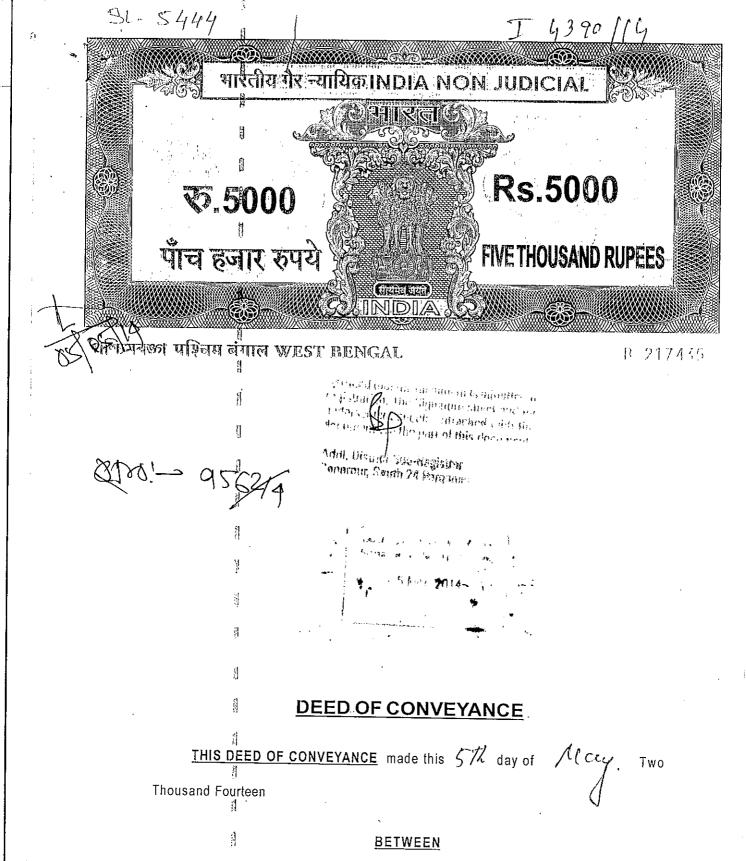


নং খরিদ্<mark>দার</mark> Nighi! Ghosh সাৎ 17/10 Baishorabyhata Rako, xal -47 শঙ্কর কুমার সরকার স্ট্যাম্প ভেন্ডার সোনারপুর এ্যা.ডি.এস.আর অফিস দক্ষিণ ২৪ পরগুনা Addl. Dist Sub-Registrar Sonerpore, South 24 PRS. - 5 MAY 2014



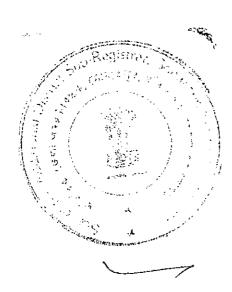
নং খরিদ্দা**র** Wight Ghosh সাং 17/10 Baishorabyhala Rako, Rall-47 শন্ধর কুমার সরকার স্ট্যাম্প ভেন্ডার সোনারপুর এ্যা.ডি.এস.আর ভাফিস দক্ষিণ ২৪ পরগ্রমা Addl. Dist Sub-Registrar Sonerpure, South 24 Pas. ~ 5 MAY 2014 37 OLC 31629 51001 COULDO COMORA 2005 A 51001061 CHOOL COLLONOON 2)72VT-

SMT. LAKSHMI PURKAIT, wife of Purnya Purkait, by faith- Hindu, by Nationality-Indian, by occupation- Housewife, residing at Jaykrishnapur Chiyari, P.S. Sonarpur, District South 24- Parganas, being represented by her Constituted Attorney SRI PRADIP MONDAL, son of Sri Jharu Mondal, by faith- Hindu, by Nationality- Indian, by occupation-Agriculture, residing at Elachi, P.S. Sonarpur, District South 24-Parganas, by and under a General Power of Attorney which was duly registered on 9th day of July, 2013 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. IV, CD. Volume No. 3, Pages from 6322 to 6332, Being No. 02083 for the year 2013, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SRI NIKHIL GHOSH, (having PAN- ADMPG4391D), son of Late Haran Chandra Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Jharu Mondal, son of Bipin Mondal was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring more or less 60 decimals out of 88 decimals comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, Ward No. 26, P.S. Sonarpur, District-South 24-Parganas together with other properties, as per Revisional Settlement Records of Rights and also in L.R. Settlements Records and he



Adal. Dist Sub-Registrat Sonarpore, South 24-Pas.

