

8-8742

D 7533/17



पश्चिम बंगाल WEST BENGAL

F 484105

It is to be noted that this document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document

Adm. Officer, Registrar
Sonarpur, South 24 Parganas

06.6.12

07.6.12

7 JUN 2012

NO. - 1004/12

NO. - 18644/12

THIS INDENTURE made this the 6th day of June TWO THOUSAND TWELVE BETWEEN AJIT DAS, (PAN NO. ADTPD 3488R) son of Surya Kumar Das, deceased, by faith Hindu by occupation - business, at present residing at Garin Main Road (Tentuhala), P.S. Sonarpur, Kolkata - 700 084, District 24-Parganas (South), hereinafter referred to as the "VENDOR" (which expression shall unless excluded by



पश्चिम बंगाल WEST BENGAL

or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, successors and/or assigns) of the ONE PART A N D BIPIN COMMERCIAL PRIVATE LIMITED, (PAN NO. AAECB 6744M) a Company incorporated under the Companies Act, 1956 and having its Registered Office at LOV-KUSH APARTMENT, Block - A, Garia Main Road, Kolkata - 700084, being represented by its Director Smt. Sudeshna Das, wife of Sri Anit Das, duly empowered and authorised on

that behalf by and under the Articles of Association of the said company and hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors in-office and/or permitted assigns) of the OTHER PART

WHEREAS :

- A. At all material times Ganesh Chandra Sardar was seized and possessed of or otherwise well and sufficiently entitled to various pieces and parcels of land, hereditament and premises including ALL THAT land comprised in Dag No. 1057 appertaining to Khatian No. 80 within Ward No. 27 of Rajpur - Sonarpur Municipality, J. L. No. 47 R.S. No. 7 Touzi No. 4 (previously 109) situate within Police Station and Sub-Registry Office - Sonarpur Pargana - Madan Molla, Mouza - Barhans Faratabad, District - 24 - Parganas (South) containing by estimation an area of 28 and $\frac{1}{2}$ Satak out of Sixty-two Satak of land comprised in the said Dag (hereinafter referred to as "the Said Premises").
- B. The said Ganesh Chandra Sardar, during his life time was a Hindu governed by Dayabhaga School of Law, died intestate leaving behind him surviving his two wives, namely, Smt. Parul Bala Sardar and Smt. Malina Bala Sardar, his three sons, the Vendors herein and four married daughters, namely, Smt. Reba Baidya wife of Amar Kumar Baidya ; Smt. Jharna Dutta, wife of Sankar Dutta ; Smt. Purnima Mondal, wife of Swapan Mondal and Smt. Archana Kar, wife of Ashok Kar as his only legal heirs and neices under the Hindu Law of Succession who jointly and in equal share inherited the estate left behind by the said Ganesh Chandra Sardar including the land, hereditament and premises comprised in part of R.S. Dag No. 1057 and each of them acquiring an undivided $\frac{1}{9}$ th part or share therein.
- C. By a registered Deed of release and relinquishment the said Smt. Parul Bala Sardar and Smt. Malina Bala Sardar, Smt. Reba Baidya, Smt. Jharna Dutta, Smt. Purnima Mondal and Smt. Archana Kar released, relinquished, transferred, assigned and assured their respective undivided share or interest of and in the said premises comprised in part of Dag No. 1057 unto and in favour of the Vendors herein as their sons and/or as the case may be in equal share.
- D. By a Deed of Partition dated 27th September, 2004 and registered in the office of the Additional District Sub-Registrar - Sonarpur and recorded in Book No. 1 being Deed No. 5361 for the year 2004 mutually divided and demarcated and partitioned the said Premises amongst other properties held and owned by the Vendor herein and have been holding possessing and enjoying the same as their exclusive property.
- E. By a Bangali Deed of Conveyance dated 25th April, 2005 and made between the said Joydeb Sardar, Ananta Sardar and Prafulla Sardar (hereinafter collectively referred to as the Vendors of the One Part and

the Vendor herein along with one Azizul Haque, since deceased, therein described as the Purchasers of the Other Part and registered in the office of the Additional District Sub-Registrar - Sonarpur and recorded in Book No. 1 being Deed No. 6092 for the year 2005 read with the Deed of Declaration dated 9th April, 2010 and registered in the office of the Additional District Sub-Registrar - Sonarpur and recorded in Book No. 4 being Deed No. 853 for the year 2010 sold, conveyed, transferred, assigned and assured amongst other properties ALL THAT the Said Premises containing by estimation an area of 28 and 1/2 Satak equivalent to 17 Cottahs 4 Cottahs be the same a little more or less and comprised in Dag No. 1057 in favour of the Vendor along with the said Azizul Hoque jointly and in equal share.

- F. The Vendor thus became seized and possessed of or otherwise well and sufficiently entitled to an undivided half share of the Said Premises and has been holding, possessing and enjoying the same TOGETHER WITH the structure standing thereon and/or on part thereof without any interruption, claim or demand of whatsoever nature.
- G. The Vendor hath represented and assured as hereunder :
- i) The Vendor along with the said Azizul Hoque and/or his
 - ii) heirs and/or representatives jointly hold and possess the Said Premises as the full and absolute joint owners thereof ;
 - iii) Save the Vendor and the legal heirs of Azizul Hoque no-one else has any right, title or interest ever and in respect of the Said Premises
 - iv) The Vendor has a marketable title to the undivided half share of the Said Premises equivalent to estimation an area of 8 Cottahs 10 Chitaks more or less ;
 - v) There exists no encumbrances, encumbrances, liens, dispendens, attachments or Trust in respect of the Said Premises and/or any part thereof ;
 - vi) The Said Premises or any part thereof is not subject to any notice issued under Public Demand Recovery Act or any other law for the time being in force ;
 - vii) No part of the Said Premises is subject to any notice of acquisition or requisition or alignment to the Said Premises or any part thereof ;
 - viii) The Vendor and/or his co-sharers, namely, the heirs and legal representatives of Azizul Hoque have not entered into any agreement or arrangement for sale, mortgage, lease or any other mode of transfer concerning the Said Premises or any part thereof ;

- g) There is no impediment legal or otherwise for the Vendor in dealing with, selling, transferring and/or alienating the Said Premises or any part thereof;
- h) The Vendor does not hold any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act, 1976;
- i) The Said Premises does not comprise of any water-body;

H. Fully relying on the aforesaid representation and acting on good faith and believing the same to be true and correct and on being prima facie satisfied as to the title made out by the Vendor, the Purchaser hath agreed to purchase, ALL THAT undivided and un-demarcated part of the Said Premises more fully and particularly described and mentioned in the SCHEDULE hereunder written at or on agreed consideration of Rs. 20,00,000/- (Rupees Twenty Lacs only) which the Vendor upon due consideration hath agreed and accepted.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS HEREUNDER:

That in pursuance of such Agreement and in consideration of the sum of Rs. 20,00,000/- (Rupees Twenty Lacs only) paid by the Purchaser to the Vendor on account of the consideration (the receipt whereof the Vendor doth hereby as well as by the Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof release and acquit the Purchaser and the said premises hereby intended to be transferred) the Vendor doth hereby sell, transfer, convey, assign and assure unto and to the use of the Purchaser absolutely and for ever ALL THAT undivided and un-demarcated part of the Said Premises containing by estimation an area of 5 Cottahs 13 Chitaks more or less within Mouza-Bathans Faratabad, J.L. No. 47 Touzi No. 4 (previously 109) comprised in part of Dag No. 1037 appertaining to Khatian No. 80 Holding No. 3584 within current Ward No. 29, formerly Ward No. 27 of Rajpur-Sonarpur Municipality, P.S. and Sub-Registry Office-Sonarpur, District-24 Parganas (South) more fully and particularly described and mentioned in the SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as "the Demised Premises" OR HOWSOEVER OTHERWISE the Demised Premises now are or is hereto before were or was situate abated called known numbered described and distinguished free from all encumbrances, liens, dependens, requisitions or acquisition whatsoever or howsoever in or upon the Demised Premises and/or any part thereof TOGETHER WITH all easements, appurtenances or other rights, ways, paths in common, drains, water, water-courses and all and whatever or former and other rights, advantages, benefits, privileges, liberties and appurtenances whatsoever to the Demised Premises belonging to or in any way remaining to the same or any part thereof and any and all use occupied or enjoyed with the same and all and whatever appurtenances, reversions or reversions

remainder or remainders, rents, issues and profits and every part thereof in the Demised Premises or any part thereof.

AND FURTHER THAT all the estate, right, title, interest, claim, demand, inheritance, use, trust whether in law or in equity of the Vendor, into and upon over the Demised Premises and every part thereof AND all deeds, pattas, muniments, writings or other evidence of title to the Said Premises which now are or hereafter shall or may be in the custody power or possession of the Vendor or his heirs, executors, administrators, legal representatives or any person or persons from whom they or any of them can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the Demised Premises hereby granted or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever as hereinafter appearing.

AND THE PARTIES HERETO MUTUALLY AGREE AND CONFIRM TO DO EXECUTE AND PERFORM THE FOLLOWING ACTS, DEEDS AND THINGS :

1. The Vendor doth hereby covenant with the Purchaser herein that notwithstanding any act, deed, matter or thing by the Vendor made, done, executed or knowingly suffered to the contrary, the Vendor now has good right, full power and absolute authority to grant, sell, transfer, convey, release and confirm the Demised Premises hereby granted, sold, transferred, conveyed, released and expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
2. That the Purchaser and its successors-in-interest and/or permitted assignees shall and will at all times hereafter peacefully and quietly hold, possess and enjoy the Demised Premises and every part thereof subject nevertheless to the provisions herein contained and the interest thereof without any interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in or upon the Demised Premises or any part thereof from or under the Vendor.
3. The Vendor doth hereby covenant with the Purchaser that the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things for further better and more perfectly assuring the Demised Premises and every part thereof unto and to the use of the Purchaser and to give full effect to the ends and intent and meaning of theses presents as shall or may be reasonably required from time to time.
4. The Vendor further covenant and assure to produce the original title deeds in respect of the Demised Premises in his possession and custody and shall also upon like request and costs furnish to the Purchaser true copies or extracts from the said deeds and writings and shall and will in the meantime ensure that the said deeds are kept safe unobliterated and uncalled (damage by fire and other inevitable accidents being excepted).

3. All interest and/or share of income in respect of the Demised Premises hereby allotted and/or compensation receivable from the Government or any other authority or person, if any, shall belong to and be deemed to be the property of the Purchaser and the Vendor shall do all acts, deeds and things at the cost of the Purchaser to realize the amount of compensation and to pay the same to the Purchaser.
6. The Vendor shall pay all proportionate share of municipal rates and taxes and/or other statutory liabilities in respect of the Demised Premises upto the date of these presents and for the period thereafter the Purchaser shall be liable to pay the same.
7. Immediately prior to the execution of these presents the Vendor shall cause the Demised Premises to be physically demarcated and separated by erecting structures around the boundary of the Demised Premises and upon execution of these presents shall hand over vacant and peaceful possession of the said Demised Premises hereby conveyed and demarcated as more fully and particularly written and described in the SCHEDULE hereinbelow to the Purchaser and/or its successors-in-office and/or permitted assignees absolutely and for ever and free from all encumbrances.

SCHEDULE ABOVE REFERRED TO :

ALL THAT the Demised Premises containing by estimation an area of 5 Cottas 13 Chittaks more or less within Mouza - Barhans Fartabad, J.L. No. 47 Touzi No. 4 (previously 109) undivided and un-demarcated part of the Said Premises comprised in part of Dag No. 1057 appertaining to Khatian No. 80 Holding No. 3584 within current Ward No. 29, formerly Ward No. 27 of Rajpur - Sonarpur Municipality, P.S. and Sub-Registry Office - Sonarpur, District - 24 Parganas (South) and delineated and shown in the map or plan annexed hereto and thereon enclosed within RED BORDERS and butted and bounded in the manner as follows :

ON THE NORTH : By the land comprised in Dag Nos. 1054 and 1050

ON THE SOUTH : By the land comprised in Dag No. 1061 and 1060/1985;

ON THE EAST : By the land comprised in Dag No. 1057 ; and

ON THE WEST: By the land comprised in Dag No. 1046 and 1047
OR HOWEVER OTHERWISE described and distinguished.

IN WITNESS WHEREOF the parties hereto hath hereunto set and
subscribed their respective hands and seals this the ____ day of ____
____, 2012.

SIGNED SEALED AND DELIVERED
by the VENDOR at Kolkata in the
Presence of:

1. Habibul-Rahaman Khan.
Sonarjani.

Asit Das

2.

SIGNED SEALED AND DELIVERED
by the PURCHASER at Kolkata in the
Presence of:

Mr. Ahmed Hassan
Sonarjani

BPM COMMERCIAL PVT. LTD.

Sudashna Das.

Director / Authorized Signatory

5-16,265

(2) I 14/02/11

Gift deed

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

K 180305

Certified that the document is submitted to
registration. The Signature sheet and the
enclosure sheet attached with this
document are also part of this document.

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

2 NO. 1548/11

2 NO. 31783/1

28 DEC 2011

THIS DEED OF GIFT made this 27th day of December, 2011 and made
BETWEEN 1) IRFAN ALAM 2) IMRAW ALAM both sons of Azizul Haque,
deceased, 3) SMT. MEHNAZ KHATOON 4) SMT. MEHRUN NISHA 5) SMT.
ISHRAT NISHA 6) SMT. SUBKTARA KHATOON 7) SMT. ZAPRUN NISHA all
being daughters of Azizul Haque, deceased all by faith Muslim by
occupation landholders and citizens of India at present residing at Block
No. IB, 1/4 Sector-III, Salt Lake City, Kolkata-700 106, P. S. South

Bidhannagar hereinafter collectively referred to as the "DONORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors and/or assigns) of the ONE PART AND SMT. NOOR ZAHIDA KHATTON (PAN NO. -----) daughter of Lisan Alam by faith Muslim by occupation landholder a citizen of India at present residing at Block No. 1B, 1/4 Sector-III, Salt Lake City, Kolkata- 700 106, P. S. South Bidhannagar hereinafter referred to as the "DONEE" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, legal representatives, successors and/or assigns) of the OTHER PART.

