-B-2 the present owner Government of West Bengal represented by its Collector,



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Registrar U/S 7(2)
District Sub-Registrar II
24 P, 5th, Bidasat

14 AUG 2012

District – North 24 Parganas having Rayati Possessory Rights being **R.S. Dag No. – 274**, under Khatian No. – 4, Hal Khatian No. – 5 being **Scheme Plot No. – “1” nature of land “Bastu”** with an **area of 05 (five) Cottah** more or less including 150 Sq. ft. Tin shed pucca structure thereon Ward No. – 23 within the local limits of Barasat Municipality with all easement rights so delineated and described by **“RED”** border around appearing in the annexed **“MAP”** is the sold property.

The ten fingers impression of the Vendors and Purchasers the Photographs and the site plan will be treated and considered as part of the instant Deed of Sale.

BUTTED AND BOUNDED BY

On the North : Gholia Kachari Road ;

On the South : Plot No. 20 ;

On the East : Plot No. 2 & 3 ;

On the West : C.S. Dag No. 273 .

Understood the contents of this Deed

Sd/- Jagadish Chandra Laskar : Jagadish Chandra Laskar

Sd/- Smt. Mukul Laskar : Smt. Mukul Laskar

(Signature of the Vendors)



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Registrar US 7(2)
District Sub-Registrar II
24 P. 5107, Garofalo

14 AUG 2011

- 1) Shree Karan Kocher
- 2) Kunal Kocher
- 3) SuSanta Nayak
- 4) Dipankar Nayak

Signature of Purchasers

WITNESSES

- 1) Amit Singh Roy village - Ghola Kasipuras Barasat -
Suresh Pally Kol - 124
- 2) Swarnal Patel V.H. - Madhumangali Barasat P.O. - Kazibara
Kol - 124

Drafted & Prepared by ::~

Uttam Bhattacharya
adv.

Uttam Bhattacharya

Advocate

District Judges' Court
Barasat North 24 Parganas

Typed By ::~

Biplab Goswami

Biplab Goswami
Barasat Judges' Court



L

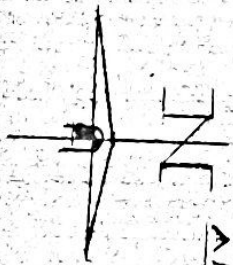
Registrar U/S 7(2)
District Court Registrar II
21 P. Street, D.C.

14 AUG 2013

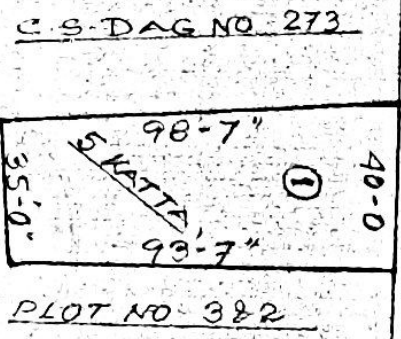
LAND LAYOUT PLAN OF R.S. DAG NO. 274 KHATHAN
 NO-5, R.S. NO. 103, MODURA GHOLA, T.L. NO. 77
 P.S. BARASAT DIST. NORTH 24 PARAGANAS,
 UNDER BARASAT MUNICIPALITY WARD NO. 23

SCALE: 1"=40'0"

AREA OF LAND: 5 KATTAS, BUILDING-150 SFT FINISHED



GHOLA KANCHARI ROAD



SIGNATURE OF VENDOR

Jagadish Ch. Kundu

Mrs. Mukul Laskar

AS PER DEED PLAN

SKETCH MAP

P.D.A.S.

WORKED OUT BY

Debnath

DEB KUMAR SARKAR
 SURVEYOR

REGD. NO-4/08/114

BARASAT.

15) L. Shilovskaya



4 AUG 2013

ORDER RULE 44A OF THE I.R. ACT 1908

1) Name Sri Jagadish Ch. Laskar

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Jagadish Ch. Laskar
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Smt. Makul Laskar

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Smt. Makul Laskar
Signature of the Presentant

(3) Name Karam Kochar

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Karam Kochar
Signature of the Presentant



d

Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

14 AUG 2019

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Kunal Kochan

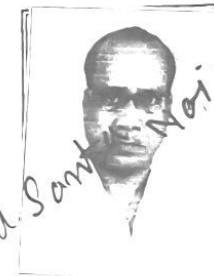
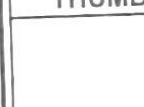
LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

K Kochan

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

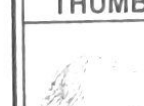
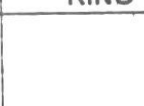
(2) Name Susanta Nayak

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person

Susanta Nayak
Signature of the Presentant

(3) Name Dipankar Nayak

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Dipankar Nayak
Signature of the Presentant



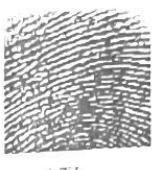
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Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