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had been paying Govt. rent thereof and enjoying every right, title and interest over the said properties without any interruption, claim and demand whatsoever.

AND WHEREAS in the course of enjoying the aforesaid properties said Jharu Mondal transferred ALL THAT piece and parcel of land measuring more or less 12 decimals out of his recorded land measuring more or less 60 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties unto and in favour of his son SRI PRADIP MONDAL, by and under a Deed of Gift in Bengali language, which was registered on 31/03/1989 before the office of the Addl. District Sub-Registrar at Sonarpur, 24-Parganas (S) and recorded in its Book No. I, Volume No. 40, Pages from 231 to 236, Being No. 2002 for the year 1989.

AND WHEREAS by virtue of the aforesaid Deed of Gift said SRI PRADIP MONDAL, became the sole and absolute owner of the said land measuring more or less 12 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties and enjoying the same free from all encumbrances by paying Govt. rents and taxes regularly to the authority concerned without any interruption, claim or demand whatsoever manner or nature.

AND WHEREAS said SRI PRADIP MONDAL became the absolute owner of the Bastu land measuring more or less 12 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with



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other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas.

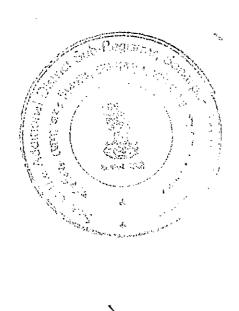
AND WHEREAS said Jharu Mondal while enjoying his remaining land measuring more or less 48 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza-Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties he died intestate leaving behind his only son SRI PRADIP MONDAL and four daughters namely SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL, SMT. LAKSHMI PURKAIT, the Vendor herein as his legal heirs and successors and each therefore having undivided 1/5th share of the Property remaining as aforesaid, left by the Late Jharu Mondal.

AND WHEREAS said SRI PRADIP MONDAL, SMT. BRIHASPATI NASKAR, SMT.

PARUL NASKAR, SMT. MADHABI MONDAL and SMT. LAKSHMI PURKAIT, had been jointly enjoying their aforesaid inherited property free from all encumbrances by paying rents and taxes regularly to the authority concerned.

AND WHEREAS thus the said SRI PRADIP MONDAL, SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL and SMT. LAKSHMI PURKAIT by virtue of Gift and inheritance became the owners and jointly enjoying the land measuring 60 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza-Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas and also paying the relevent rents and taxes to the authority concerned regularly.

AND WHEREAS said SMT. LAKSHMI PURKAIT, the Vendor herein, xecuted and registered a General Power of Attorney unto and in favour of her brother SRI PRADIP MONDAL, regarding

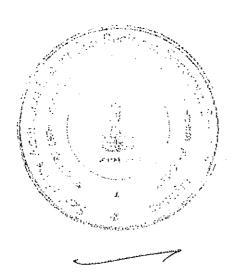


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the land measuring more or less 9.5 decimals i.e. the 1/5th share in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24-Parganas, which was registered on 9/07/2013 before the office of the A.D.S.R. Sonarpur and recorded in its Book No. IV, CD. Volume No. 3, Pages 6322 to 6332, being No. 02083 for the year 2013.

AND WHEREAS said SRI PRADIP MONDAL, SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL and SMT. LAKSHMI PURKAIT jointly sold, conveyed and transferred the landed property measuring more or less 15.5 decimals of R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties unto and in favour of Nikhil Ghosh along with others through separate Sale Deeds registered before the office of the A.D.S.R. at Sonarpur vide Book No. I, Volume No. 21, Page from 1359 to 1373, Being No. 08746/13 and Book No. I, Volume No. 21, Page from 1343 to 1358, Being No. 08750/13.

AND WHEREAS after selling through the aforesaid sale deeds said SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR and SMT. MADHABI MONDAL jointly transferred their remaining portion of land in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas by and under a Deed of Gift unto and in favour of their said brother SRI PRADIP MONDAL which was duly registered on 28/04/2014 before the office of the A.D.S.R. at Sonarpur vide Deed No. 4096 for the year 2014.



