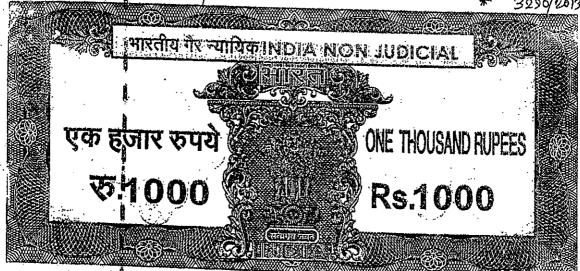
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बंगाल WEST BENGAL



BRITISEN ESPENTENCE

THIS INDENTURE is made on this the 13th air or March Thousand Invision of the Tra\$159\$ 07 MAR 2019

PATE Orpax 10 Sale Agrocate

High Court Calcutte,

MOUSUMI GHOSH LICENSET STADE VENDOR KOLKATA REGISTRATION OFFICE



Savy Kr. Sul ASV. 101XIII

Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A.R.A. - II KOLKATA, District- Kolkata Signature / LTI Sheet of Serial No. 03120 / 2013, Deed No. (Book - I , 03290/2013)

Signature of the Presentant

Signature of the tree	4_			
Name of the Presentant	· Photo	Finger Print	Signature with date	
Kamāl Saha 44/23, Shyamnagar Road, Das Villa, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin 700055	13/03/2013	L'rī 13/03/2013	13/03/2013	

	nature of the person(s) admittin Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sanjay Gupta Address -Block- 6, Flat No:1 A, Space Town Housing Complex , V I P Road, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052	Self	13/03/2013	LTI 13/03/2013	Sugar Empla"
2	Twinkle Gupta Address -Block- 6, Flat No:1 A, Space Town Housing Complex , V I P Road, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052	Self		LTI	Twinkle aupto
3	Sampad Aich Address -78/2, Shyamnagar Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	13/03/2013	LTI	Soupod A.
4	Sipra Aich Address -78/2, Shyamnagar Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	13/03/2013	13/03/2013	Sipra fie
		THE STATE OF THE S	71/2	13/03/2013	

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13/03/2013

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA



Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A.R.A. - II KOLKATA, District- Kolkata Signature / LTI Sheet of Serial No. 03120 / 2013, Deed No. (Book - I , 03290/2013)

signature of the person(s) admitting the Execution at Office:

A No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Kamal Saha Address -44/23, Shyamnagar Road, Das Villa, Koi, Thana:-Dum Dum, Districti-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self		ETT	Romes Sala
			13/03/2013	13/03/2013	
6	Sima Saha Address -44/23, Shyamnagar Road, Das Villa, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self		LTT	Zima Zaha
7	Million of the col		13/03/2013	13/03/2013	
	Sibnath Nath Address -Village:Bhatinda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India,	_. Self	Ema .	LTI	Sibneth Nett
<u></u> .			13/03/2013	13/03/2013	

Name of Identifier of above Person(s)

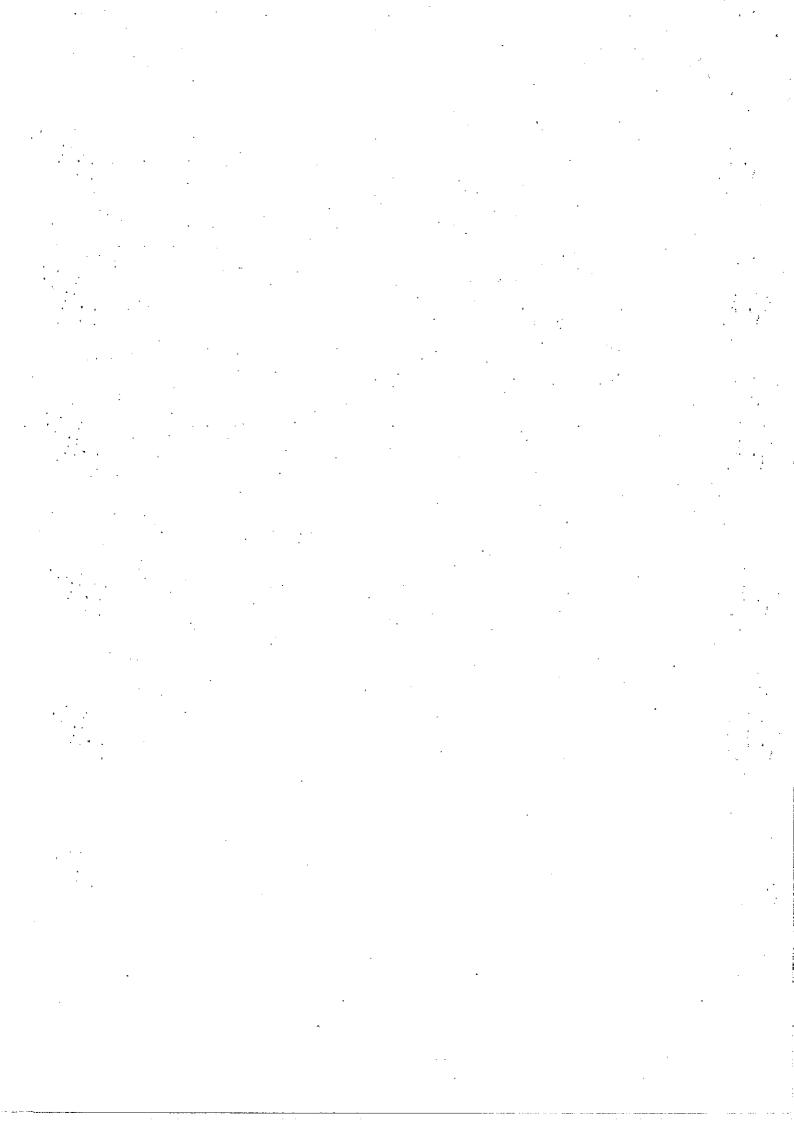
Saroj Kumar Sil H C Cai, District:-Kolkata, WEST BENGAL, India, Signature of Identifier with Date Savy 18-bil, Adv. Hercical, 13/3/13



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA

Page 2 of 2

13/03/2013





Government Of Wost Pangal

Office Of the A.R. A. A.B. AULDIATA District distribute

Endorsement For Deed Number: 1 - 00000 of 2013 (Serial No. 03120 of 2013 and Query No. L000006875 of 2013)

On 13/03/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number: 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 29391.00/-, on 13/03/2013

(Under Article : A(1) = 29293/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 13/03/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-26,63,332/-

Certified that the required stamp duty of this document is Rs.- 159820 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

- 1. Rs. 151355/- is paid, by the draft number 377802, Draft Date 12/03/2013, Bank: State Bank of Indla, SHAMBAZAR, received on 13/03/2013
- 2. Rs. 7480/- is paid, by the draft number 754744, Draft Date 13/03/2013, Bank: State Bank of India. DALHOUSIE SQUARE, received on 13/03/2013

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

Presented for registration at 11.24 hrs on: 13/03/2013, at the Office of the A.R.A. - II KOLKATA by Sri Kamal Saha, one of the Claimants.

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

Execution is admitted on 13/03/2013 by

 Sanjay Gupta, son of Sri Govind Gupta, Block- 6, Flat No:1 A, Space Town Housing Complex, V I P Road, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700052, By Caste Hindu, By Profession: Business

2. Twinkle Gupta, wife of Sri Sanjay Gupta , Block- 6, Flat No:1 A, Space Town Housing Complex , V I P Road, Kol, District:-North 24-Parganas, WEST, BENGAL, India, Pin :-700052, By Caste Hindu, By

Profession: House wife

Dulal chandraSaha) REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

13/03/2013 13:37:00





Government Of West Bengal Office Of the A.R.A. - II KOLKATA District:-Kolkata

Endorsement For Deed Number : 1 - 03290 of 2013 (Serial No. 03120 of 2013 and Query No. L000006875 of 2013)

Sri Sampad Alch

Partner, K S Udyog, Rajarhat, Bhatinda, School Road, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pln:-700135. , By Profession: Business

4. Smt Sipra Aich

Partner, K S Udyog, Rajarhat, Bhatinda, School Road, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135.

By Profession: Business

5. Sri Kamai Saha

Partner, K S Udyog, Rajarhat, Bhatinda, School Road, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135.

By Profession: Business

Smt Sima Saha
 Partner, K S Udyog, Rajarhat, Bhatinda, School Road, Kol, Thana:-Rajarhat, District:-North
 24-Parganas, WEST BENGAL, India, Pin:-700135.
 By Profession: Business

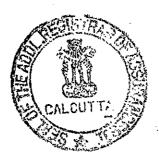
7. Sri Sibnath Nath

Partner, K S Udyog, Rajarhat, Bhatinda, School Road, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135.

By Profession: Business

Identified By Saroj Kumar SII, son of -, H C Cal, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Dufal chandra Saha) ADDL. REGISTRAR OF ASSURANCES-II



(Dulai chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 2

13/03/2013 13:37:00



(1) <u>SRI SANJAY GUPTA</u>, son of Sri Govind Gupta, by occupation Business and (2) <u>SMT-TWINKLE GUPTA</u>, wife of Sri Sanjay Gupta, daughter of Late Kumud Prasad Sahu, by occupation Housewife, both are by faith Hindu, by nationality Indian, residing at block-6, Flat No.1A, Space Town Housing Complex, V.I.P. Road, Kolkata – 700 052, hereinafter jointly called and referred to as the "<u>OWNERS / VENDORS</u>" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, administrators, representatives and assigns) of the <u>FIRST PART</u>.

<u>A N. D</u>

"K. S. UDYOG", a partnership firm, having its office at Rajarhat, Bhatinda, School Road, Police Station Rajarhat, Kolkata - 700 135, represented by its partners (1) SRI SAMPAD AICH, son of Late Nagendra Chandra Aich, (2) SMT. SIPRA AICH, wife of Sri Sampad Aich, (1) & (2) are residing at 78/2, Shyamnagar Road, Police Station Dum Dum, Kolkata - 700 055, (3) SRI KAMAL SAHA, son of Late Pran Ballav Saha, (4) SMT. SIMA SAHA, wife of Sri Kamal Saha, (3) & (4) are residing at 44/23, Shyamnagar Road, "Das Villa" Police Station Dum Dum, Kolkata - 700 055 and (5) SRI SIBNATH NATH, son of Late Panchanan Nath, resident of Vill. Bhatinda, P. O. & Police Station Rajarhat, District North 24 - Parganas, all are by faith Hindu, by occupation Business, by nationality Indian, hereinafter called and referred to as the "PURCHASER" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, future partners, representatives and assigns) of the SECOND PART.



OF ASSISTANCE AND ASS

- B. After the said purchase while seized and possessed of the said property said Shyam Chandra Paul died intestate leaving behind his only son Sri Hrishikesh Paul as his only legal heirs and successors to inherit the said property left by him.
- C. Thus after the death of said Shyam Chandra Paul his son said Sri Hrishikesh Paul became the sole and absolute owner of the said entire property and got the same recorded in his name in the settlement records and thereafter sold and conveyed an undivided one fourth share / portion of the said property measuring undivided and undemarcated 11.25 Decimal / satak (9.50 decimal / satak in R. S. & L. R. Dag No.701 corresponding to C. S. Dag No.604 and 1.75 decimal / satak in R. S. Dag No.701, L. R. Dag No.701/860 corresponding to C. S. Dag No.604) to Sanjay Gupta & Twinkle Gupta, the Vendors herein by virtue of a deed of conveyance dated 11/03/2011, registered before the A.D.S.R. Bidhan Nagar (Salt Lake) in Book No.I, CD Volume No.6, Pages 2317 to 2331, Being No.3197 for the year 2011.
- D. After the said purchase the Vendors herein got their share of the said property recorded in the office of the B. L. & L. R. O. and are seized and possessed of or otherwise well and sufficiently entitled to the same, morefully mentioned in the schedule hereunder written and hereinafter referred to as the Said Property, with subsisting right, title and interest therein to anywise sell or transfer the same. The Vendors have in the meantime jointly with the other share holders got a single building plan sanctioned from the local Panchayet vide sanction dated 16/06/2011.
- E. The Owners / Vendors herein have agreed and decided to sell and convey the said property being the undivided 11.25 satak more or less together with structure measuring 120 sq. ft. more or less standing thereon together



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with the benefit of the sanctioned building plan for construction of building in the said property on the basis of the same, free from all encumbrances whatsoever in nature and with a good marketable title and offered to the Purchaser herein and further represented and assured as follows:

- a. That the said Premises / property is free from all encumbrances, mortgages, charges, liens, lispendens, prescriptions, claims, demands, liabilities, acquisitions, requisitions, alignments, attachments, debutter, pirotter, trusts, occupancies, leases and tenancies whatsoever or howsoever in nature;
- b. That the Vendors have not deposited the title deeds and documents in respect of the said property with any person or party whosoever with an intention to create equitable mortgage or as security for performance of any act or payment of any money or otherwise;
- c. That the present Owners / Vendors are the rightful Owners and have the right to deal with the said property;
- d. That the Owners / Vendors have also given to understand that the said Premises is not affected or fall by / under the Urban Land (Ceiling and Regulation) Act, 1976;
- e. That the Vendors hasve declared to the Purchaser that the Vendors have a good marketable title in respect of the said Premises / property including the said structure standing thereon without any claim, right, title, interest of any person thereon or therein and the Vendors have absolute right to sell the said premises or portion thereof to the Purchaser and the Vendors hereby undertake to indemnify and keep





I. That in pursuance of the said agreement and in consideration of the said sum of Rs.24,75,000/- (Rupees twenty four lakhs seventy five thousand) only paid to the Vendors by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the memo hereunder written admits and acknowledges and of and from the payment of the said sum and every part thereof forever release, discharge and acquit the Purchaser) the Vendors doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchaser its representatives, nominees and assigns free from all encumbrances ALL THAT piece and parcel of land measuring undivided 11.25 satak more or less together with structure measuring 120 sq. ft. more or less standing thereon together with the benefit of the sanctioned building plan for construction of building in the said property on the basis of the same, morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the Said Plot / Property or HOWSOEVER OTHERWISE the said land and hereditament or any part thereof now are or is or hereto-before were or was butted bounded called known numbered described or distinguished TOGETHER WITH right to transfer, sell, lease, mortgage or in anywise alienate the Said Property in part or in full TOGETHER WITH all the right, title, interest and entitlements attached to the said Premises TOGETHER FURTHER WITH all singulars, erections, ancient and other lights, compounds, yards, pathways, passages, common passages, water courses, drains and all manner of rights, privileges, easement advantages, appendages and appurtenances, whatsoever to the said land, messuages and hereditament and Premises or any part whereof belonging to or in anywise appurtenant to the same or any part thereof now is or hereto before was held, used, occupied or accepted or enjoyed or reputed to belong to or known as part and parcel or member thereof or be appurtenant thereto AND reversion or reversions, remainder or remainders, rents, issues and profits thereof AND all the estates, rights, title, interest, property claims and demands,





whatsoever both at law and equity of them, the Vendors, into and upon the said Premises or any part thereof and all other rights and benefits AND all the profits of and in connection therewith which is hereby granted conveyed transferred assigned and assured and / or intended to be and every part thereof AND all deeds, pattahs, muniments and writings whatsoever which is anywise relating to the said land and hereditament and evidences of title relating to the said Premises AND TO HAVE AND TO HOLD the said land, hereditament and Premises hereby granted sold and conveyed or intended so to be and every part thereof unto the PURCHASER its representatives, administrators and assigns absolutely and forever.

II. The VENDORS doth hereby covenant with the Purchaser as follows:

- a. THAT notwithstanding any act or things by the Vendors made, done or executed or knowingly suffered to the contrary, the VENDORS are now lawfully and rightfully seized and possessed of and / or otherwise well and sufficiently entitled to the said premises / property and all other right and interest and other benefits related thereto hereby granted sold conveyed transferred assigned and assured unto and to the Purchaser in the manner aforesaid;
- b. AND THAT notwithstanding any act deed matter or thing whatsoever done as aforesaid the Vendors now hath good right, full power and absolute authority and indefeasible right to grant, convey and transfer the said land, hereditaments and Premises and all other right and interest to the common paths and passages and all other benefits relating thereto hereby granted transferred and conveyed or expressed or intended so to be with the appurtenances unto to the PURCHASER in manner aforesaid according to the true intent and meaning of these presents.





- e. AND further, the Vendors shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land, hereditaments and Premises hereby granted transferred and conveyed or expressed or intended so to be and every part thereof unto the PURCHASER in manner aforesaid as shall and may be reasonably required AND the Vendors further covenant to indemnify the Purchaser from any loss or any damage that may be suffered by the Purchaser in respect of the Property hereby sold by reason of any defect of title or for any other reasons whatsoever occurring by the act or acts of the Vendors.
- f. AND ALSO THAT the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act or deed whereby the said Premises and all other rights and interest and all benefits relating thereto hereby granted sold conveyed transferred assigned and assured or intended so to be or any part thereof can or may be impeached encumbered or affected in title.
- g. AND ALSO THAT the said Premises or plot is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or any other Government or Semi government authorities or authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever.
- h. AND ALSO THAT the said Premises or any part or portion thereof is not been declared to be acquisitioned or requisitioned under the land acquisition act or any other act or acts or laws for the time being in





force and that the said land or any part thereof is not affected by any notice for acquisition or requisition.

i. AND ALSO THAT there is no impediment under the provisions of the Urban Land (Ceiling and Regulation Act, 1976) for the Vendors to grant, transfer, convey, sell, assign and assure the said land or portion thereof in favour of the Purchaser in the manner aforesaid.

SCHEDULE ABOVE REFERRED TO:

(Description of the property hereby sold)

ALL THAT piece and parcel of Raiyati Dakhali land measuring undivided 9.50 decimal / satak more or less out of 38 decimal being 0.5416 share or part of 72 decimal of land in R. S. & L. R. Dag No.701 corresponding to C. S. Dag No.604 and undivided 1.75 decimal / satak more or less of land out of 07 decimal being 0.03750 share or part of 19 decimal in R. S. Dag No.701, L. R. Dag No.701/860 corresponding to C. S. Dag No.604 measuring in all undivided 11.25 decimal / satak together with structure measuring 120 sq. ft. more or less standing thereon under R. S. / L. R. Khatian No.1909, new Khatian No.2503 & 2504 in Mouza Bhatenda, J. L. No.28, R. S. No.50, Touzi No.2998, new Touzi No.10, under Rajarhat Police Station, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 - Parganas, under A.D.S.R.O. Bidhan Nagar (Salt Lake); butted and bounded by:

ON THE NORTH: 30' wide P.W.D Road (91 Bus Road)

ON THE SOUTH: Mouza Jagdishpur; J.-L. No.27;

ON THE EAST : R. S. Dag No.702;

ON THE WEST : R. S. Dag No.701(P).



1. 解放物 1



MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned consideration of Rs.24,75,000/- (Rupees twenty four lakes seventy five thousand) only in the following manner:

Chq./D.D.no.	Date	Bank	Branch	Name	Amount/Rs.
186683	13/02/2013	HDFC	Raghunathpur	Twinkle Gupta	2,00,000/-
377801	12/03/2013	\$ 6 1	Shyambagan		10,37,500/-
928281	13/02/2013	HDFC	Raylunathpun	Sanjay Gupta	8,00,000/-
001548	12/03/2013	UBI	Rajarhat		. 4,37,500/-
	7		***************************************	Total -	24,75,000/-

WITNESSES:

1. Kirmal Sam

Ampy Explai

Signature of the Vendors

2. Dipak Ur. Saha Adv.





SITE PLAN OF PART OF C.S. DAG NO. - 604, R.S.& L.R. DAG NO. - 701, L.R. DAG NO. -701/860, MOUZA - BHATENDA.J.L NO. - 28, R.S. NO. - 50, L.R. KHATIAN NO. -1969 ALGU KU: NOS. 2504, 2504 P.S. - RAJARHAT. DIST. - NORTH 24 PARGANAS. UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET. SCALE = 1"= 20'-0". K.S. UDYOG, represented by VENDEE: -1.KAMAL SAHA. 2. SIMA SAHA. 3, SAMPAD AICH. 4. SIPRA AICH, 5. SIBNATH NATH, P.W.D. 81 BUS ROAD R.S. DAGNO. . ZOTLE) 190,00 R.S. DAG NO. .. 707 (P) K. S. UDYOG: MOUZA: MCADIGH PUR 11. NO. 27 Sima Salia **Parime** K. S. UDÝOG. Sipra fieli Parmer K. S. UDYOG Sibuath Noth POSSATION AREA - 0.4350 ACRE Partrier = 26 K. - 05 CH. 00 SFT. (M/L) K. S. UDYOG: C.S. DAG R.S. DAG L.R. DAG L.R. KH, TOTAL AREA 1N Romal Sala NO.~ NO,-NO.-NO.-ACRE 604 (P) Partner 701 (P) 701 (P) 1909 0.3800 604 (P) 7.01 (P) 701/860 (P) 1909 0.0700 ... S. UDYOG TOTALAREA Sausad AICh 0.4500 MORE OR LESS Partner Medina S.BISWAS Serrying Zuplā COPIED BY M BISVVAS Tuainlale augita

VENDOR SIGNATURE

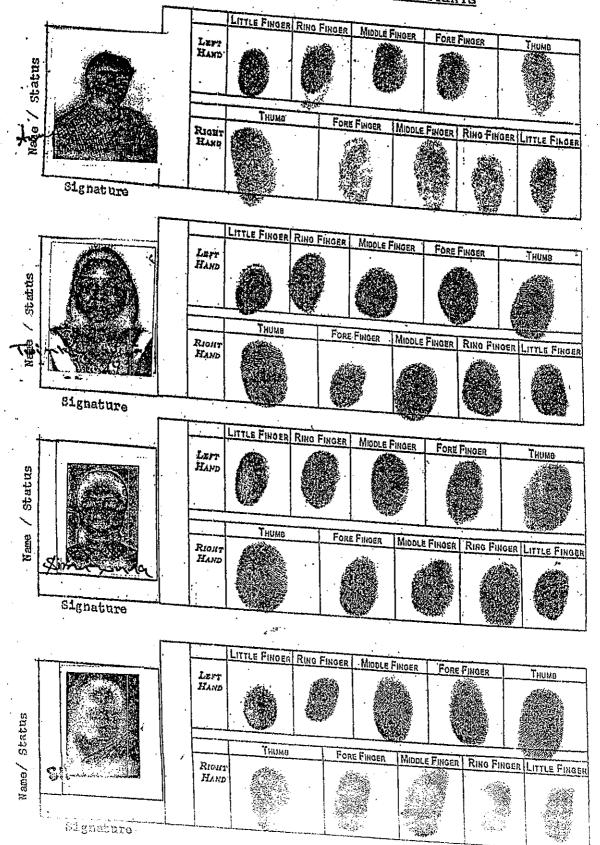
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 10 Page from 4836 to 4857 being No 03290 for the year 2013.



(Dulal chandrasalfa) 18-March-2013 ADDL. REGISTRAR OF ASSURANCES-II Office of the A.R.A. - II KOLKATA West Bengal

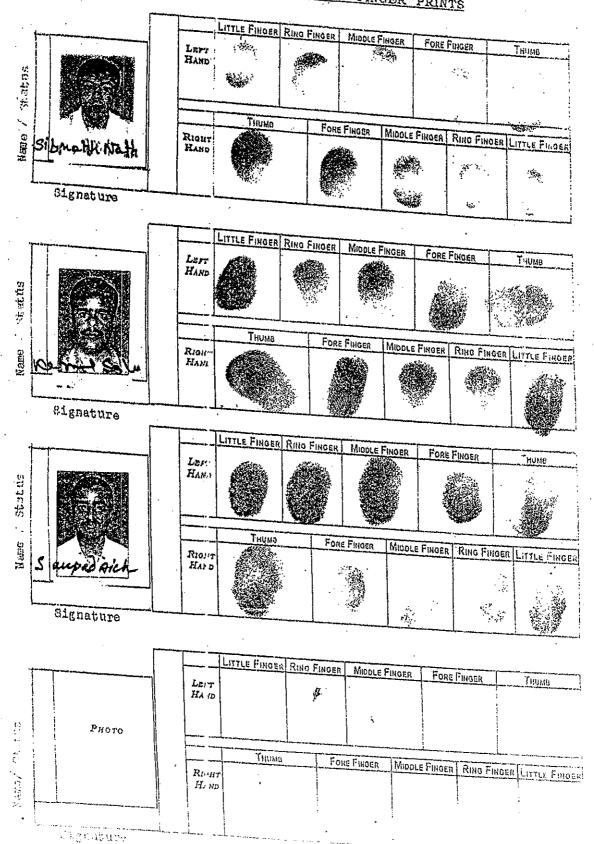
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SPECIMEN FORM FOR TEN FINGER PRINTS



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 10 Page from 4836 to 4857 being No 03290 for the year 2013.



(Dulai chandrasaffa) 18-March-2013 ADDL. REGISTRAR OF ASSURANCES-II Office of the A.R.A. - II KOLKATA West Bengal