WITNESSES:

- A. By a Deed of Conveyance dated 22nd May, 2006 and made between Smt. Reba Ghosh Mondal therein described as the Vendor of the First Part and Azizul Haque and Ajit Das therein described as the Purchasers of the Second Part and Arun Kumar Ghosh alias Arun Ghosh therein described as the Confirming Party of the Third Part and registered in the office of the ADAR Sonarpur, 24 Parganas (South) and recorded in Book No. I, being Deed No. 4302 for the year 2006 the said Smt. Reba Ghosh Mondal with the confirmation and concurrence of Arun Ghosh sold, conveyed, transferred, assigned and assured unto and in favour of one Ajit Das and the said Azizul Haque jointly and in equal share of ALL THAT pieces and parcels of Land hereditament and premises containing by estimation an area of 46 Cottahs 10 chittacks and 23 sq. ft. be the same a little more or less situate and lying at Mouza- Barhans Panchayat, P. S. Sonarpur, District-24 Parganas (South), J. L. No. 47, Town No. 109 within Ward No. 27 (formerly No. 24) of Rajpur Sonarpur Municipality and comprised in RS Dag Nos. 1054, 1058, 1059 (Part), 1061 (Part) and 1051 (Part) appertaining to RS Khatian Nos. 338 and 475 for valuable consideration therein mentioned more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as the said Original Premises.
- B. The said Azizul Haque who during his lifetime was a muslim died intestate some time in or about 14th August, 2010 leaving behind him surviving his wife Smt. ~~Arbun Nisha~~ and the Donors herein as his only legal heirs and representatives under the Mohamedan Law of Succession whereby and whereunder the Donors herein being the sons of the deceased acquired an undivided 1/5th part or share each of and in the Said Premises and the Donor Nos. 5 to 7 along with their mother acquired an undivided 1/5th part or share each of and in the Said Premises.
- C. Smt. ~~Arbun Nisha~~ the widow of the said Azizul Haque, deceased died intestate some time in or about 7th December, 2010 whereby and whereunder her undivided 1/10th part or share of and in the Said Premises have devolved unto the Donors herein whereby and

whereunder the Donor Nos. 1 and 2 being the sons have acquired an undivided $2/9^{\text{th}}$ part or share each of and in the Said Premises and the Donor Nos. 3 to 7 being the daughters have acquired an undivided $1/9^{\text{th}}$ part or share each of and in the Said Premises.

D. Thus the Donors as the legal heirs and representatives of the said Azizul Haque, deceased jointly and in the ratio of the shares specified in the preceding paragraph herof inherited the undivided half share or interest of the said Azizul Haque, in the said Original Premises and became the joint Owners thereof having the respective shares therein mentioned as above.

E. For diverse good causes and considerations the Donors out of their own free will and volition have jointly and individually decided to make suitable provision by way of gift unto and in favour of the Donee in respect of ALL THAT the undivided $1/4^{\text{th}}$ share or interest of and in the carved out portion of the Original Premises containing by estimation an area of 5 cottahs 8 chittacks and 41 sq. ft. be the same a little more or less and comprised in RS Dag No. 1032 (Part) appertaining to RS Khatian No. 338 containing an area of 1 cottah 10 chittacks be the same a little more or less, and RS Dag No. 1034 appertaining to RS Khatian No. 338 containing an area of 3 cottahs 14 chittacks 41 sq. ft. be the same a little more or less more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written and hereinafter referred to as the Demised Premises.

F. And Further that the Donee coming to know of such intention has agreed to accept such Gift as is testified by her signature being affixed at the foot of these presents.

G. For the purpose of stamp duty ALL THAT the Said Demised Premises has been assessed at Rs. 2,25,000/- (Rupees Two Lac and twenty Five thousand only).

NOW THIS DEED WITNESSETH AS FOLLOWS

THAT in consideration of the natural love and affection which the Donors and each of them bear for the Donee and for diverse other good and weighty causes and considerations therunto moving the Donor hereby freely, voluntarily and without being influenced in any manner whatsoever grant, convey and transfer unto and in favour of the Donee absolutely and forever by way of gift ALL THAT undivided $1/4^{\text{th}}$ part or share or interest of and in the said Demised Premises containing by estimation an area of 5 cottahs 8 chittacks and 41 sq. ft. be the same a little more or less situate within Mouza Barhans Partabad, P.S. and Sub-Registry Office - Sonarpur within Ward No. 27 of Rajpur - Sonarpur Municipality, District - 24 Parganas (South) and comprised in RS Dag No. 1032 (Part) appertaining to RS Khatian No. 338 containing an area of 1 cottah 10 chittacks be the same a little more or less and RS Dag No. 1034 appertaining to RS Khatian No. 338 containing an area of 3 cottah 14 chittacks and 41 sq. ft. be the same a little more or less and more fully and particularly

described and mentioned in the SECOND SCHEDULE hereunder written and hereinafter referred to as the DEMISED PREMISES.

TO HAVE AND TO HOLD the said DEMISED PREMISES unto the Donee for her sole use and benefit unconditionally absolutely and forever AND THAT the Donee shall and will from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy and enjoy the DEMISED PREMISES hereby gifted and shall receive and enjoy the rents, issues and profits thereof without any let or hindrance whatsoever from or by the Donors or by any person or persons claiming through, under or in trust from them including their co-shares.

AND THAT the Donors and each of them doth hereby confirm that notwithstanding any act, deed or thing whatsoever done by them, and/or any of them, they have full right and absolute authority to grant, convey and transfer by way of gift the said DEMISED PREMISES more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written.

AND FURTHER THAT the Donors hereby covenant with the Donee that the Donors shall at all times and from time to time hereafter defend the Donee's title to the said Demised Premises according to the true intent and meaning of these presents in so far as the right, title and interest of the Donors in the said DEMISED PREMISES hereby intended to be transferred unto and in favour of the Donee absolutely and forever.

AND THAT the share and interest of the Donors in the said premises is undisputed.

AND FURTHER THAT the Donee hereby confirms and accepts the Gift of the DEMISED PREMISES by the Donors by putting her signature at the foot of these presents.

FIRST SCHEDULE ABOVE REFERRED TO

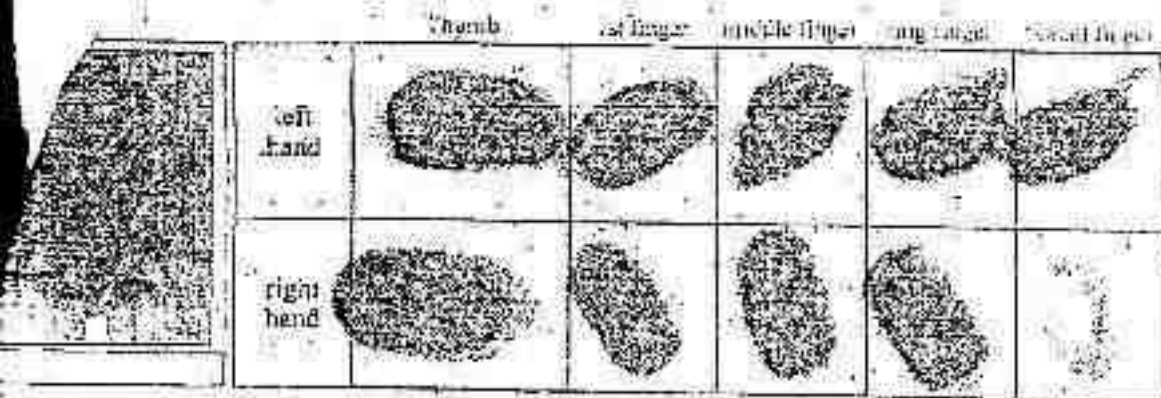
(ORIGINAL PREMISES)

ALL THAT pieces and parcels of Land hereditament and premises containing by estimation an area of 46 Cottahs 10 chittacks and 23 sq. ft. be the same a little more or less situate and lying at Mouza-Brahans Paritabad, P. S. Sonarpur, District 24 Parganas (South), J. L. No. 47, Touz No. 109 within Ward No. 27 (formerly No. 24) of Rajpur Sonarpur Municipality and comprised in RS Dag Nos. 1054, 1058, 1052, 1061 and 1051 appertaining to RS Khatian Nos. 358 and 475.

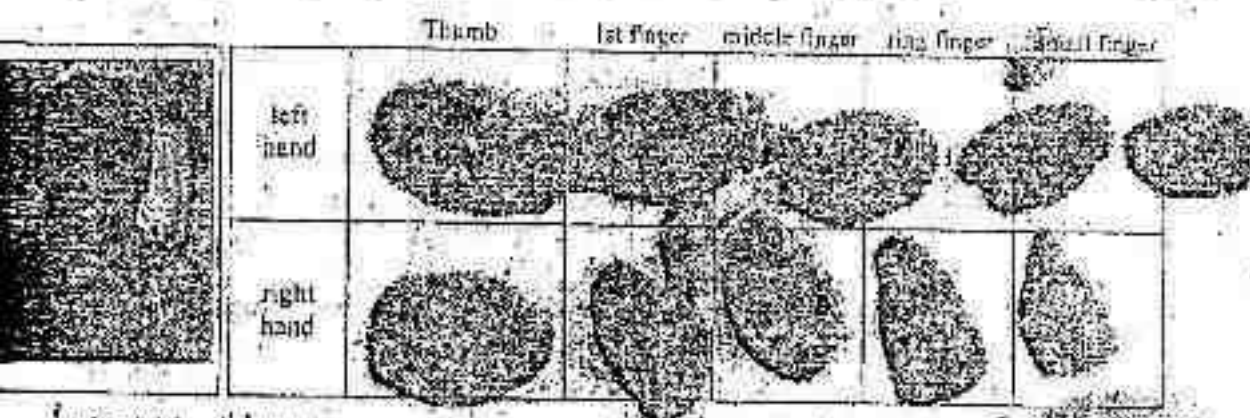
SECOND SCHEDULE ABOVE REFERRED TO

(DEMISED PREMISES)

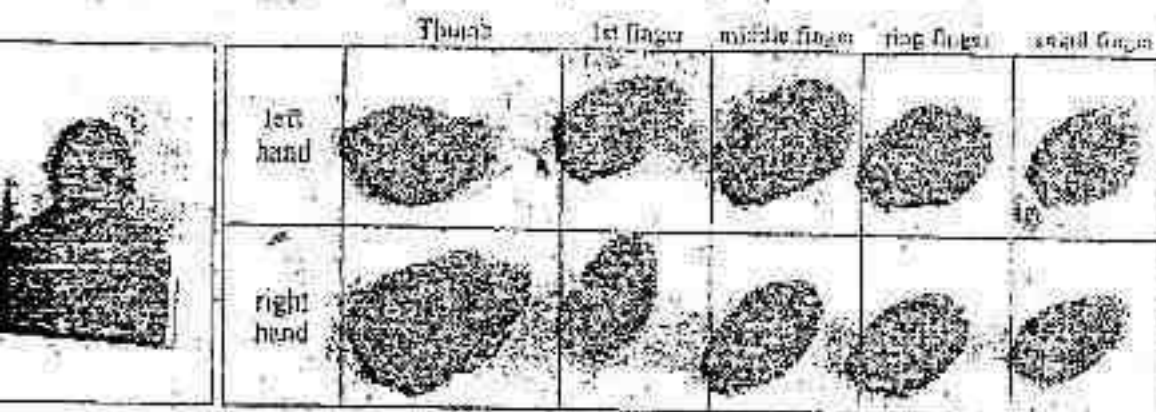
ALL THAT undivided 1/4th part or share or interest of and in the said Demised Premises containing by estimation an area of 5 cottahs 8 chittacks and 41 sq. ft. be the same a little more or less situate within



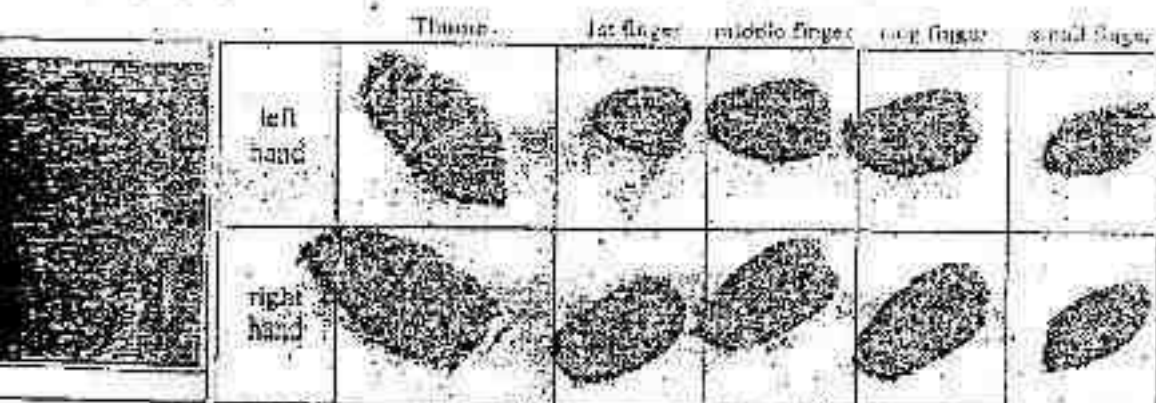
IRFAN ALAM



IMRAN ALAM



MEHNAZ KHATOON



NOOR ZAHIDA KHATOON

Government Of West Bengal
Office Of the A. D. S. B. SONARPUR
District-South 24 Parganas

Endorsement For Deed Number : 1-14102 of 2011
(Serial No. 16266 of 2011)

On 27/12/2011
Review of Record
On 27/12/2011
Presented on and Section 27(1) of the West Bengal Registration Rules, 1952

Presented for registration at 17.00 hrs on 27/12/2011, at the Private residence by Ifan Alam, one of the Executants.

Admission of Execution Under Section 27(1) of the West Bengal Registration Rules, 1952

Execution is admitted on 27/12/2011 by

1. Noor Zahida Khatun, daughter of Ifan Alam, 15/3/4, Salt Lake City, I, I, Kolkata, District-Kolkata WEST BENGAL, India, P.O. :- Pin :- 700106, By Caste Muslim, By Profession : House wife
Identified By Aft Das, son of Lt. Burya Kr. Das, 180, Garia Main Road, Thana-Sonarpur, District-South 24 Parganas, WEST BENGAL, India, P.O. :- Garia, Pin :- 700064, By Caste : Hindu, By Profession : Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 27/12/2011
Admission of Execution Under Section 27(1) of the West Bengal Registration Rules, 1952

Admissible under rule 21 of West Bengal Registration Rules, 1952 duly stamped under schedule 1A, Article number : 33(I), 33(II), 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. 25076/-, on 28/12/2011

(Under Article : A(1) = 25071/-, E = 7/-, on 28/12/2011)

On 28/12/2011
Admission of Execution Under Section 27(1) of the West Bengal Registration Rules, 1952

Certified that the market value of this property which is the subject matter of the deed for Gift in favour of others except family members, Government, Local Body has been assessed at Rs. - 2059027/-, for Gift in Favour of family members has been assessed at Rs. - 262574/- for the chargeability of the stamp duty and registration fees

Certified that the required stamp duty of this document is Rs. - 1127285/- and the Stamp duty paid as Inclusive Rs. - 50/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District: South 24 Parganas

Endorsement For Deed Number: 1 - 14102 of 2011

(Serial No. 16266 of 2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 37300/- is paid, by the draft number 572812, Draft Date 26/12/2011, Bank Name State Bank Of India, NARANDRAPUR, received on 28/12/2011
2. Rs. 45000/- is paid, by the draft number 137112, Draft Date 24/12/2011, Bank Name State Bank Of India RAJPUR, received on 28/12/2011
3. Rs. 45000/- is paid, by the draft number 137112, Draft Date 24/12/2011, Bank Name State Bank Of India, RAJPUR, received on 28/12/2011

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

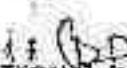
Execution is admitted on 28/12/2011 by

1. Ifran Alam, son of Azizul Haque, Ib, 1/4, Salt Lake City, I I I, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700106, By Caste Muslim, By Profession : Business
 2. Imran Alam, son of Azizul Haque, Ib, 1/4, Salt Lake City, I I I, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700106, By Caste Muslim, By Profession : Business
 3. Mehrnaz Khatoon, daughter of Azizul Haque, Ib, 1/4, Salt Lake City, I I I, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700106, By Caste Muslim, By Profession : House wife
- Identified By Ajit Das, son of Lt. Surya K. Das, 199, Ganga Main Road, Thane-Sonarpur, District-South 24 Parganas, WEST BENGAL, India, P.O. :-Ganga Pin :-700084, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Ifran Alam, son of Azizul Haque, Ib, 1/4, Salt Lake City, I I I, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700106 By Caste Muslim By Profession: Business, as the constituted attorney of 1. Mehrun Nisha 2. Shirat Nisha 3. Subkara Khatoon 4. Zafnun Nisha is admitted by him.
2. Imran Alam, son of Azizul Haque, Ib, 1/4, Salt Lake City, I I I, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700106 By Caste Muslim By Profession: Business, as the constituted attorney of 1. Mehrun Nisha 2. Shirat Nisha 3. Zafnun Nisha 4. Subkara Khatoon is admitted by him.
3. Mehrnaz Khatoon, daughter of Azizul Haque, Ib, 1/4, Salt Lake City, I I I, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700106 By Caste Muslim By Profession: House wife, as the constituted attorney of 1. Mehrun Nisha 2. Shirat Nisha 3. Zafnun Nisha 4. Subkara Khatoon is admitted by him.


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

28-12-2011 15:55:00



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : 1 - 14102 of 2011

(Serial No. 16285 of 2011)

Identified By Ajit Das, son of Lt. Surya Kr. Das, 109 (Main Main Road, Thana-Sonarpur,
District-South 24-Parganas, WEST BENGAL), India, P.O. -Gara Pin -700624, By Caste Hindu By
Profession: Business.

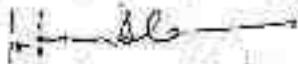
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

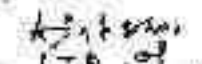
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

Mouza Barhans Faruhabad, P.S. and Sub-Registry Office - Sonarpur within Ward No. 27 of Rajpur - Sonarpur Municipality, District - 24 Parganas (South) and comprised in RS Dag No. 1052 (Part) appertaining to RS Khatian No. 338 containing an area of 1 cottah 10 chittacks be the same a little more or less and RS Dag No. 1054 appertaining to RS Khatian No. 338 containing an area of 3 cottah 14 chittacks and 41 sq. ft. be the same a little more or less and delineated and shown in the map or plan annexed hereto and thereon enclosed within Red Border.

IN WITNESS WHEREOF the parties have hereto and hereunto, set and subscribed his or their hands and seals this the 27th day of December 2011

SIGNED SEALED AND DELIVERED by
the DONORS at Calcutta in the presence of:




L.T.D. of
Imran Alam



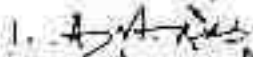
- A Lawful Constituted
A Hierarchy of
1. Sub. Mithun Nisha
2. Ishrat Nisha
3. Subk Tara Khatun
4. Zafarun Nisha +
myself.

- Mehaz Khatun

SIGNED SEALED AND DELIVERED by
the DONEE at Calcutta in the presence of:

N.Z. Khatun
Nora Zahida Khatun

Witness:

1. 
163, Ganga Main Rd.
Cal - 84

2. Mahammed Hassan
Bade Hooghly

Drafted by
Prabir Kumar Ray
Advocate
Alipore Criminal Court
W.D. 928/4

16.2.20

14104/19

①

भारतीय गैर न्यायिक

पचास
रुपये

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FIFTY
RUPEES

Rs.50

MADE IN

INDIA

INDIA NON JUDICIAL

भारतीय गैर न्यायिक WEST BENGAL

K 180306

The document is a document in
register. The signature sheet and the
enclosure file is attached with this
document and the rest of the document

Advt. District Sub-Registrar
Sonarpur, South 24 Parganas

28 DEC 2019

THIS DEED OF GIFT made this 27th day of December, 2011 and made
BETWEEN 1) IRFAN ALAM 2) IMRAN ALAM both sons of Azizul Haque,
deceased, 3) SMT. MEHNAZ KHATOON 4) SMT. MEHRUN NISHA 5) SMT.
SHRAT NISHA 6) SMT. SUBKTARA KHATOON 7) SMT. ZAFRUN NISHA all
being daughters of Azizul Haque, deceased all by faith Muslim by
occupation landholders and citizens of India at present residing at Block
No. III, 1/4 Sector-III, Salt Lake City, Kolkata - 700 106, P. S. South

Bidhannagar hereinafter collectively referred to as the "DONORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors and/or assigns) of the ONE PART AND SMT. PARVEEN KHATTON (PAN NO.) wife of Imran Alam by faith Muslim by occupation landholder a citizen of India at present residing at Block No. 1B, 1/4 Sector-III, Salt Lake City, Kolkata- 700 106, P. S. South Bidhannagar hereinafter referred to as the "DONEE" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, legal representatives, successors and/or assigns) of the OTHER PART;

WITNESSES

- A. Is a Deed of Conveyance dated 22nd May, 2006 and made between Smt. Reba Ghosh Mondal therein described as the Vendor of the First Part and Azizul Haque and Ajit Das therein described as the Purchasers of the Second Part and Arun Kumar Ghosh alias Arun Ghosh therein described as the Confirming Party of the Third Part and registered in the office of the ADJR Sonarpur, 24 Parganas (South) and recorded in Book No. 1, being Deed No. 4302 for the year 2006 the said Smt. Reba Ghosh Mondal with the confirmation and concurrence of Arun Ghosh sold, conveyed, transferred, assigned and assured unto and in favour of one Ajit Das and the said Azizul Haque jointly and in equal share of ALL THAT pieces and parcels of Land hereditament and premises containing by estimation an area of 40 Cottahs 10 chittacks and 23 sq. ft. be the same a little more or less situate and lying at Mouza- Barbans Partabad, P. S. Sonarpur, District-24 Parganas (South), J. L. No. 47, Touzi No. 109 within Ward No. 27 (formerly No. 24) of Rajpur Sonarpur Municipality and comprised in RS Dug Nos. 1054, 1058, 1052 (Part), 1061 (Part) and 1061 (Part) appertaining to RS Khatian Nos. 338 and 475 for valuable consideration therein mentioned more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as the said Original Premises.
- B. The said Azizul Haque who during his lifetime was a muslim died intestate some time in or about 14th August, 2010 leaving behind him surviving his wife Smt. ~~Ajibun Nisake~~ and the Donors herein as his only legal heirs and representatives under the Mohamedan Law of Succession whereby and whereunder the Donors herein being the sons of the deceased acquired an undivided 1/5th part or share each of and in the Said Premises and the Donor Nos. 3 to 7 along with their mother acquired an undivided 1/5th part or share each of and in the Said Premises.
- C. Smt. ~~Ajibun Nisake~~ the widow of the said Azizul Haque, deceased died intestate some time in or about 7th December, 2010 whereby and whereunder her undivided 1/10th part or share of and in the Said Premises have devolved unto the Donors herein whereby and

whereunder the Donor Nos. 1 and 2 being the sons have acquired an undivided $2/9^{\text{th}}$ part or share each of and in the Said Premises and the Donor Nos. 3 to 7 being the daughters have acquired an undivided $1/9^{\text{th}}$ part or share each of and in the Said Premises.

- D. Thus the Donors as the legal heirs and representatives of the said Aizul Haque, deceased jointly and in the ratio of the shares specified in the preceding paragraph have inherited the undivided half share or interest of the said Aizul Haque in the said Original Premises and became the joint Owners thereof having the respective shares therein mentioned as above.
- E. For diverse good causes and considerations the Donors out of their own free will and volition have jointly and individually decided to make suitable provision by way of gift unto and in favour of the Donee in respect of ALL THAT the undivided $1/4^{\text{th}}$ share or interest of and in the carved out portion of the Original Premises containing by estimation an area of 5 cottahs 8 chittacks and 41 sq. ft. be the same a little more or less and comprised in RS. Dag No. 1052 (Part) appertaining to RS. Khatian No. 338 containing an area of 1 cottah 10 chittacks be the same a little more or less and RS. Dag No. 1054 appertaining to RS. Khatian No. 338 containing an area of 3 cottahs 14 chittacks 41 sq. ft. be the same a little more or less more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written and hereinafter referred to as the Demised Premises.
- F. And Further that the Donee coming to know of such intention has agreed to accept such Gift as is testified by her signature being affixed at the foot of these presents.
- G. For the purpose of stamp duty ALL THAT the Said Demised Premises has been assessed at Rs. 2,25,000/- (Rupees Two Lac and twenty-five thousand only).

NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in consideration of the natural love and affection which the Donors and each of them bear for the Donee and for diverse other good and weighty causes and considerations thereunto moving the Donor hereby freely, voluntarily and without being influenced in any manner whatsoever grant, convey and transfer unto and in favour of the Donee absolutely and forever by way of gift ALL THAT undivided $1/4^{\text{th}}$ part or share or interest of and in the said Demised Premises containing by estimation an area of 5 cottahs 8 chittacks and 41 sq. ft. be the same a little more or less situate within Mouza Barhane Fortabad, P.S. and Sub-Registry Office - Sonarpur within Ward No. 27 of Rajpur - Sonarpur Municipality District - 24 Parganas (South) and comprised in RS. Dag No. 1052 (Part) appertaining to RS. Khatian No. 338 containing an area of 1 cottah 10 chittacks be the same a little more or less and RS. Dag No. 1054 appertaining to RS. Khatian No. 338 containing an area of 3 cottah 14 chittacks and 41 sq. ft. be the same a little more or less and more fully and particularly

described and mentioned in the SECOND SCHEDULE hereunder written and hereinafter referred to as the DEMISED PREMISES.

TO HAVE AND TO HOLD the said DEMISED PREMISES unto the Donee for her sole use and benefit unconditionally absolutely and forever AND THAT the Donee shall and will from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy and enjoy the DEMISED PREMISES hereby gifted and shall receive and enjoy the rents, issues and profits thereof without any let or hindrance whatsoever from or by the Donors or by any person or persons claiming through, under or in trust from them including their co-sharer.

AND THAT the Donors and each of them doth hereby confirm that notwithstanding any act, deed or thing whatsoever done by them, and/or any of them, they have full right and absolute authority to grant, convey and transfer by way of gift the said DEMISED PREMISES more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written.

AND FURTHER THAT the Donors hereby covenant with the Donee that the Donors shall at all times and from time to time hereafter defend the Donee's title to the said Demised Premises according to the true intent and meaning of these presents in so far as the right, title and interest of the Donors in the said DEMISED PREMISES hereby intended to be transferred unto and in favour of the Donee absolutely and forever.

AND THAT the share and interest of the Donors in the said premises is undisputed.

AND FURTHER THAT the Donee hereby confirms and accepts the Gift of the DEMISED PREMISES by the Donors by putting her signature at the foot of these presents.

FIRST SCHEDULE ABOVE REFERRED TO

(ORIGINAL PREMISES)

ALL THAT pieces and parcels of Land hereditament and premises containing by estimation an area of 46 Cottahs 10 chittacks and 23 sq. ft. be the same a little more or less situate and lying at Mouza-Barhans Fartabad, P. S. Sonarpur, District 24 Parganas (South), J. L. No. 47, Touxi No. 109 within Ward No. 27 (formerly No. 24) of Rajpur Sonarpur Municipality and comprised in RS Dec Nos. 1054, 1056, 1052, 1061 and 1051 appertaining to RS Khelad Nos. 338 and 475.

SECOND SCHEDULE ABOVE REFERRED TO

(DEMISED PREMISES)

ALL THAT undivided 1/4th part or share or interest of and in the said Demised Premises containing by estimation an area of 5 cottahs 8 chittacks and 41 sq. ft. be the same a little more or less situate within

	Thumb	Index Finger	middle Finger	ring Finger	small Finger
IRAN ALAM					

Name IRAN ALAM

Signature IRAN ALAM

	Thumb	Index Finger	middle Finger	ring Finger	small Finger
IRAN ALAM					

Name IRAN ALAM

Signature IRAN ALAM

	Thumb	Index Finger	middle Finger	ring Finger	small Finger
MEHNAZ KHATUN					

Name MEHNAZ KHATUN

Signature MEHNAZ KHATUN

	Thumb	Index Finger	middle Finger	ring Finger	small Finger
PARVEEN KHATUN					

Name PARVEEN KHATUN

Signature PARVEEN KHATUN

1995-01-20-1

...dependence by Isaac Allen, one of

14

- I, John A. Thompson, of San Jose, California,
 do hereby certify that the foregoing is a true and correct
 copy of the original as the same appears in the files of the
San Jose Police Department.
 Witness my hand and seal of office this 10th day of April,
 1941.
 John A. Thompson, Sheriff
 County of San Jose, State of California

Howd, Kolkata, District-Kolkata,
Professor Bhattacharya

(continued)

1. 1. Kolladu, Thana: Salt Lake.
2. 2. Kolladu, Thana: Salt Lake.
3. 3. Kolladu, Thana: Salt Lake.
4. 4. Kolladu, Thana: Salt Lake.

Notes 3. Zebra; Note 4. Zebra

DISTRICT (S. 1000) (S. 1000) (S. 1000)
SUB-REGISTRAR

04-062011

[illegible]

JOHN W. HARRIS, DISTRICT CLERK

Admissible under rule 21 of West Bengal Land Reforms Act, 1955, duly stamped under schedule 1A. Article number : 33(1), 33(3), 4 of Indian Constitution. Adm. law under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamping required.

Amount By Cash:

Re 25978-1, un 28/12/2011

(Under Article : A(1) = 20871/- & = 7/- on 26/2/2011)

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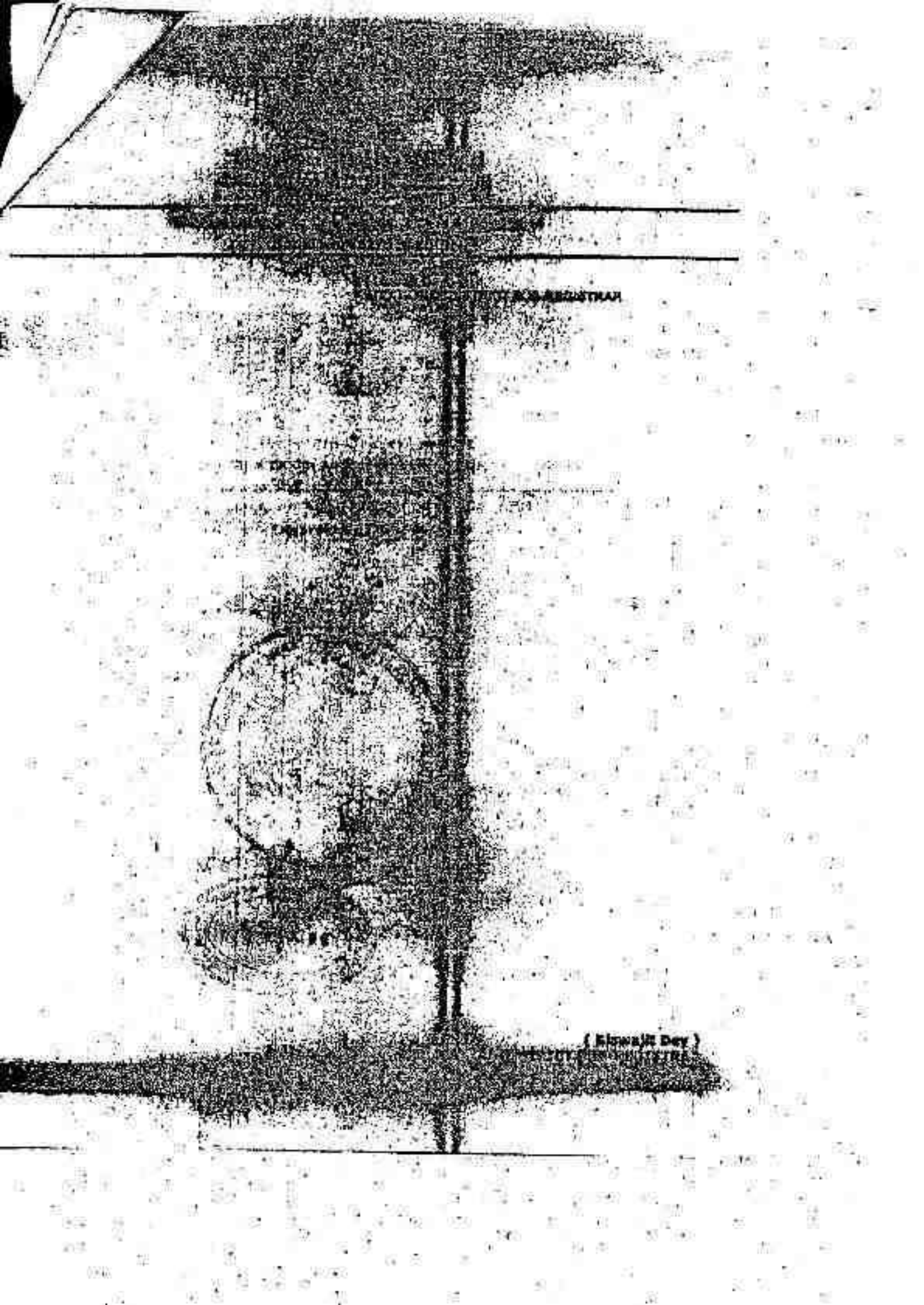
Rs. 50/-

Defect: missing duty

1. Rs. 45000/- is paid, by the draft number 37115, Dated 22/12/2011, Bank Name State Bank Of India, RAIPUR, received on 22/12/2011.
2. Rs. 45000/- is paid, by the draft number 37122, Dated 22/12/2011, Bank Name State Bank Of India, RAIPUR, received on 22/12/2011.
3. Rs. 37500/- is paid, by the draft number 372215, Dated 22/12/2011, Bank Name State Bank Of India, NARENDRAPUR, received on 22/12/2011.

(Blowing Day)

2015 MAJOR DISTRICTS REGISTRATION



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(Kilwaik Day)

U.S. DAK NO. 1051 & 1052 (F), AT MONZA - ESTATE PARLAGE.
F.S. - SONAFOR, UNDER RAJPORE SONAFOR MUNICIPALITY, DIST. - 21
(SOUTH).

AREA OF LAND

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-22-2011 BY 60322 UCBAW



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P.A. BAG MC 7111

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FILE: 1745-242-3259

RE DOC NO. 1052 (P)

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On 12-13 05-413-2147

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SIGNATURE PAGE

Mouza, Barhane Partabad, P.B. and Sub-Registry Office - Sonarpur within Ward No. 27 of Rajpur - Sonarpur Municipality, District - 24 Parganas (South) and comprised in RS Dag No. 1052 (Part) appertaining to RS Khailan No. 338 containing an area of 1 cottah 10 chittacks be the same a little more or less and RS Dag No. 1054 appertaining to RS Khailan No. 338 containing an area of 3 cottah 14 chittacks and 41 sq. ft. be the same a little more or less and delineated and shown in the map or plan annexed hereto and thereon enclosed within Red Border.

IN WITNESS WHEREOF the parties have hereto and hereunto set and subscribed his or their hands and seals this the 31st day of December 2011.

SIGNED SEALED AND DELIVERED by
the DONORS at Calcutta in the presence of:

for Also —

A lawful constituted
Attorney
Mehnaz Nisha
Laxmi Nisha
Subkanta Khatoon
Zafreen Nisha &
myself.

Asif Ali
179 Farhan Khan



Mehnaz Khatoon

SIGNED SEALED AND DELIVERED by
the DONEE at Calcutta in the presence of:

Parveen K.N.atoon

Address:
101/102, 103
167 Ganga Main Rd,
Cal - 84

M.A. Hassan
Rajpur Hooghly.

Drafted by
Pratik Kumar Roy
Advocate
Alipore Criminal Court
W.B. 928/07

8-14,919

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पश्चिम बंगाल WEST BENGAL

M 011922

QNO. 25007/12

Certifies that the document is admitted to registration, the signature and the endorsement are attached with this document are the part of this document.

Adl. Dist. & Sub-Registrar
Parganas, South 24 Parganas

Adl. Dist. & Sub-Registrar
Parganas, South 24 P.
12 OCT 2012

THIS INDENTURE made this the 12th day of October TWO THOUSAND TWELVE BETWEEN AJIT DAS, (PAN NO. ADTPD 3488R) son of Surya Kumar Das, deceased, by faith Hindu by occupation-business, at present residing at Garla Main Road (Tentakela), P.S. Sonarpur, Kolkata - 700 084, District 24 Parganas (South), hereinafter referred to as the "VENDOR" (which expression

shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, successors and/or assigns) of the ONE PART AND GAJRUJ DEALMARK PVT. LTD., (PAN NO. -----) a Company incorporated under the Companies Act, 1956 and having its registered Office at FD-13, 159B, Rajdanga Main Road, Kolkata - 700 107, being represented by its Director Mr. Amit Das, duly empowered and authorised on that behalf hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and/or permitted assigns) of the OTHER PART.

WHEREAS :

- A. At all material times one Sallendra Nath Naskar was seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute Owner of ALL THAT piece and parcel of land containing by estimation an area of 10 bittahs 5 chittacks equivalent to 17 decimals more or less and comprised in RS Dag No. 1051 appertaining to Khatian No. 338 within Ward No. 27 of Rajpur - Sonarpur Municipality, J. L. No. 47 R.S. No. 7 Touzi No. 109 situate within Police Station and Sub-Registry Office - Sonarpur Pargana - Madan Molia, Mouza - Barhans Farabadi, District - 24 - Parganas (South).
- B. By a Deed of conveyance dated 31st March, 1990 and registered in the office of ADJR Sonarpur and recorded in Book No. I, being Deed No. 2220 for the year 1990 the said Sallendra Nath Naskar therein described as the Vendor of the one part for valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured unto and in favour of Anil Kumar Mondal therein described as the Purchaser ALL THAT the said land comprised in RS Dag No. 1051 appertaining to RS Khatian No. 338 in Mouza - Barhans Farabadi unto and in favour of the said Anil Kumar Mondal.
- C. The said Anil Kumar Mondal died some time in or about 5th January, 1994 after making and publishing his last will and testament dated 13th December, 2000 whereby and whereunder he bequeathed his right, title and interest in all the assets left behind by him including the said land comprised in RS Dag No. 1051 unto and in favour of his adopted daughter Smt. Reba Ghosh (nee Mondal) and appointed her husband Arun Kumar Ghosh as the sole executor to the estate left behind him.
- D. Pursuant to an application made by the said Arun Kumar Ghosh as the executor appointed under the said last will and testament dated 13th December, 2000 by an order dated 13th February, 2001 the Court of the Additional District and Sessions Judge 3rd Court at Alipore was pleased to grant of probate of the said last will and testament dated 13th December, 2000 in favour of the said Arun Kumar Ghosh in OS Case No. 6 of 1995.
- E. The said Arun Kumar Ghosh as such Executor in terms of the direction contained in the Last Will and Testament dated 13th December, 2000 transferred, assigned and assured ALL THAT the said Land comprised in R. S. Dag No. 1051 appertaining to R. S. Khatian No. 338 in Mouza - Barhans

Partabed unto and in favour of Smt. Reba Ghosh nee Mondal as the sole legatee mentioned thereunder whereupon the said Smt. Reba Mondal became seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute owner thereof.

F. By a Deed of Conveyance dated 22nd May, 2006 and made between the said Smt. Reba Ghosh therein described as the Vendor of the First Part and the vendor herein along with Azizul Haque therein described as the Purchasers of the Second Part and the said Arun Kumar Ghosh therein described as the Confirming Party of the Third Part and registered in the office of ADSR Sonarpur, 24 Parganas (South) and recorded in Book No. 1, being Deed No. 4802 for the year 2006 the said Smt. Reba Ghosh for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of the said Ajit Das and Azizul Haque jointly in equal share with the confirmation and concurrence of the said Arun Kumar Ghosh several lands acquired by her from the said Arun Kumar Mondal including All That the said land comprised in RS Dag No. 1051 appertaining to RS Khatian No. 338 in Mouza Barhans Partabed hereinafter referred to as **"THE SAID PREMISES"**.

G. Thus the Vendor along with the said Azizul Haque jointly became seized and possessed of or otherwise well and sufficiently entitled to as the joint absolute owners of the Said Premises and on the death of the said Azizul Haque have been holding, possessing and enjoying the same together with the building and/or structures standing thereon and/or on part thereof jointly with the legal heirs and representatives of the said Azizul Haque on his death each group having an undivided half share therein without any interruption, claim or demand of whatsoever nature.

H. The Vendor hath represented and assured as hereunder :

- i) The Vendor along with the said Azizul Haque and/or his heirs and/or representatives jointly hold and possess the Said Premises as the full and absolute joint owners thereof ;
- ii) Save the Vendor and the legal heirs of Azizul Haque no-one else has any right, title or interest over and in respect of the Said Premises ;
- iii) The Vendor has a marketable title to the undivided half share of the Said Premises equivalent to estimation an area of 8 Cottas 10 Chittaks more or less ;
- iv) There exists no encumbrances, encumbrances, liens, mortgages, attachments or Trust in respect of the Said Premises and/or any part thereof ;
- v) The Said Premises or any part thereof is not subject to any notice issued under Public Demand Recovery Act or any other law for the time being in force ;
- vi) No part of the Said Premises is subject to any notice of acquisition or requisition or alignment to the Said Premises or any part thereof ;

10-000000-734

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name AMIT DAS
 Signature GAJENDRA DAS PVT. LTD.

Director / Authorized Signatory		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Amit Das
 Signature Amit Das

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

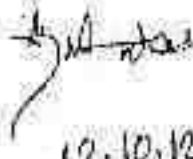
Name _____
 Signature _____

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name _____

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24 Parganas
Signature / LTI Sheet of Serial No. 14912 / 2012, Doc No. (Book-1, 12777/2012)

Signature of the Presentant

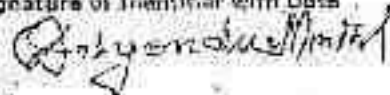
Name of the Presentant	Photo	Finger Print	Signature with date
Ajit Das Garia Main Road (Tantu) Beria, Thana-Sonarapur, P.O. 1, Dist-101-South 24-Parganas, WEST BENGAL, India. Pin 700064	 12/10/2012	 12/10/2012	 12.10.12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajit Das Address - Garia Main Road (Tantu) Beria, Thana-Sonarapur, P.O. 1, District-South 24-Parganas, WEST BENGAL, India. Pin 700064	Self	 12/10/2012	 12/10/2012	

Name of Identifier of above Person(s)
 Dibyendu Munda
 Bhadi Chakraborty Para, Thana-Sonarapur, P.O. 1,
 District-South 24-Parganas, WEST BENGAL, India,
 Pin-700103

Signature of Identifier with Date


 12.10.12



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District-South 24 Parganas

Endorsement For Deed Number : 1 - 12777 of 2012
(Serial No. 14918 of 2012)

On

Payment of Fees:

On 12/10/2012

Certificate of Admissibility (Rule 48, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 (by stamp duty 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. 0.00/- on 12/10/2012

Amount by Draft

Rs. 38570/- is paid, by the draft number 140745, Draft Date 11/10/2012, Bank Name State Bank Of India, RAJPUR, received on 12/10/2012

(Under Article. A(1) = 38555/-, E = 14/-, Excess amount = 1/- on 12/10/2012)

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. 35,08,778/-

Certified that the required stamp duty of this document is Rs. 245425/- and the Stamp duty paid as imprevise Rs. 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 140742, Draft Date 11/10/2012, Bank Name State Bank Of India, RAJPUR, received on 12/10/2012
2. Rs. 40000/- is paid, by the draft number 140746, Draft Date 11/10/2012, Bank Name State Bank Of India, RAJPUR, received on 12/10/2012
3. Rs. 49000/- is paid, by the draft number 140747, Draft Date 11/10/2012, Bank Name State Bank Of India, RAJPUR, received on 12/10/2012
4. Rs. 49000/- is paid, by the draft number 005792, Draft Date 11/10/2012, Bank Name State Bank Of India, PRINCE ANWAR SHAH ROAD, received on 12/10/2012
5. Rs. 49000/- is paid, by the draft number 005796, Draft Date 11/10/2012, Bank Name State Bank Of India, PRINCE ANWAR SHAH ROAD, received on 12/10/2012
6. Rs. 500/- is paid, by the draft number 140754, Draft Date 12/10/2012, Bank Name State Bank Of India, RAJPUR, received on 12/10/2012

B.D.

(Biswasjit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2

12/10/2012 13:41:00

Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District-South 24-Parganas

Endorsement For Deed Number : J - 12777 of 2012
(Serial No. 14919 of 2012)

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

Presented for registration at 12.53 hrs on 12/10/2012, at the Office of the A.D.S.R. SONARPUR by
All Das, Executor.

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

Execution is admitted on 12/10/2012 by

1. All Das, son of Surya K. Das, Garia Main Road (Tentul Batta), Thana: Sonarpur, P.O.
District-South 24-Parganas, WEST BENGAL, India, Pin -700084, By Caste Hindu, By Profession:
Business

Identified By Dibyendu Mondal, son of Rajkumar Mondal, Elmad Chakraborty Para, Thana: Sonarpur,
P.O. - District-South 24-Parganas, WEST BENGAL, India, Pin -700103, By Caste: Hindu, By
Profession: Business.

(Biswajit Day)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Day)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

OF R.S. DAG NO. 1051 (P), AT MOUZA - BARHANS FARTABAD,
- 47, P.B. - SONARPUR, UNDER RAJPUR SONARPUR MUNICIPALITY, DIST. - 24
GANAS (SOUTH).

TOTAL LAND AREA = 10 K - 5 CH - 00 SQFT.

50% OF TOTAL LAND AREA = 5 K - 02 CH - 22.5 SQFT.

AREA DEMARCATED BY RED BORDER 



Asif Ali

SIGNATURE OF OWNER

vii) The Vendor and/or his co-shares, namely, the heirs and legal representatives of Azizul Haque have not entered into any agreement or arrangement for sale, mortgage, lease or any other mode of transfer concerning the Said Premises or any part thereof;

viii) There is no impediment legal or otherwise for the Vendor in dealing with, selling, transferring and/or alienating the Said Premises or any part thereof;

ix) The Vendor does not hold any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act, 1976;

x) The Said Premises does not comprise of any water-body;

H. Fully relying on the aforesaid representation and acting on good faith and believing the same to be true and correct and on being prima facie satisfied as to the title made out by the Vendor, the Purchaser hath agreed to purchase, ALL THAT undivided and un-demarcated half share or part of the Said Premises more fully and particularly described and mentioned in the SCHEDULE hereunder written at or on agreed consideration of Rs. 10,00,000/- (Rupees Ten Lac only) which the Vendor upon due consideration hath agreed and accepted.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS HEREUNDER:

That in pursuance of such Agreement and in consideration of the sum of Rs. 10,00,000/- (Rupees Ten Lac only) paid by the Purchaser to the Vendor on account of the consideration (the receipt whereof the Vendor doth hereby as well as by the Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof release and acquit the Purchaser and the undivided share in the Said Premises hereby intended to be transferred) the Vendor doth hereby sell, transfer, convey, assign and assure unto and to the use of the Purchaser absolutely and for ever ALL THAT undivided and un-demarcated part of the Said Premises containing by estimation an area of 5 Guntas 2 Chitaks and 22 sq. ft. more or less within Mouza-Barhane Partahat, J.L. No. 47 Tauli No. 109 comprised in Dag No. 1051 appertaining to Khatian No. 338 Holding No. 2726 within current Ward No. 27 of Rajpur-Sonarpur Municipality, P.S. and Sub-Registry Office-Sonarpur, District-24 Parganas (South) more fully and particularly described and mentioned in the SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as "the Demised Premises" OR HOWSOEVER OTHERWISE the Demised Premises now are or is hereto before were or was situated abated called known numbered described and distinguished free from all encumbrances, liens, lispensions, requisitions or acquisition whatsoever or howsoever in or upon the Demised Premises and/or any part thereof TOGETHER WITH all easements, appurtenances or other rights, ways, paths in common, drains, water, water courses and soil and whatever or former and other rights, advantages, benefits, privileges, liberties and appurtenances whatsoever to the Demised Premises belonging to or in any way remaining to the same or any part thereof now are contained used

occupied or enjoyed with their and/or every of their appurtenances, reversion or reversions remainder or remainders, rents, issues and profits and every part thereof in the Demised Premises or any part thereof.

AND FURTHER THAT all the estate, right, title, interest, claim, demand, inheritance, use, trust whether in law or in equity of the Vendor, into and upon over the Demised Premises and every part thereof AND all deeds, patta, muniments, writings or other evidence of title to the Said Premises which now are or hereafter shall or may be in the custody power or possession of the Vendor or his heirs, executors, administrators, legal representatives or any person or persons from whom they or any of them can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the Demised Premises hereby granted or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever as hereinafter appearing.

AND THE PARTIES HERETO MUTUALLY AGREE AND CONFIRM TO DO EXECUTE AND PERFORM THE FOLLOWING ACTS, DEEDS AND THINGS :

1. The Vendor doth hereby covenant with the Purchaser herein that notwithstanding any act, deed, matter or thing by the Vendor made, done, executed or knowingly suffered to the contrary, the Vendor now has good right, full power and absolute authority to grant, sell, transfer, convey, release and confirm the Demised Premises hereby granted, sold, transferred, conveyed, released and expressed and intended to so to be unto and to the use of the Purchaser in the manner aforesaid.
2. That the Purchaser and its successors-in-interest and/or permitted assignees shall and will at all times hereafter peacefully and quietly hold, possess and enjoy the Demised Premises and every part thereof subject nevertheless to the provisions herein contained and the interest thereof without any interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in or upon the Demised Premises or any part thereof from or under the Vendor.
3. The Vendor doth hereby covenant with the Purchaser that the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things for further better and more perfectly assuring the Demised Premises and every part thereof unto and to the use of the Purchaser and to give full effect to the ends and intent and meaning of these presents as shall or may be reasonably required from time to time.
4. The Vendor further covenant and assure to produce the original title deeds in respect of the Demised Premises in his possession and custody and shall also upon like request and costs furnish to the Purchaser true copies or extracts from the said deeds and writings and shall and will in the meantime ensure that the said deeds are kept safe unobliterated and uncalled (damage by fire and other inevitable accidents being excepted).
5. All incomes and/or share of income in respect of the Demised Premises hereby allotted and/or compensation receivable from the Government or

any other authority or person, if any, shall belong to and be deemed to be the property of the Purchaser and the Vendor shall do all acts, deeds and things at the cost of the Purchaser to realize the amount of compensation and to pay the same to the Purchaser.

6. The Vendor shall pay all proportionate share of municipal rates and taxes and/or other statutory liabilities in respect of the Demised Premises upto the date of these presents and for the period thereafter the Purchaser shall be liable to pay the same.
7. Immediately prior to the execution of these presents the Vendor shall cause the Demised Premises to be physically demarcated and separated by erecting structures around the boundary of the Demised Premises and upon execution of these presents shall hand over vacant and peaceful possession of the said Demised Premises hereby conveyed and demarcated as more fully and particularly written and described in the SCHEDULE hereinafter to the Purchaser and/or its successors-in-office and/or permitted assignees absolutely and for ever and free from all encumbrances.

SCHEDULE ABOVE REFERRED TO:

ALL THAT undivided and undemarcated half share of the land containing by estimation an area of 5 Cattahe 2 Chittaka and 22 sq. ft. more or less within carved out of 10 cattahs and 5 chittacks Mouza - Baridhs Fortabad, J.L. No. 47 Touzi No. 109 undivided and un-demarcated part of the Said Premises comprised in Dag No. 1051 appertaining to Khatlan No. 338 Holding No. 2725 within current Ward No. 27 of Rajpur - Sonarpur Municipality, P.S. and Sub-Registry Office - Sonarpur, District - 24 Parganas (South) and delineated and shown in the map or plan annexed hereby and thereon enclosed within RED BORDERS and butted and bounded in the manner as follows:

ON THE NORTH : By Dag No. 1026

ON THE SOUTH : By Dag No. 1049

ON THE EAST : By Dag Nos. 1052 and 1053

ON THE WEST : By Dag Nos. 1026 and 1029

OR, HOWEVER, OTHERWISE described and distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and
subscribed their respective hands and seals this the 12th day of October
2012.

SIGNED SEALED AND DELIVERED by the
VENDOR at Kolkata in the Presence of :

1. Mahamud Hossain
Bade Hoaghy

Chibyendu Mondal,
Elachi Chakraborty proc.
KU1-105

[Signature]

SIGNED SEALED AND DELIVERED by the
PURCHASER at Kolkata in the Presence of :

MEMO OF CONSIDERATION

RECEIVED from within-mentioned Purchaser the within-mentioned sum of Rs. 10,00,000/- (Rupees Ten Lac only) on account of Consideration in full and final settlement as per memo below:-

Rs. 10,00,000/-

WITNESSES

1. *Rubyendu Mondal,*
Elach Chakraborty parva,
Kol-109

WITNESSES

2. *Mahmud Hossain*
Bade Hooghly

Drafted by me

Prabin Kumar Roy
Duranta, W.P. 828/71
Alipore Criminal Court.

[Signature]

5-16,268

14/08/11

भारतीय गैर न्यायिक

एक सौ रुपये

RS. 100

₹ 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

27-12-11
पश्चिम बंगाल WEST BENGAL

L 418798

I certify that the document is admitted to registration. The fee attached and the endorsement stamp affixed with this document are hereby received.

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

28 DEC 2011

V.E. NO: 1551/11
Q. NO: 29513/11

THIS DEED OF GIFT made this 27th day of December, 2011 and made BETWEEN AJIT DAS son of Surya Kumar Das (PAN NO. ADYPR2438E) by faith Hindu by occupation business a citizen of India and at present residing at Garia Main Road (Tentultala), P. O. Garia, Kolkata 700 084, P. S. Sonarpur, hereinafter referred to as the "DONOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean

and include his heirs, legal representatives, successors and/or assigns) of the ONE PART AND SMT. CHHANDA DAS (PAN NO. ACTPD7918F) wife of Ajit Das a Hindu Housewife and at present residing at Garia Main Road (Tentultala), P. O. Garia, Kolkata- 700 084, P. S. Sonarpur hereinafter referred to as the "DONEE" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, legal representatives, successors and/or assigns) of the OTHER PART :

W H E R E A S :

- A. By a Deed of Conveyance dated 22nd May, 2006 and made between Smt. Reba Ghosh Mondal therein described as the Vendor of the First Part and Ajit Das and Azizul Haque therein described as the Purchasers of the Second Part and Arun Kumar Ghosh alias Arun Ghosh therein described as the Confirming Party of the Third Part and registered in the office of the ADJR Sonarpur, 24 Parganas (South) and recorded in Book No. 1, being Deed No. 4302 for the year 2006 the said Smt. Reba Ghosh Mondal with the confirmation and concurrence of Arun Ghosh sold, conveyed, transferred, assigned and assured unto and in favour of the Donor and the said Azizul Haque jointly and in equal share of ALL THAT pieces and parcels of land hereditament and premises containing by estimation an area of 46 Cottahs 10 chittaks and 23 sq. ft. be the same a little more or less situate and lying at Mouza- Barhans Farzabad, P. S. Sonarpur, District-24 Parganas (South), J. L. No. 47, Touzi No. 109 within Ward No. 27 (formerly No. 24) of Rajpur Sonarpur Municipality and comprised in RS Dag Nos. 1054, 1058, 1052 (Part), 1061 (Part) and 1051 (Part) appertaining to RS Khalian Nos. 338 and 475 for valuable consideration therein mentioned more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as the said Original Premises.
- B. The Donor out of his own free will and volition has decided to make suitable provision by way of gift for the Donee being his wife concerning and relating to one-half share of his undivided half share of and in ALL THAT pieces and parcels of Land comprised in part of the Dag No. 1052 measuring 3 Cottahs 4 Chittaks more or less and R. S. Dag No. 1054 measuring 7 Cottahs 13 Chittaks and 38 sq. ft. more or less within Mouza - Barhans Farzabad measuring a total area of **11 Cottahs 1 Chittack 38 Sq. ft.** be the same a little more or less and hereinafter for the sake of brevity referred to as "the Demised Premises".
- C. And Further that the Donee has agreed to accept such Gift as is testified by her signature being affixed at the foot of these presents.
- D. For the purpose of stamp duty ALL THAT the Said Demised Premises has been assessed at Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand only).

NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in consideration of natural love and affection which the Donor bears for the Donee being his wife and for diverse other good and weighty causes and considerations thereunto moving the Donor hereby freely, voluntarily and without being influenced in any manner whatsoever grant, convey and transfer unto and in favour of the Donee absolutely and forever by way of gift ALL THAT undivided half part or share of and in ALL THAT land, hereditaments and premises comprised in part of R.S. Dag No. 1052 appertaining to R.S.Khatian No. 338 containing by estimation an area of 3 Cottahas 4 Chittacks be the same a little more or less and also comprised in R. S. Dag No. 1054 appertaining to R.S.Khatian No. 338 containing by estimation an area of 7 Cottahas 13 Chittacks 38 Sq. ft. aggregating to 11 Cottahas 1 Chittak and 38 sq. ft. be the same a little more or less contained in the said two contiguous plots of land both situate within Mouza Barhans Fartabad, P.S. and Sub-Registry Office - Sonarpur within Ward No. 27 of Rajput - Sonarpur Municipality, District - 24 Parganas (South) and more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written and hereinafter referred to as the DEMISED PREMISES

TO HAVE AND TO HOLD the said DEMISED PREMISES unto the Donee for her sole use and benefit unconditionally absolutely and forever.

AND THAT the Donee shall and will from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy and enjoy the DEMISED PREMISES hereby gifted and shall receive and enjoy the rents, issues and profits thereof without any let or hindrance whatsoever from or by the Donor or by any person or persons claiming through, under or in trust from him including his co-sharer.

AND THAT the Donor doth hereby confirm that notwithstanding any act, deed or thing whatsoever done by him, he has full right and absolute authority to grant, convey and transfer by way of gift the said DEMISED PREMISES more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written.

AND FURTHER THAT the Donor hereby covenant with the Donee that the Donor shall at all times and from time to time hereafter defend the Donee's title to the said Demised Premises according to the true intent and meaning of these presents in so far as the right, title and interest of the Donor in the said DEMISED PREMISES hereby intended to be transferred unto and in favour of the Donee absolutely and forever.

AND THAT the share and interest of the Donor in the said premises is undisputed.



left hand					

Name ASIT DAS

Signature Asit Das



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name CHANDRA DAS

Signature Chandra Das

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO

Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 14103 of 2011
(Seria! No. 16268 of 2011)

On

Payment of Fees:

On 27/12/2011

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

Presented for registration at 17.00 hrs on 27/12/2011, at the Private residence by Aji Das
Exccurant.

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

Execution is admitted on 27/12/2011 by

1. Aji Das, son of Surya Kr. Das, Garia Main Road (Tentulberia), Thana-Sonarpur, District-South
24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084, By Caste Hindu, By Profession
Business
2. Chhanda Das, wife of Aji Das, Garia Main Road (Tentulberia), Thana-Sonarpur, District-South
24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084, By Caste Hindu, By Profession
House wife

Identified By Irfan Alam, son of Lt. Azizul Haque, 1b, 1/4, Salt Lake City, I I I, Kolkata,
District-Kolkata, WEST BENGAL, India, P.O. :-Salt Lake Pin :-700106, By Caste: Muslim, By
Profession: Business.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/12/2011

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 : 33(1), 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. 61134/-, on 28/12/2011

(Under Article : A(1) = 61127/-, E = 7/- on 28/12/2011)

Certificate of Market Value (WB PUVI rules of 2001)

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

28/12/2011 15:32:00

Endorsement Page 1 of 2

Witness :

Irfan Alam
1b/4 Salt Lake city

Drafted by

Prabir Kumar Das

Advocate



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 14103 of 2011
(Serial No. 16268 of 2011)

Certified that the market value of this property which is the subject matter of the deed for Gift in Favour of family members has been assessed at Rs. - 5557639/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs. - 27798 /- and the Stamp duty paid as: Impositive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 27788/- is paid, by the draft number 872810, Draft Date 26/12/2011, Bank Name State Bank Of India, NARENDRAPUR, received on 28/12/2011

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

28/12/2011 15:32:00

Endorsement Page 2 of 2

Witness : -

Drafted by
2/12/11
har

AND FURTHER THAT the Donee hereby confirms and accepts the Gift of the DEMISED PREMISES by the Donor by putting her signature at the foot of these presents.

FIRST SCHEDULE ABOVE REFERRED TO
(ORIGINAL PREMISES)

ALL THAT pieces and parcels of Land hereditament and premises containing by estimation an area of 46 Cottahs 10 Chitracks and 23 sq. ft. be the same a little more or less situate and lying at Mouza-Barhans Fartabad, P. S. Sonarpur, District-24 Parganas (South), J. L. No. 47, Touzi No. 109 within Ward No. 27 (formerly No. 24) of Rajpur Sonarpur Municipality and comprised in RS Dag Nos. 1051, 1058, 1052, 1061 and 1051 appertaining to RS Khatian Nos. 338 and 475.

SECOND SCHEDULE ABOVE REFERRED TO
(DEMISED PREMISES)

ALL THAT pieces and parcels of Land, hereditaments and premises comprised in part of R.S. Dag No. 1052 appertaining to R.S.Khatian No. 338 containing by estimation an area of 3 Cottahs 4 Chitracks be the same a little more or less and also comprised in R. S. Dag No. 1054 appertaining to R.S.Khatian No. 338 containing by estimation an area of 7 Cottahs 13 Chitracks 38 Sq. ft. be the same a little more or less aggregating to 11 Cottahs 1 Chittak and 38 sq. ft. be the same a little more or less and both situate within Mouza Barhans Fartabad, P.S. and Sub-Registry Office - Sonarpur within Ward No. 27 of Rajpur - Sonarpur Municipality, District - 24 Parganas (South) and delineated and shown in the map or plan annexed hereto and thereon enclosed within Red Border.

IN WITNESS WHEREOF the parties have hereto and hereunto set and subscribed his or their hands and seals this the ^{27th} day of December 2011

SIGNED SEALED AND DELIVERED

by the DONOR at Calcutta in the presence of :

Ajit Das

SIGNED SEALED AND DELIVERED

by the DONEE at Calcutta in the presence of :

Chanda Das.

witness : -

Drafted by

RECEIVED from within-mentioned Purchaser the
within-mentioned sum of Rs. 20,00,000/-
(Rupees Twenty Lacs only) on account of
Consideration in full and final settlement as
per memo below :-

Rs. 20,00,000/-

MEMO OF CONSIDERATION

1. Chno. 344105 dt. 05.08.2012
Canara Bank, Gurgaon Bx.

Rs. 20 crores of

(Rupees Twenty Lacs only)

Ajit Das

WITNESSES :

1. Habibul Rahman Gami,
Sonm-pur.
2. Md. Ahmed Hassan
Sonm-pur

Drafted by
Prabin Kumar Ray
Advocate
Aizawl criminal court
11.08.2012



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ANIL DAS
Signature [Signature]



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left hand					
right hand					

Name SURESHNA DAS
Signature [Signature]

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left hand					
right hand					

Name
Signature

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left hand					
right hand					

Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District-South 24-Parganas

Endorsement For Deed Number : I - 07533 of 2012
(Serial No. 08712 of 2012)

On

Payment of Fees:

On 06/06/2012

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

Presented for registration at 18.00 hrs on 06/06/2012, at the Private residence by Ajit Das
Executive.

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

Execution is admitted on 06/06/2012 by

1. Ajit Das, son of Surya Kr. Das, Garia Main Road (Tentulata), Thana-Sonarpur, P.O.,
District-South 24-Parganas, WEST BENGAL, India, Pin -700084, By Caste Hindu, By Profession
Business
2. Sudeshna Das
Director, Bipin Commercial Pvt. Ltd., Lov Kush Apartment, Garia Main Road, Thana-Sonarpur, P.O.,
District-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
By Profession : Business
Identified By Md. Ahmed Hossain, son of Lt. Abdul Bari, Sonarpur, Thana-Sonarpur, P.O.,
District-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: Business

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/06/2012

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. 0.00/- on 07/06/2012

Amount by Draft

Rs. 43485/- is paid, by the draft number 136964, Draft Date 02/06/2012 Bank Name State Bank Of
India, RAJPUR, received on 07/06/2012

(Under Article A(1) = 43472/- , E = 14/- on 07/06/2012)

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.-39,52,500/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

07/06/2012 13:01:00

E. By a Bangan Deed of Conveyance dated 20th April, 2008 and more
between the said Joydeb Sardar, Arunima Sardar and Pradip Sardar
therein collectively referred to as the Vendors of the One Part and



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District: South 24-Parganas

Endorsement For Deed Number : I - 07533 of 2012
(Serial No. 08712 of 2012)

Certified that the required stamp duty of this document is Rs.- 276635 /- and the Stamp duty paid as Impresive Rs.- 1500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 138220, Draft Date 04/04/2012, Bank Name State Bank Of India, RAJPUR, received on 07/05/2012
2. Rs. 43000/- is paid, by the draft number 138221, Draft Date 04/04/2012, Bank Name State Bank Of India, RAJPUR, received on 07/05/2012
3. Rs. 49000/- is paid, by the draft number 138244, Draft Date 07/04/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012
4. Rs. 49000/- is paid, by the draft number 138245, Draft Date 07/04/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012
5. Rs. 49000/- is paid, by the draft number 138258, Draft Date 09/04/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012
6. Rs. 31635/- is paid, by the draft number 138982, Draft Date 02/06/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012

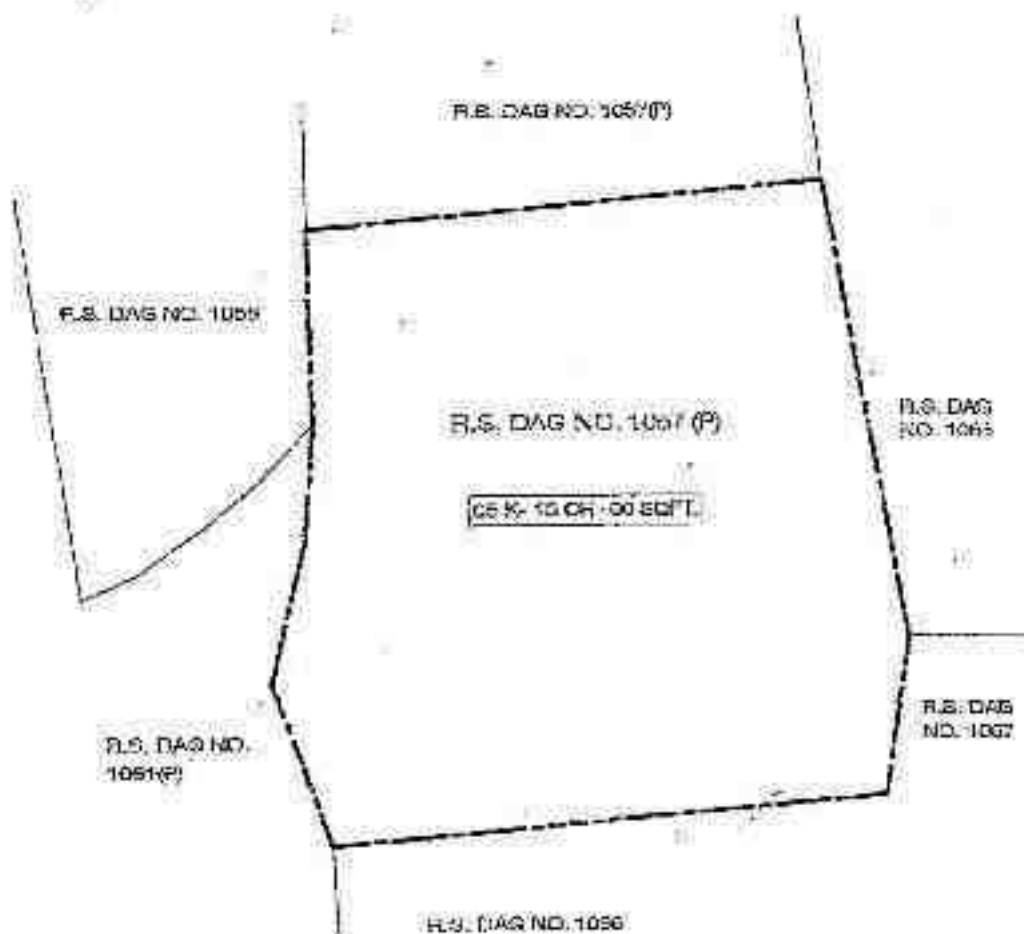
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

OF R.S. DAG NO. -1057 (P), KHATIAN NO. - 80, AT MOUZA - BARHANS
AD, J.L. NO. - 47, P.S. - SONARPUR, UNDER RAJPUR SONARPUR
CIPALITY, DIST. - 24 PARGANAS (SOUTH).

AREA OF LAND - 05 K - 13 CH - 00 SQFT.

AREA DEMARCATED BY RED BORDER ☐



[Handwritten signature]

SIGNATURE OF VENDOR

BIFIN COMMERCIAL PVT. LTD.

Sudeshna Das.

Director / Authorized Signatory

SIGNATURE OF PURCHASER

8711

7531/n

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

STAMPED

STAMPED

पश्चिम बंगाल WEST BENGAL

E 792997

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

Adm. District Sub-Registrar
Sonarpur, South 24 Parganas

07-6-12

7 JUN 2012

2. NO! - 1003/12
(NO! - 13642/12)

THIS INDENTURE made this the 6th day of June TWO THOUSAND TWELVE B E T W E E N AJIT DAS, (PAN NO. ADTPD 3488R), son of Surya Kumar Das, deceased, by faith Hindu by occupation - business, at present residing at Garia Main Road (Tentuliala), P.S. Sonarpur, Kolkata - 700 084, District 24 Parganas (South), hereinafter referred to as the "VENDOR" (which expression shall unless excluded by



पश्चिम बंगाल WEST BENGAL

F 638835

or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, successors and/or assigns) of the ONE PART A N D SWARNIL VINTRADE PRIVATE LIMITED, (PAN NO. AAQCS 2906Q, a Company incorporated under the Companies Act, 1956 and having its Registered Office at Garia Main Road, Tintulala, Ground Floor, REHI APARTMENT, Kolkata - 700 084, being represented by its Director - Smt. Chhanda Das, wife of Ajit Das, duly empowered and authorised on

that shall be and under the Articles of Association of the said company and hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors in office and/or permitted assigns) of the OTHER PART.

WHEREAS :

- A. At all material times Smt. Renubala Naskar & Ors. were seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute joint Owners of piece and parcel of land, hereditament and premises containing by estimation an area of 13 Decimal equivalent to 7 Cotahs 13 Cottahs 38 sq. ft. be the same a little more or less comprised in Dag No. 1053 appertaining to Khatian No. 338, within Mouza Barhans Darabad, L. No. 47 R.S. No. 7 Taluk No. 108 within Ward No. 27 of Rajpur - Sonarpur Municipality, P. S. and Sub-Registry Office - Sonarpur, District - 24 Parganas (South) more fully and particularly described and mentioned as the FIRST PLOT OF LAND.
- B. By a Deed of Conveyance dated 13th March, 1987 and made between the said Smt. Renu Bala Naskar and others therein described as the Vendors of the One Part and Anil Kumar Mondal therein described as the Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar - Sonarpur and recorded in Book No. 1 being Deed No. 5153 for the year 1987 the said Smt. Renu Bala Naskar and others sold, conveyed, transferred, assigned and assured unto and in favour of the said Anil Kumar Mondal ALL THAT the said First Plot of Land.
- C. The said Anil Kumar Mondal, who during his life time was a Hindu governed by Dayabhaga School of Law died sometime in or about 6th January, 1994 after making and publishing his Last Will and Testament dated 13th December, 2000 whereby and whereunder he left and bequeathed his right and interest over and in respect of the said First Plot amongst other assets and properties absolutely and for ever unto and in favour of his adopted daughter Smt. Reba Ghosh (nee Mondal) and appointed her husband Arun Kumar Ghosh as the sole Executor thereof.
- D. After the demise of the said Anil Kumar Mondal, the said Arun Kumar Ghosh as such Executor applied for grant of Probate of the said Last Will and Testament dated 13th December, 2000 left behind by the said Anil Kumar Mondal before the Court of the Additional District and Session Judge, 3rd Court at Alipore which was registered as O.S. No. 5 of 1995.
- E. By an Order dated 13th February, 2001, the Additional District and Session Judge, 3rd Court at Alipore was pleased to grant Probate of the said Last Will and Testament dated 13th December, 2000 unto and in favour of the said Arun Kumar Ghosh, the sole Executor therein to carry out the bequest and directed distribution of the assets as contained in the said Last Will and Testament of Anil Kumar Mondal.

- F. In view of the Implementation of the terms and request contained in the said Last Will and Testament dated 13th December, 2000 left behind by the said Anil Kumar Mondal, deceased, and in the implementation of the order granting Probate thereof dated 13th February, 2001, the said Arun Kumar Ghosh transferred and assigned the said First Plot and Second Plot unto and in favour of Smt. Reba Ghosh (nee Mondal) absolutely and forever.
- G. By a Deed of Conveyance dated 22nd May, 2006 and made between Smt. Reba Ghosh (nee Mondal) therein described as the Vendor of the One Part and the Vendor herein along with one Azizul Hoque, deceased, therein jointly described as the Purchasers of the Other Part and registered in the office of the Additional District Sub-Registrar, Alipore, District - South 24 -Parganas and recorded in Book No. 1 being Deed No. 4302 for the year 2006 amongst others sold, transferred, conveyed, assigned and assured unto and in favour of the Vendor herein along with the said Azizul Hoque, deceased, jointly and in equal half share ALL THAT the said First Plot of Land.
- H. At all material times, one Nityananda Naskar was seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute Owner of ALL THAT pieces and parcels of land, hereditament and premises containing by estimation an area of 6 Chutaks be the same a little more or less equivalent to 10.4 Sataks and comprised in Dag No. 1061 appertaining to Khatian No. 475 Mouza - Barhans Partabad, J. L.No. 47, R.S. No. 7 Touzi No. 109 within Ward No. 27 of Rajpur -Sonarpur Municipality P.S. Sonarpur, District - 24 Parganas (South)
- I. By a Deed of Conveyance dated 18th June, 1985 and made between Nityananda Naskar therein described as the Vendor of the One Part and Anil Kumar Mondal therein described as the Purchaser of the Other part, the said Anil Kumar Mondal purchased and acquired ALL THAT the Said Land comprised in Dag No. 1061 appertaining to Khatian No. 475 Mouza - Barhans Partabad, J. L.No. 47, R.S. No. 7 Touzi No. 109 within Ward No. 27 of Rajpur -Sonarpur Municipality P.S. Sonarpur, District - 24 Parganas (South).
- J. The said Anil Kumar Mondal who during his life time was a Hindu governed by Dayabhaga School of Law, died sometime in or about 6th October, 1984 after making and publishing his Last Will and Testament dated 13th December, 2000 whereby and whereunder the said Anil Kumar Mondal bequeathed his right and interest amongst others in or upon the Said Land comprised in Dag No. 1061 unto and in favour of his adopted daughter Smt. Reba Ghosh (nee Mondal) and appointed her husband Arun Kumar Ghosh as the sole executor.
- K. The said Arun Kumar Ghosh as such sole executor to the estate of Anil Kumar Mondal, deceased applied before the court of the Additional District and Sessions Judge at Alipore for grant of Probate of the said Last Will and Testament left behind by the said

... of ... was registered as O.S. Case ... 13th February, 2001 the learned Additional District and Sessions Judge at Alipore granted Probate of the said Last Will and Testament dated 13th December, 2000 in favour of Anil Kumar Ghosh, the sole executor named therein.

- L. Being the sole legatee named under the said Last Will and Testament dated 13th December, 2000 left behind by the said Anil Kumar Mondal, deceased and in pursuance of the order dated 13th February, 2001 granting Probate of the said Last Will and Testament dated ~~13th December, 2000~~ the said Smt. Reba Mondal became seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute Owner of ALL THAT pieces and parcels of land, hereditament and premises comprised in Dag No. 1061 appertaining to Khatian No. 475 and situate at Mouza - Barans Batabad, J.L. No. 47 R. S. No. 7, Touzi 109 within Ward No. 27 of Rajpur - Sonarpur Municipality, P. S. Sonarpur, District - 24 Parganas (South) hereinafter referred to as the "Second Plot".
- M. By a Deed of Conveyance dated 22nd May, 2006 and made between the said Smt. Reba Ghosh therein described as the Vendor of the One Part and Ajit Das, the Vendor herein along with one Azizul Haque therein described as the Purchasers of the Other Part and registered in the office of the Additional District Sub-Registrar, Sonarpur, District - 24 Parganas (South), in Book No. 1 being Deed No. 4702 for the year 2006 the said Smt. Reba Ghosh sold, conveyed, transferred, assigned and assured amongst other properties of the Second Plot of Land unto and in favour of the Vendor and the said Azizul Haque jointly and in equal share.
- N. The Vendor herein thus became seized and possessed of or otherwise well and sufficiently entitled to an undivided half share of and in the said First Plot and Second Plot as the joint and absolute owner thereof along with the said Azizul Haque, deceased and have been holding and possessing the said contiguous plots as the joint Owners thereof.
- O. The Vendor hath represented and assured as hereunder :
- The Vendor along with the said Azizul Haque and/or his heirs and/or representatives jointly hold and possess the First Plot and Second Plot as the full and absolute joint owners thereof without any interruption or interference ;
 - Save the Vendor and the legal heirs of Azizul Haque no-one else has any right, title or interest over and in respect of the First Plot and Second Plot ;
 - The Vendor has a marketable title to the undivided half share of the First Plot and Second Plot.
 - There exists no encumbrances, mortgages, liens, dispendens, attachments or Trust in respect of the First Plot and Second Plot and/or any part thereof ;

- v) The First Plot and Second Plot or any part thereof is subject to any notice issued under Public Demand Recovery Act or any other law for the time being in force;
- vi) No part of the First Plot and Second Plot is subject to any notice of acquisition or requisition or alignment to the First Plot and Second Plot or any part thereof;
- vii) The Vendor and/or his co-sharers, namely, the heirs and legal representatives of Azizul Hoque have not entered into any agreement or arrangement for sale, mortgage, lease or any other mode of transfer concerning the First Plot and Second Plot or any part thereof;
- viii) There is no impediment legal or otherwise for the Vendor in dealing with, selling, transferring and/or alienating the First Plot and Second Plot or any part thereof;
- ix) The Vendor does not hold any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act, 1976;
- x) The First Plot and Second Plot does not comprise of any water body;

P. Fully relying on the aforesaid and believing the same to be correct and on being prima facie satisfied as to the title made out by the Vendor the Purchaser purchased and acquired ALL THAT undivided and undemarcated part of the First Plot containing by estimation an area of 3 Cottah 14 Chitak and 42 sq. ft. and comprised in part of Dag No. 1058 and ALL THAT undivided and undemarcated part of the Second Plot of Land containing an area of 1 Cottah 14 Chitak and 3 sq. ft. be the same a little more or less and comprised in part of Dag No. 1051 both situate within Mouza - Bahans Partabad, J. L. No. 47 Touzi No. 4 (previously 109) being Ward No. 27 of Rajpur - Sonarpur Municipality, Holding No. 2726 P.S. and Sub-Registry Office Sonarpur, District - 24 Parganas (South) hereby aggregating to 5 Cottahs 13 Chitaks more or less being the contiguous plots of land more fully and particularly described and mentioned in the SCHEDULE hereunder written at and for an agreed consideration of Rs. 20,00,000/- (Rupees Twenty Lacs only) which the Vendor upon due consideration hath agreed and accepted.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS HEREUNDER:

That in pursuance of such Agreement and in consideration of the sum of Rs. 20,00,000/- (Rupees Twenty Lacs only) paid by the Purchaser to the Vendor on account of the consideration (the receipt whereof the Vendor doth hereby as well as by the Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof release and acquit the Purchaser and the First Plot and Second Plot hereby

1. The Vendor doth hereby sell, transfer, convey, assign and assure unto and to the use of the Purchaser absolutely and for ever ALL THAT undivided and undemarcated part of the First Plot containing by estimation an area of 3 Cottah 14 Chittak and 42 sq. ft. and comprised in part of Dag No. 1058 and ALL THAT undivided and undemarcated part of the Second Plot of Land containing an area of 1 Cottah 14 Chittak and 3 sq. ft. be the same a little more or less and comprised in part of Dag No. 1057 both situate within Mouza - Sarhans Partabad, J. L. No. 47 Taluq No. 4 (previously 109) being Ward No. 27 of Rajpur - Sonapur Municipality, Holding No. 2726 P.S. and Sub-Registry Office Sonapur, District - 24 Parganas (South) thereby aggregating to 5 Cottahs 13 Chittaks more or less being the contiguous plots of land more fully and particularly described and mentioned in the SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as "the DEMISED PLOTS" or howsoever otherwise the First Plot and Second Plot now are or is hereto before were or was situate abated called known numbered described and distinguished free from all encumbrances, liens, hipendens, regulations or acquisition whatsoever or howsoever in or upon the said DEMISED PLOTS and/or any part thereof TOGETHER WITH all easements, appurtenances or other rights, ways, paths in common, drains, water, water-courses and all and whatever or former and other rights, advantages, benefits, privileges, liberties and appurtenances whatsoever to the First Plot and Second Plot belonging to or in any way remaining to the same or any part thereof now are contained used occupied or enjoyed with their and/or every of their appurtenances, reversion or reversions, remainder or remainders, rents, issues and profits and every part thereof in the said DEMISED PLOTS or any part thereof.

AND FURTHER THAT all the estate, right, title, interest, claim, demand, inheritance, use, trust whether in law or in equity of the Vendor, into and upon over the said DEMISED PLOTS and every part thereof AND all deeds, patta, muniments, writings or other evidence of title to the said DEMISED PLOTS which now are or hereafter shall or may be in the custody power or possession of the Vendor or his heirs, executors, administrators, legal representatives or any person or persons from whom they or any of them can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said DEMISED PLOTS hereby granted or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever as hereinafter appearing and the parties herein.

AND THE PARTIES HERETO MUTUALLY AGREE AND CONFIRM TO DO EXECUTE AND PERFORM THE FOLLOWING ACTS, DEEDS AND THINGS,

1. The Vendor doth hereby covenant with the Purchaser herein that notwithstanding any act, deed, matter or thing by the Vendor made, done, executed or knowingly suffered to the contrary, the Vendor now has good right, full power and absolute authority to grant, sell, transfer, convey, release and confirm the said DEMISED PLOTS

... sold, transferred, conveyed, released and expressed
... to so to be unto and to the use of the Purchaser in the
... addressaid.

2. That the Purchaser and its successors-in-interest and/or permitted assignees shall and will at all times hereafter peacefully and quietly hold, possess and enjoy the said DEMISED PLOTS and every part thereof subject nevertheless to the provisions herein contained and the interest thereof without any interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in or upon the said DEMISED PLOTS or any part thereof from or under the Vendor.
3. The Vendor doth hereby covenant with the Purchaser that the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things for further better and more perfectly assuring the said DEMISED PLOTS and every part thereof unto and to the use of the Purchaser and to give full effect to the ends and intent and meaning of these presents as shall or may be reasonably required from time to time.
4. The Vendor further covenant and assure to produce the original title deeds in respect of the said DEMISED PLOTS in his possession and custody and shall also upon like request and costs furnish to the Purchaser true copies or extracts from the said deeds and writings and shall and will in the meantime ensure that the said deeds are kept safe unobliterated and uncalled (damage by fire and other inevitable accidents being excepted).
5. All incomes in respect of the said DEMISED PLOTS hereby allotted and/or compensation receivable from the Government or any other authority or person, if any, shall belong to and be deemed to be the property of the Purchaser and the Vendor shall do all acts, deeds and things at the cost of the Purchaser to realize the amount of compensation and to pay the same to the Purchaser.
6. The Vendor shall pay all proportionate share of municipal rates and taxes and/or other statutory liabilities in respect of the said DEMISED PLOTS upto the date of these presents and for the period thereafter the Purchaser shall be liable to pay the same.
7. Immediately prior to the execution of these presents the Vendor shall cause the said DEMISED PLOTS to be physically demarcated and separated by erecting structures around the boundary of the said DEMISED PLOTS and upon execution of these presents shall hand over vacant and peaceful possession of the said DEMISED PLOTS hereby conveyed and demarcated as more fully and particularly written and described in the SCHEDULE hereinafter to the Purchaser and/or its successors-in-office and/or permitted assignees absolutely and for ever and free from all encumbrances.

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	right hand					

Name ANIL DAS

Signature Anil Das

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	left hand					
	right hand					

Name SWARNIL VINTRADE PVT LTD

Signature Chandra Das

Director / Authorized Signatory

		thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

DATE

SIGNATURE

		thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

PHOTO

Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District: South 24-Parganas

Endorsement For Deed Number : I - 07531 of 2012
(Serial No. 08711 of 2012)

On

Payment of Fees:

On 06/06/2012

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

Prescribed for registration at 18.00 hrs on 06/06/2012, at the Private residence of Aji Das, Executant.

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

Execution is admitted on 06/06/2012 by

1. Aji Das, son of Surya Kr. Das, Garia Main Road (Tentulata), Thana: Sonarpur, P.O. District: South 24-Parganas, WEST BENGAL, India, Pin : 700084, By Caste Hindu, By Profession Business
2. Chhanda Das
Director, Swapnil Vintrade Pvt. Ltd., Garia Main Road, Tentulata, Thana: Sonarpur, P.O. District: South 24-Parganas, WEST BENGAL, India, Pin : 700084, By Profession Business
Identified By Md. Ahmed Hossain, son of Lt. Abdul Bari, Sonarpur, Thana: Sonarpur, P.O. District: South 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/06/2012

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. 0.00/-, on 07/06/2012

Amount by Draft

Rs. 43488/- is paid, by the draft number 138968, Draft Date 02/06/2012, Bank Name State Bank of India RAJPUR, received on 07/06/2012

Under Article : A(1) = 43472/-, E = 14/- on 07/06/2012

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.-38,52,500/-

07/06/2012 12:53:00

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2

Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : 1 - 07531 of 2012
(Serial No. 08711 of 2012)

Certified that the required stamp duty of this document is Rs. - 276685/- and the Stamp duty paid as
Imprestive Rs. - 1500/-

Deficit stamp duty

Deficit stamp duty

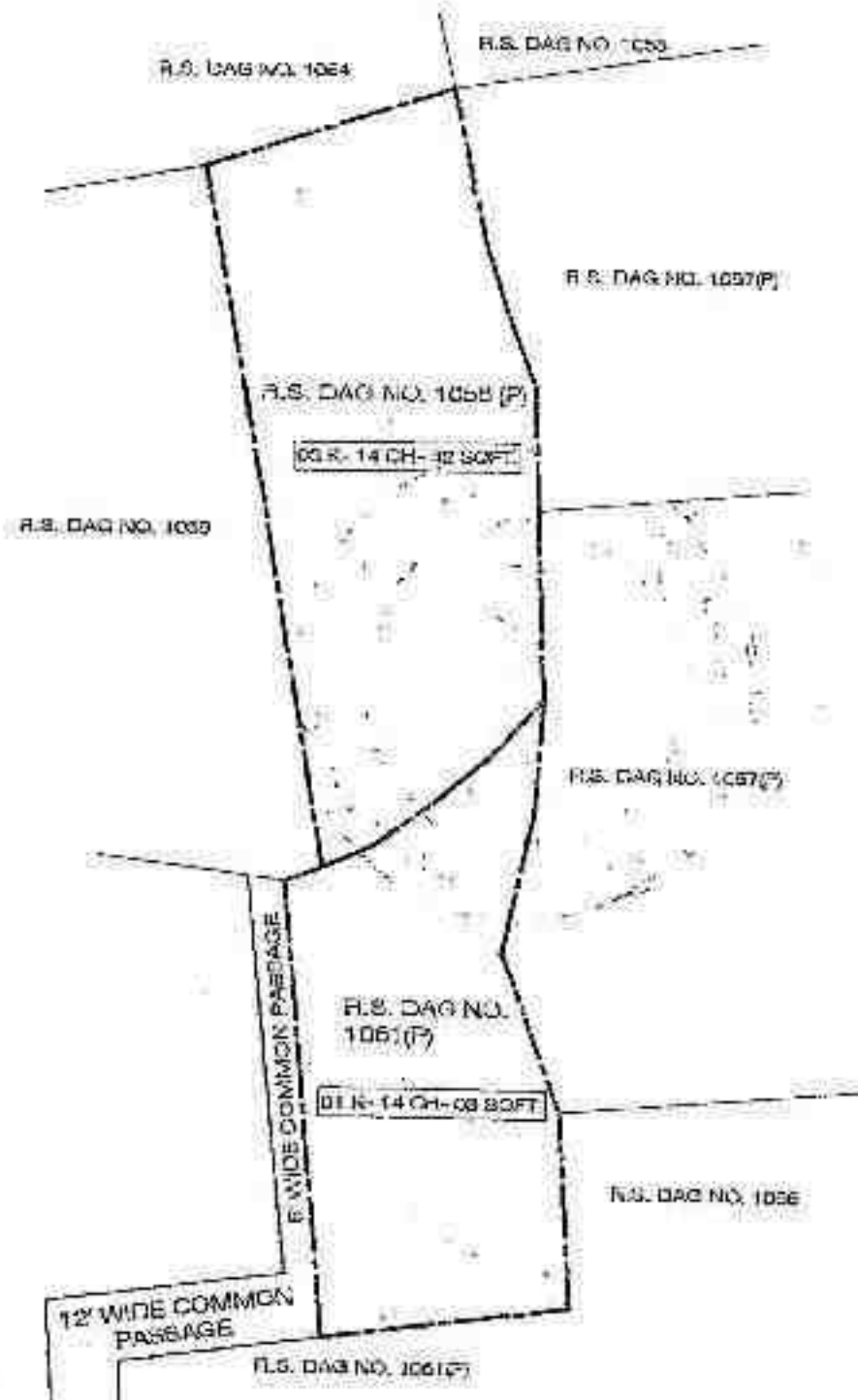
1. Rs. 32310/- is paid, by the draft number 138284, Draft Date 12/04/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012
2. Rs. 49000/- is paid, by the draft number 138913, Draft Date 31/05/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012
3. Rs. 49000/- is paid, by the draft number 138814, Draft Date 31/05/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012
4. Rs. 49000/- is paid, by the draft number 138915, Draft Date 31/05/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012
5. Rs. 49000/- is paid, by the draft number 138916, Draft Date 31/05/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012
6. Rs. 48385/- is paid, by the draft number 138960, Draft Date 02/06/2012, Bank Name State Bank Of India, RAJPUR, received on 07/06/2012

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

OF R.S. DAG NO. - 1058 (P) & 1061 (P), KHATIAN NO.- 338 & 475,
JZA - BARHANS FARTABAD, J.L. NO. - 47, P.S. - SONARPUR, UNDER RAJPUR
MUNICIPALITY, DIST. - 24 PARGANAS (SOUTH).

AL AREA OF LAND = 05 K - 13 CH - 00 SQFT.

AREA DEMARCATED BY RED BORDER 



SIGNATURE OF VENDOR

SWARNIL VINTRADE PVT. LTD.

Director / Authorised signatory

SIGNATURE OF PURCHASER

ALL THAT undivided and undemarcated part of the First Plot containing by estimation an area of 3 Cottah 14 Chittak and 12 sq. ft. and comprised in part of Dag No. 1058 (part) appertaining to Khatian No. 338 and ALL THAT undivided and undemarcated part of the Second Plot of Land containing an area of 1 Cottah 14 Chittak and 3 sq. ft. be the same a little more or less and comprised in part of Dag No. 1061 (part) appertaining to Khatian No. 475 both situate within Mouza - Barhans Fortabad, J. L. No. 47 Touzi No. 4 (previously 109) presently Ward No. 29 and previously Ward No. 27 of Rajpur - Sonarpur Municipality, Holding No. 2726 P.S. and Sub-Registry Office Sonarpur, District - 24 Parganas (South) thereby aggregating to 3 Cottahs 12 Chittaks more or less land and delineated and shown in the map or plan annexed hereto and thereon enclosed within Red Borders and battled and bounded in the manner as follows:

ON THE EAST By R.S. Dag Nos. 1057 & 1066
ON THE WEST By R.S. Dag Nos. 1059 & common passage
ON THE NORTH By R.S. Dag Nos. 1054 And
ON THE SOUTH By R.S. Dag Nos. 1061(P)
OR HOWSOEVER OTHERWISE

IN WITNESS WHEREOF the parties hereto hath hereto set and subscribed their respective hands and seals this the ---- day of ----, 2012.

SIGNED SEALED AND DELIVERED
BY THE VENDOR at Kolkata in the
Presence of:

1. *Habibul Rahman Gami*
Sonarpur

A. A. Das

SIGNED SEALED AND DELIVERED
BY THE PURCHASER at Kolkata in the
Presence of:

Mr. Ahmed Hossain
Sonarpur

SWARNIL VENTRADE PVT. LTD.

Chanda Das
Director / Authorized Signatory

MEMO OF CONSIDERATION

RECEIVED from within-mentioned Purchaser the within-mentioned sum of Rs. 20,00,000/- (Rupees Twenty Lacs only) on account of Consideration in full and final settlement as per memo below :-

Rs. 20,00,000/-

1. Cheque drawn on 05.06.2011 Rs. 20,00,000/-
Canara Bank, Garcia Br
(Rupees Twenty Lacs only)

A. J. Dae

WITNESSES :-

1. Habibullah Rahman Gans
Sonarpur.

Drafted by
P. J. S. S.