



पश्चिम बंगाल WEST BENGAL

050654

315.1007 13/10/07

M.V. 4908.750/-
285548

Admission under rule 4
and also u/s 5/1 of I. R. Act
1995 duty 8/- and under
the income tax act of 1886
1/- and under
act of 19-1
23+4
10/-
Pass Paid 10/-

A 49489.00
7.50
7.50
49563-18

49,08,750/-
Office Value Assessed Rs. 28600
Date and City of Rs. 8-10-07
Is Paid Rs. 874 65/-
S.D. Calcutta
C.D.

DEED OF SALE

12 OCT 2007

A.D.S. Office in Dist
24 Parganas (North)
12-10-07

THIS DEED OF SALE is made on this 3rd day of October

Two Thousand and Seven BETWEEN (1) SRI MANILAL GHOSHAL, son
of Late Hemlal Ghoshal and (2) SMT. GOURI GHOSHAL wife of Sri
Manilal Ghoshal, both by faith - Hindu, by Occupation - Business,
residing at Premises No.48/28A/1L/1, South Sinthee Road, P.S. - Sinthee,
Kolkata - 700050, hereinafter jointly called the VENDORS (which

Design A Fees Rs. 4499/-
Vide Dist. Document No. 2376
dt. 12-10-07

A.D.S. Office in Dist
North 24 Parganas (North)
12-10-07



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART AND M/S. LIME LITE HOLDINGS PVT. LTD., a company duly registered under Companies Act, 1956, having its registered office at premises No.41A, Tara Sankar Sarani, Kolkata - 700037, represented by it's Directors namely (1) Sri Pran

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Gopal Saha, son of Late Rajendra Lal Saha and (2) Sri Partha Pratim Saha, son of Sri Pran Gopal Saha, both are residing at Premises No.12/2B/2, Northern Avenue, P.S. Chitpore, Kolkata - 700037, hereinafter referred to as PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors or successors in interest and assigns) of the OTHER PART :

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WHEREAS one Smt. Anima Das Sarma wife of Sri Ranendra Lal Sarma of 28/6, Gariahat Road, P.S. Tollygunge, Calcutta was the lawfully seized and possessed of or otherwise well and sufficiently entitled to the permanent leasehold land at Premises No.122/1D, South Sinthee Road, Calcutta - 700 030, by a registered Deed of Perpetual Mourasi Mokalari

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lease on 18.11.1969, Vide Book No.I, Volume No.107, Pages 219 to 226, Being No.7374 for the year 1969 in the office of the Sub-Registrar Cossipore Dum Dum executed and registered by Smt. Amiya Bala Debi wife of Late Rasik Lal Das Sarma, which has been given in the schedule below, as its absolute owner in fee simple from encumbrances.

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AND WHEREAS on 10th day of October, 1980 by a registered Deed of Sale the said Smt. Anima Das Sarma sold, conveyed and transferred a piece and parcel of land measuring 2 (Two) Cottahs 15 (Fifteen) Chittacks 25 (Twenty Five) Square feet more or less under the Mourashi Mokarari pattah executed by the said Smt. Amiya Bala Debi in

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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favour of Smt. Mallika Das, being the part of Premises No.122/1D, South Sinthee Road, P.S. Cossipore, District : 24-Parganas, more fully and particularly described in the said Deed. The said Deed was registered in the office of the District Registrar, 24-Parganas, Alipore Vide Book No.I, Volume No.186, Pages 122 to 126, Being No.8383 for the year 1980.

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AND WHEREAS on the 13th day of December, 1985 by an another Deed of Sale the said Smt. Anima Das Sarma wife of Sri Ranendra Lal Das Sarma sold, conveyed and transferred an another piece and parcel of land measuring 2 (Two) Cottahs 6 (Six) Chittacks 5 (Five) Square Feet more or less with a Kantchia structure under the Mourashi Mokarari pattah

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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executed by the said Smt. Amiya Bala Debi in favour of Smt. Mallika Das, being the part of the premises No.122/1D, South Sinthee Road, P.S. Cossipore, District 24-Parganas. The said Deed was registered in the office of the Additional District Sub-Registrar, Alipore, 24-Parganas vide Book No.1, Volume No.177, Pages 271 to 278, Being No.9949 for the year 1985.

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AND WHEREAS the Smt. Mallika Das by the aforesaid two Deeds of Sale, has become the owner of the said two plots of land in total measuring 5 (Five) Cottahs 30 (Thirty) Square Feet be the same a little more or less with a tile-shed-kantcha structure and mutated her name in the Books and Records of the Calcutta Municipal Corporation and the Corporation assessed and renumbered the said Landed property as

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Premises No.122/1D/1C, South Sinthee Road, Kolkata - 700050 (Portion of previous Old Premises No.122/1D/1 or 122/1D/1A, South Sinthee Road) in her own name as Lessee and paid the taxes in respect of the Premises No.122/1D/1C, South Sinthee Road, Kolkata - 700050, in her own name and covered the said entire land by surrounding boundary walls and seized and possessed the same/the property in her own possession free from all encumbrances.

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AND WHEREAS thereafter by a Deed of Sale deed dated 27th day of July, 2001 (1) Sri Manilal Ghoshal son of Hemlal Ghoshal and (2) Smt. Gouri Ghoshal wife of Sri Mrinal Ghoshal, the Vendors herein of the First Part, purchased ALL THAT a tile shed kutchha structure, standing on a piece and parcel land, measuring 5 (Five) Cottahs 5 (Five) Chittacks and 30 (Thirty) Sq.ft. more or less, situated at Premises No.122/1D/1C, South

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02BB 756951

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Sinthee Road, Kolkata - 700 050 from Smt. Mallika Das, wife of Sri Manindra Nath Das of 7/2A, Iswar Thakur Lane, P.S. - Bortolla, Kolkata - 700006, against valuable consideration mentioned thereon, which was duly registered at the office of the Additional District Sub-Registrar, Cossipore, Dum Dum, recorded in the Book No.I, Volume No.120 Pages 387 to Being No.4920 for the year 2001.

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AND WHEREAS after the said purchase (1) Sri Manilal Ghoshal and (2) Smt. Gouri Ghoshal, the Vendors herein of the first part duly mutated their names in the books and records of the Kolkata Municipal Corporation and jointly seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property at Premises No.122/1D/1C, South Sinthee Road, P.S. - Sinthee, Kolkata - 700050 and enjoying the same free from all sorts of encumbrances, lispendences, claims, demands and interruptions whatsoever from any person or persons whatsoever.

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AND WHEREAS the said (1) Sri Manilal Ghoshal and (2) Smt. Gouri Ghoshal, the Vendors herein of the first part desire to erect/built a House building of the said Premises No.122/1D/1C, South Sinthee Road, P.S. - Sinthee, Kolkata - 700050 and duly applied for a proposed partly Four partly Five storeyed Building Plan and obtained a Valid Building Sanctioned Plan being Plan No.131 (Bro.-I) dated 05.02.2005 from the Kolkata Municipal Corporation.

AND WHEREAS the Vendors herein of the First Part agree to sell the said Kantcha tile shed structure, measuring about 450 Sq.ft. together with boundary walls, standing on a piece and parcel of Bastu land, measuring 5 (Five) Cottahs 5 (Five) Chittacks 30 (Thirty) Sq.ft. be the same a little more or less, more fully and particularly described in the Schedule below and for greater clearness shown on the Map or Plan annexed hereto marked with 'RED' border and the Purchaser herein of the Other Part have agrees to purchase the said property at a consideration price of Rs.45,00,000/- (Rupees Forty Five Lac only) in fee simple free from all encumbrances.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.45,00,000/-

(Rupees Forty Five Lac only) already paid by the Purchaser to the Vendors on or before the execution of these presents (the receipts whereof the Vendors hereby admits and acknowledges) and of and from the same release and discharge the Purchaser and the said property the said Vendors are beneficial owners do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances ALL THAT a Kantcha structure, having covered area about 450 Sq.ft., standing on a piece parcel of Bastu land measuring 5 (five) Cottahs 5 (five) Chittacks and 30 (thirty) sq.ft. more or less with compound, gardens, appurtenances belonging thereto commonly called or known as Premises No.122/1D/1C, South Sinthee Road, P.S. - Sinthee, Kolkata - 700050, which was acquired by Mourashi Mokorari Pattah duly executed by one Amiya Bala Debi in favour of Smt. Anima Das Sarma in the year 1969, morefully described in the Schedule hereunder written and delineated a Map or Plan with 'RED' coloured border hereto annexed TOGETHER WITH fencing, hedges, boundary walls, ways, water, water courses, light, liberties, privileges easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto. AND ALL the Estates, right, title, interest, claim and demand whatsoever of the

Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, his heirs, executors, administrators, assigns, absolutely and forever TOGETHER WITH title writings muniments and other evidences of title, AND the Vendors do hereby covenant with the Purchaser his heirs, executors, administrators, representatives and assigns that NOTWITHSTANDING any acts, deeds or things hereto for done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed the said property free from any encumbrances, attachments defect in title whatsoever and that the Vendors have full power and absolute authority to sell the property in manner aforesaid AND the Purchaser shall hereafter peaceably and equitably hold, possess and enjoy the said property in khas without or through tenants, after due consideration without any claim or demand whatsoever from the Vendors or any person claiming through or under them AND further that the Vendors, their heirs, executors, administrators, or assigns covenant with the Purchaser his heirs, executors, administrators and assigns to save harmless, indemnify and shall keep indemnify to the Purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever AND the Vendors and their heirs, administrators or assigns

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further covenant that they shall at the request and costs of the Purchaser, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part therein manner aforesaid according to the free intent and meaning of this Deed.

AND the Vendors declare that the said property or any part or portion thereof or any interest therein have or has not vested in and / or are or is not acquired by the State of West Bengal under any law for the time being in force.

AND the Vendors herein of the First Part also covenant with the Purchaser that if the property defects in future not in free from all encumbrances as stated above, in such case the Vendors shall be liable to compensate the Purchaser along with all costs and expenses incurred by the Purchaser.

AND the Vendors further covenants that the Purchaser shall have every right to mutate their names in the books and records of the Kolkata Municipal Corporation and shall have every right to transfer the said property by way of Sale, Gift, Mortgage and/or to construct

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building, re-building or otherwise etc. as the Purchaser may think fit and proper.

SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT piece and parcel Bastu Land measuring of 5 (Five) Cottahas 5 (Five) Chittacks and 30 (Thirty) sq.ft. more or less with a Kantcha structure thereon, having an area 450 Sq.ft. more or less together with boundary walls, comprised in Mouza - Gupta Brindaban, being the Part of the Premises No.122/1D, South Sinthee Road and presently Premises No.122/1D/1C, South Sinthee Road, Kolkata - 700050, P.S. - Sinthee formerly Cossipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 2, Assessee No.11-002-25-1224-9, under District North 24-Parganas. A map or plan is delineated and annexed hereto marked with RED Borders, the said Premises is butted and bounded as follows :-

ON THE NORTH : By Premises No.122/1D/1, South Sinthee Road;

ON THE EAST : By Common Passage;

ON THE SOUTH : By 20' ft. wide common passage;

ON THE WEST : By 10F, Seven Tanks Lane;

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IN WITNESS WHEREOF the Vendors and the Purchaser hereto
set and subscribed their hands on the day, month and year first above
written.

SIGNED AND DELIVERED in the
presence of:

WITNESSES:

1. Gopal Saha :
12/23/21 No. 11, Avenue
Kcl. - 37.

Man Lal Chahal A&TPG 69842
Gouri Ghoshal A&NPG 57244

(Signature of the Vendors)

2. G.C. Saha
Advocate
High Court, Calcutta

PRAN Gopal Saha
Director AAACL-536
PRAN Gopal Saha
Director

(Signature of the Purchaser)

Drafted by:

G.C. Saha
G.C. Saha
Advocate
High Court, Calcutta.

RECEIVED of and from the withinnamed
Purchaser the within mentioned sum of
Rs.45,00,000/- (Rupees Forty Five Lac only) being
the full consideration money as per memo below :-

MEMO OF CONSIDERATION

Date	Banker's Name	Branch	Bank Cheque(s)/ Draft(s) No.	Amount (Rs.)
1.10.2007	Standard Chartered Bank	Bidhan Sarani	016865	22,50,000.00
1.10.2007	-DO-	-DO-	016866	22,50,000.00
Total :				Rs. 45,00,000.00

(Total Rupees Forty Five Lac only).

SIGNED AND DELIVERED in the
presence of :

WITNESSES:

1. Gouri Gopal Das
12/213/2 North Avenue
1st L-37.

Mr. Lal Chandra

Gouri Gopal Das

(Signature of the Vendors)

2. G. C. Saha
D. Anand



THE KOLKATA MUNICIPAL CORPORATION
ASSESSMENT-COLLECTION DEPARTMENT
LETTER OF INTIMATION

NO. A 0813

Assessee No. 1100

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LOI Date : 27/09/2007

SRI MANILAL GHOSHAL, SMT GOURI GHOSHAL.

122/1D/1C, SOUTH SINTHEE RD.
KOLKATA-50.

Premises No. & street Name

122/1D/1C, SOUTH SINTHEE ROAD

From our office records, it appears that the amount as shown below indicates the status of outstanding dues against owner's share / consolidated rate bill in respect of the aforesaid premises. Chargeable interest and penalty there against upto the date of intimation is also shown below :

SL. NO	FROM	DATE	TO	RATE PER QR	X	NO. OF QRS.	DUES (Rs.)
P	C	1/2002	4/2002	106		4	424.0
P	C	1/2006	4/2006	106		4	424.0

TOTAL AMOUNT 848

Payable upto the month of : Rs. 284.06

By Penalty : Rs. 8.48

By Interest : Rs. 0

By Surtax : Rs. 0

By other : Rs. 0

As per our records, you are requested either to send a letter by post or to make personal appearance before the Collector within 15 Days hereof with copies of documents in support of your objection. If you do not do so, it will be presumed that you have no objection to the outstanding amount, in respect of the said premises and in that event formal actions as per provisions of relevant Act.

Assessee is to verify dishonoured cheques in addition to this.

If Undelivered

The Kolkata Municipal Corporation
S. M. Barua, Road, Kolkata-700015

(Signature)
Designation

Yours faithful
Chief Manager (R)
THE KOLKATA MUNICIPAL CORPORATION

IMPORTANT INFORMATION FOR RATE - PAYER

- HOURS OF PAYMENT:** Weekdays: 10:30 a.m. to 2:30 p.m.
Saturdays: 10:30 a.m. to 12:30 p.m.

Line Life Holdings (P) Ltd.
 118, Tara Sankar Sarani
 Kolkata - 700 087.

Submitta Collectors

Receipt

Date: 27/10/07



Ptman Gopal Saha.

2500 x 12 = 3,00,000

16858

3rd OCT 07

Ptman Gopal Saha

OLDING PTE. LTD

Gopal Saha.

1. Ptman Gopal
 stott Rajendra Lal

2. Partha Pro

W/o S/o D/o Ptman

Director of

P.S. ...

By Caste ...

to ...

H.T. D. d-

Tara Sankar Saha

Kol-37 H

3 OCT 2007

16861

LINE LIFE HOLDINGS PTE. LTD.

Partha Pratim Saha

Gour Gopal

stott Rajendra

W/o S/o D/o Saha

12/2/3/2 N

P.S. ...

By Caste ...

to ...

Gour Gopal Saha

Son of Late Rajendra Lal Saha.

12/23/2 Northman Avenue

Kol-37.

P.T. 0

3 OCT 2007