14 AUG 2011

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 11117 / 2013, Deed No. (Book - I , 11037/2013)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jagadish Chandra Laskar Kalikapur, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	 14/08/2013	 LTI 14/08/2013	Jagadish ch. Laskar 14.8.2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jagadish Chandra Laskar Address -Kalikapur, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 14/08/2013	 LTI 14/08/2013	Jagadish ch. Laskar
2	Mukul Laskar Address -Kalikapur, Thana: Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 14/08/2013	 LTI 14/08/2013	Mrs Mukul Laskar
3	Karan Kochar Address -82 Bidhan Nagar Main Road, MANIPUR, India, Pin :-700067	Self	 14/08/2013	 LTI 14/08/2013	Karan kochar
4	Kunal Kochar Address -82 Bidhan Nagar Main Road, MANIPUR, India, Pin :-700067	Self	 14/08/2013	 LTI 14/08/2013	Kunal Kochar



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 11117 / 2013, Deed No. (Book - I , 11037/2013)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Susanta Naiya Address -A3/23 Srijani , Thakurpukur, MANIPUR, India, Pin :-700104	Self	 14/08/2013	 LTI 14/08/2013	
6	Dipankar Naiya Address -A3/23 Srijani , Thakurpukur, MANIPUR, India, Pin :-700104	Self	 14/08/2013	 LTI 14/08/2013	

Name of Identifier of above Person(s)

Pankaj Bhuiya
Madhumurali, Thana:-Barasat, P.O. :-Barasat,
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

 08/08/2013



(Sushil Kumar Roy)

DISTRICT SUB-REGISTRAR-II

Office of the D.S.R. - II NORTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 11037 of 2013
(Serial No. 11117 of 2013 and Query No. 1502L000025612 of 2013)

On 14/08/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 33523.00/-, on 14/08/2013

(Under Article : A(1) = 33484/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 14/08/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-30,45,000/-

Certified that the required stamp duty of this document is Rs.- 213160 /- and the Stamp duty paid as: Impresive Rs - 1000/-

Deficit stamp duty

Deficit stamp duty

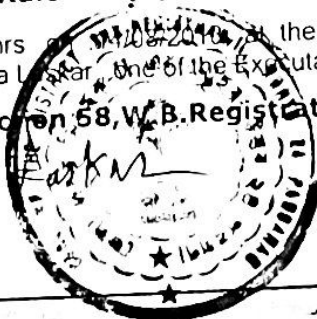
1. Rs. 16200/- is paid , by the Bankers cheque number 622591, Bankers Cheque Date 14/08/2013, Bank : State Bank of India, BARASAT, received on 14/08/2013
2. Rs. 49000/- is paid , by the Bankers cheque number 622595, Bankers Cheque Date 14/08/2013, Bank : State Bank of India, BARASAT, received on 14/08/2013
3. Rs. 49000/- is paid , by the Bankers cheque number 622592, Bankers Cheque Date 14/08/2013, Bank : State Bank of India, BARASAT, received on 14/08/2013
4. Rs. 49000/- is paid , by the Bankers cheque number 622593, Bankers Cheque Date 14/08/2013, Bank : State Bank of India, BARASAT, received on 14/08/2013
5. Rs. 49000/- is paid , by the Bankers cheque number 622594, Bankers Cheque Date 14/08/2013, Bank : State Bank of India, BARASAT, received on 14/08/2013

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

Presented for registration at 13.16 hrs on 14/08/2013 at the Office of the D.S.R. - II NORTH 24-PARGANAS by Jagadish Chandra Mukherjee, one of the Executants.

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

Jagadish Chandra Mukherjee



(Signature)
(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 11037 of 2013
(Serial No. 11117 of 2013 and Query No. 1502L000025612 of 2013)

Execution is admitted on 14/08/2013 by

1. Jagadish Chandra Laskar, son of Haripada Laskar , Kalikapur, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
 2. Mukul Laskar, wife of Haripada Laskar , Kalikapur, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
 3. Karan Kochar
Director, Nknk Constructions Pvt Ltd, Mercantile Building B Block , 9/2 Lal Bazar Strret ,, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
 4. Kunal Kochar
Director, Nknk Constructions Pvt Ltd, Mercantile Building B Block , 9/2 Lal Bazar Strret, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700001.
, By Profession : Cultivation
 5. Susanta Naiya
Director, Nknk Constructions Pvt Ltd, Mercantile Building B Block , 9/2 Lal Bazar Street, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
 6. Dipankar Naiya
Director, Nknk Construction Pvt Ltd, Mercantile Building B Block , 9/2 Lal Bazar Sreet, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
- Identified By Pankaj Bhuiya, son of Paresh Chandra Bhuiya, Madhumurali, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



Jagadish Ch. Laskar

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 40
Page from 1531 to 1549
being No 11037 for the year 2013.




(Sushil Kumar Roy) 19-August-2013
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal