



TO WHOMSOEVER IT MAY CONCERN

THAT WE, M/S BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED, being the absolute Owner of ALL THAT land measuring **9.81 Decimal**, along with 2 Storied Structure standing thereon, comprised in R.S. & L.R. DAG No.: 862, lying and situated at Mouza: Hatishala, vide J.L. No.: 09, A.D.S.R. Office at Bhangore, & D.S.R. Office at Alipore, at present within the limits of Beonta 2 No. Gram Panchayet, under P.S.: K.L.C. (Kolkata Leather Complex) erstwhile now Polerhat, District: 24 Parganas (South), West Bengal, PIN: 700135.

WE have allowed our Sister Concern Bloomsbury Solution Private Limited, to use our premises as their Registered Office on a Rent Free Accommodation basis w.e.f. 20.09.2018

For Bloomsbury Infrastructure Private Limited,

BLOOMSBURY INFRASTRUCTURE PVT. LTD.


Director.

03062/16

I-2899/16



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 165418

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

[Signature]
 District Sub-Registrar-V
 Alipore, South 24 Parganas

20 SEP 2016

THIS DEED OF SALE MADE this the 15th Day of
 September, 2016. (Two Thousand and Sixteen)

BETWEEN

[Handwritten notes in left margin:]
 9/20/16
 0-1275344
 0-1275344/16

006810

15 JUL 2016

NO..... Date.....
Sold to.....
of.....
Rupees.....



Sundar Das
Sundar Das
Swamp Vendor
Alipore Medical Court
South 24 Pgs., Kol 97

Sundar Das

V-C.T-1

1557

BLOOMSBURY INFRASTRUCTURE PVT. LTD.

Sundar Das

Director.

V-C.T-1

1558



Sundar Das

V-C.T-1

1559

Mitradulalini Sanyal

District Sub-Registrar-V
Alipore, South 24 Parganas

15 SEP 2016

SWARNENDU SENCUPTA
Swarendu Sengupta
1/37 Rajendra Prasad Colony
Tollygunj, Kol-33

DIPAK KUMAR MUKHERJEE [PAN- AFEPM3477Q], S/o – Late Amarendra Nath Mukherjee, by faith – Hindu, by occupation – Business, residing at 45/15/6 Vivekananda Sarani, P.O.– Haltu, P.S.– Purba Jadabpur, Dist. – Kolkata, PIN – 700078, by Nationality – Indian, hereinafter called and referred to as the **VENDOR** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART**.

AND

BLOOMSBURY INFRASTRUCTURE PVT. LTD., [PAN NO. AAFCB5798N] a Private Limited Company incorporated under the Companies Act, 1956 Vide Certificate of Incorporation No. U70102WB2013PTC195106, having its corporate office at 11/1, Ground Floor, Ustad Allauddin Khan Sarani, Block- B, P.O. & P.S.- New Alipore, Kolkata-700053, duly represented by its Directors **MR. SAMBIT BASU**, [PAN NO. ANCPB 9442Q] son of Dr. Sabyasachi Basu, by faith Hindu, by occupation Business, residing at Samannoy Park, P.o.-Joteshibrampur, P.S. Maheshtala, Kolkata-700141, hereinafter called and referred to as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**.

MD KUTUBUDDIN SANPUI, [PAN NO. DSOPS3940G], S/o. Late Mohammad Nasiruddin Sanpui, by occupation Cultivation, resident at Dakshin Hatishala Para, P.O.– Hatishala, P.S.– K. L. C., Dist.– 24 Parganas South, Pin-743502, by faith Muslim, by Nationality - Indian, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, administrators, legal representatives, and assigns) of the **THIRD PART**.

WHEREAS ALL That piece and parcel of Sali land containing by an estimation of an area measuring 6.54 Decimals of Sali land comprised in R. S. Dag No. – 862, R. S. Khatian No. – 128, in Mouza - Hatishala, J. L. No. –9, under Police Station Bhangore now K. L. C., District 24 Parganas (S), together with all user and easement rights along with all other rights facilities, privileges and advantages attached therein and thereto which is more fully described in the Schedule hereunder written and more specifically delineated in site sketch Map or plan marked with red borders lines attached hereto is the subject matter of this Indenture.

AND WHEREAS at all material times and for intents and purposes one, Kefajaddin Molla was the sole and absolute owner in respect of ALL THAT land comprised in R. S. Dag No. – 862, R. S. Khatian No. – 128, in Mouza - Hatishala, J. L. No. – 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.), District - South 24 Parganas.

AND WHEREAS said Kefajaddin Molla while being sized and possessed of the property died intestate leaving behind his five sons and one daughter namely Abubakkar Molla, A. Chamad Molla, Imam Barik Molla, Amin Molla, Jamir Ali Molla @ Montu Molla and Lal Bibi as each son inherited 2/11 share and daughter inherited 1/11 share of the property as per Mohammedan Law and became lawful owner of the property.

AND WHEREAS by virtue of Normal inheritance as per Mohammedan Law said **AMIN MOLLA** acquired and became the absolute and lawful owner in respect of said plot of land and consisting a total land area more or less 6.54 decimals out of 36 decimals of Sali land comprised in R.S. Dag No. 862 appertaining to R. S. Khatian No. – 128, under Mouza - Hatishala, J. L. No. – 09, under police station Bhangore now K. L. C. 24 Parganas(s).

AND WHEREAS by a Registered Deed of Sale (Bengali Kobala) Being No. – 4890 for the year 2012, recorded as Book No. 1, CD Volume No. – 17, Pages 3761 to 3772, said Amin Molla, sold and transferred his landed property unto and in favour of **Deepak Kumar Mukherjee** (Vendor herein), with valuable consideration mentioned therein and surrender peaceful vacant khas possession in favour of the purchaser (Vendor herein) **ALL THAT** land comprised in R. S. Dag No. – 862, land measuring more or less 6.54 decimals out of 36 decimals of Sali land, R. S. Khatian No. – 128, in Mouza - Hatishala, J. L. No. – 9, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS by virtue of Normal inheritance as per Mohammedan Law said **LAL BIBI** acquired and became the absolute and lawful owner in respect of said plot of land and consisting a total land area more or less 3.27 decimals Sali land comprised in R.S. Dag No. 862 appertaining to R. S. Khatian No. – 128, under Mouza - Hatishala, J. L. No. – 09, under police station Bhangore now K. L. C. 24 Parganas(s).

AND WHEREAS said Lal Bibi while being sized and possessed of the property died intestate leaving behind her five sons and three daughters, they are Jamshed Molla, Majedali Molla, Saokat Molla, Aijul Molla, Mujit Molla, Rijiya Bibi, Majida Bibi and Rajiya Bibi as each son inherited the property as per Mohammedan Law and became lawful owner of the property.

AND WHERAS by a Registered Deed of Sale Being No. –422 for the year 2012, said Jamshed Molla, Majedali Molla, Saokat Molla, Aijul Molla, Mujit Molla, Rijiya Bibi, Majida Bibi and Rajiya Bibi sold and transferred his landed property unto and in favour of Deepak Kumar Mukherjee with valuable consideration mentioned therein and surrender peaceful vacant khas possession in favour of Kefajaddin Molla ALL THAT land comprised in R. S. Dag No. – 862, appertaining to, R. S. Khatian No. – 128, land measuring more or less 3.27 decimals, in Mouza - Hatishala, J. L. No. – 9, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS by virtue of aforesaid purchase said **Deepak Kumar Mukherjee** acquired and became the absolute and lawful owner in respect of ALL THAT land comprised in R. S. Dag No. - 862, land measuring more or less 9.81 decimals out of 36 decimals of Sali land, appertaining to R. S. Khatian No. – 128, in Mouza - Hatishala, J.L. No. - 09, vSouth 24 Parganas, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S) and he has every right to Sale/transfer the property to any person or persons as is where is basis.

AND WHEREAS Vendors herein entered into an agreement with the confirming parties to sale their aforesaid plot of land to any suitable party or nominee of the confirming party as early as possible.

AND WHEREAS the Vendor hereto in urgent need of money and for other lawful reasons offered to sell, transfer and convey ALL THAT undivided plot of land measuring an *area* 9.81 Decimals out of 36 decimals of Sali land comprised in R. S. Dag No. - 862, appertaining to R. S. Khatian No. – 128, in Mouza - Hatishala, J. L. No. - 09, under Police Station Bhangore now at K. L. C., District 24 Parganas (S) morefully mentioned in the schedule hereunder written (hereinafter for the sake of brevity referred to as “the said property”) at or for the total price and/or consideration of Rs. 17,80,515/- (Rupees Seventeen Lakh Eighty Thousand Five Hundred Fifteen) only **AND WHEREAS** the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever as is where is basis.

NOW THIS DEED OF SALE WITNESSETH THAT in consideration of total sum of Rs. 17,80,515/- (Rupees Seventeen Lakh Eighty Thousand Five Hundred Fifteen) only lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser **ALL THAT** undivided plot of land measuring an area **9.81 Decimals/Sataks** more or less morefully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenances whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action **AND** all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof **TO HAVE AND TO HOLD** the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and

appurtenances thereto unto and to the use of the purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/ taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- I. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or

other things whatsoever or howsoever to alter defeat encumber or make void the same.

- II. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.
- III. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.
- IV. AND THAT the said property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

- V. AND FURTHER THAT the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.
- VI. AND FURTHERMORE THAT the Vendor and all their successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, their heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained.
- VII. COVENANTS OF CONFIRMING PARTY: The Confirming Parties covenants with the purchaser that the confirming parties has nominated the purchaser to receive this Conveyance in favour of the purchaser, the Confirming Parties has no financial claim of any nature whatsoever against the purchasers and the Confirming Party has not created any Third party interest of any nature whatsoever in the Said land. That the Confirming Party indemnifies the purchasers

that any future claim by any third person in the said property shall be settled from the account of the Confirming Parties and in this regard the Confirming Parties shall keep the purchaser saved, harmless and indemnified against all such cost, charges and expenses what so ever.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of demarcated plot of land (recorded as "Sali") measuring an area **9.81 Sataks/decimals** out of **36** decimals of Sali land, comprised in R. S. Dag No. - **862**, appertaining to R. S. Khatian No. - **128**, in Mouza - **Hatishala**, J. L. No. - **09**, A. D. S. R. Office - Bhangore, under Police Station - Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Parganas (S) at present within the limits of **Beonta 2 No. Gram Panchayet**, **That the property is not adjacent to any Metal Road** TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale of Deed. *Approach Road Eptd.*

SALEABLE LAND OF DEEPAK KUMAR MUKHERJEE

R. S. Dag No.	R. S. Kh. No.	Total land	Saleable land	Nature of land
862	128	36 Dec	9.81 Dec.	Shali

Total land area = 9.81 Decimals

The said Plot of land is butted and bounded in the following manner;

ON THE NORTH : Others Land Of Same Dag.
ON THE SOUTH : Others Land Of Same Dag.
ON THE EAST : Others Land Of Same Dag.
ON THE WEST : Others Land Of Same Dag.

IN WITNESSES WHEREOF the Vendor hereunto has set and subscribed his hand & seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED BY THE VENDOR IN THE PRESENCE OF WITNESSES:

1. *Suresh Chandra Singh*
K.O. 33

2. *Jayant Lal*
K.O. 73

Amal Kumar Singh

SIGNATURE OF THE VENDOR

K. Subramanian Sankar

SIGNATURE OF THE CONFIRMING PARTY

BLOOMSBURY INFRASTRUCTURE PVT. LTD.

[Signature]
Director.

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED from the within purchaser the within mentioned sum of Rs. 17,80,515/- (Rupees Seventeen Lakh Eighty Thousand Five Hundred Fifteen) only being full and final payment of the consideration for sale of the said land from the purchaser described in the schedule above, in the following manner:-

Received by Vendor Rs. 8,00,000/- only.

Received by Confirming Party Rs.9,80,515/- only.

WITNESSES:

1. *Swarajit Sengupta*
kol-33

2. *Jayanta Sen*
kol-33

[Handwritten Signature]

SIGNATURE OF VENDOR

Readover explained in Bengali to the VENDOR

[Handwritten Signature]

SIGNATURE OF THE CONFIRMING PARTY

Drafted & Prepared By:

[Handwritten Signature]

Avijit Debnath

(Advocate)

Enrolment No. F/240/2009

Alipore Judges Court

Computer Print

SALE DEED PLAN

AT MOUZA :- HATISALAH ; J.L. NO. :- 09 ; R.S. KHATIAN NO. :- 128 ;
R.S. DAG NO. :- 862 (P) ; UNDER BEONTA II GRAM PANCHAYET ; P.S. :- K.L.C. ;
DIST. SOUTH 24 PARGANAS SCHEDULE LAND - 9.81 (M/L) DECIMAL,
WHICH IS MARKED BY RED BORDER.



SCALE :- 1" = 40'-0"



BLOOMINGTON INVEST. LTD.

Abhjit Patra
Director.

Pranab Kumar Mishra

A. Patra
ABHJIT PATRA
(B.TECH) No-101250110471
DRAWN BY :-
ABHJIT PATRA
B.TECH CIVIL ENGINEER
REG. NO.- 101250110471

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002295228-1 Payment Mode: Online Payment
GRN Date: 15/09/2016 09:35:24 Bank: ICICI Bank
BRN: 1042304468 BRN Date: 15/09/2016 09:59:59

DEPOSITOR'S DETAILS

Name: Sambit Basu
Contact No.: Mobile No.: +91 9874556699
E-mail:
Address: Samannoy Park, Kolkata-700141
Applicant Name: Mr Avijit Debnath
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16300001275344/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	40531
2	16300001275344/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	154429

Total 194960

In Words: Rupees One Lakh Ninety Four Thousand Nine Hundred Sixty only



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16300001275344/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	DIPAK KUMAR MUKHERJEE 45/15/8 Vivekananda Sarani, P.O:- Hattu, P.S.- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Seller			
2	MD KUTUBUDDIN SANPUI Dakshin Habshala Para, P.O:- Habshala, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 743502	Seller			
3	SAMBIT BASU Samannoy Park, P.O:- Joteshibrampur, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141	Representative of Buyer [BLOOMS BURY INFRASTRUCTURE PVT LTD]			

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Swarnendu Sengupta Son of Late Subir Sengupta 1/39 Rajendra Prasad Colony, P.O.- Tollygunge, P.S.- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700033	DIPAK KUMAR MUKHERJEE, MD KUTUBUDDIN SANPUI, SAMBIT BASU	

(Md Shadman)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2016, Page from 83447 to 83475

being No 163002899 for the year 2016.



Digitally signed by MD SHADMAN
Date: 2016.09.21 10:57:43 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 21-09-2016 10:57:42
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)