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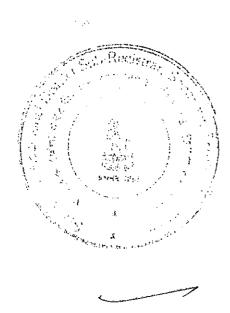
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AND WHEREAS thus the said SMT. LAKSHMI PURKAIT, the Vendor became the owner of the remaining portion of land measuring more or less 6.5 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801, under R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 together with other properties of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas and enjoying the same free from all encumbrances.

AND WHEREAS the Constituted Attorney on behalf of Vendor decided to dispose of the undivided land measuring more or less 6.5 decimals comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801, appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHERERAS said Purchaser herein having come to know of such announcement, offered a consolidated value of the undivided land measuring more or less 6.5 decimals comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, fully described in the Schedule hereunder written for Rs. 7,00,000/- (Rupees Seven Lakh) only in lump sum and the Vendor have accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 7,00,000/- (Rupees Seven Lakh) only.

NOW THIS INDENTURE WITNESSETH: that in pursuance of the said agreement and in consideration of the sum of Rs. 7,00,000/- (Rupees Seven Lakh) only paid by the Purchaser to the Vendor before the execution (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof release and forever discharged the Purchaser and the said plot of land hereby conveyed) the Vendor do hereby absolutely and indefeasibly



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grant, convey, sell, transfer, assign and assure unto the said Purchaser ALL THAT piece and parcel of undivided land measuring more or less 6.5 decimals comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, fully described in the Schedule hereunder written and together with all easement rights attached thereto TOGETHER WITH all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto. AND all the estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same to the Purchaser absolutely and forever. AND the Purchaser may hereafter peaceably and quietly possessed and enjoy the said property in khas or through tenant without any claim or demand whatsoever from the Vendor or any person claiming through or under them. And the Vendor covenant to save harmless and keep indemnified the Purchaser free from all sorts of encumbrances, charges and equities whatsoever. AND the Vendor shall and will make such affidavit and sign all papers, declarations, undertakings, indemnities and documents as may be necessary for the purposes of effecting mutation of the Purchaser's name in the records of the B.L.& L.R.O office at Sonarpur, Municipal office at Rajpur-Sonarpur Municipality and other statutory authority or athurities. AND at or before the execution of these presents the Vendor have handed over the peaceful vacant khas possession of the said property in its entirely to the Purchaser. AND at or before the execution of these presents the Vendor have handed over all original/Xerox documents to the Purchaser. AND



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the Vendor covenant that he shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the Purchaser to the true intent and meaning of these presents as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided Bastu land measuring more or less 6.5 decimals (from the Eastern side) together with a kancha structure measuring more or less 100 Sq.ft. standing thereon comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, Touzi Nos. 63 & 64, R.S. No. 220, Pargana-Magura, P.S. & A.D.S.R. office at Sonarpur, now within the limits of Rajpur-Sonarpur Municipality under Ward No. 26 together with all easements rights attached thereto, in the District-South 24-Parganas, the annual proportionate rent of 6.5 Decimals of R.S. Khatian No. 379 is as per present rate which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal., District-South 24-Parganas.

R.S. Dag No. 1771 is butted and bounded by :-

ON THE NORTH

R.S. Dag No. 1793.

ON THE SOUTH

Municipal Road.

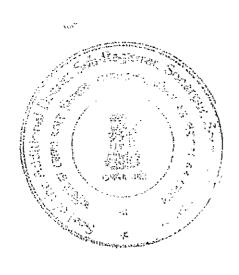
ON THE EAST

R.S. Dag NO = 1795

ON THE WEST

R.S. Dag No. 1771 (P). .

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OR HOWSOEVER OTHERWISE the total land in R.S. Dag No. 1771 is shown in the Map or Plan annexed herweith.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In Presence of WITNESSES:-

1. CHYDYVOYGOD CY 24 CM YW SV

2. Satinath Bamanile Barcipen; 401-146

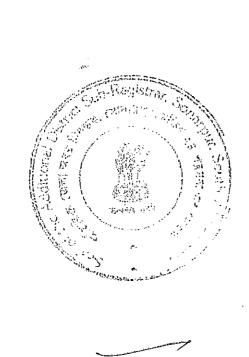
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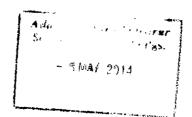
SIGNATURE OF THE VENDOR

(Signature of the Constituted Attorney on behalf of the $\ensuremath{\mathsf{Vendor}}$)

- Milery Church

SIGNATURE OF THE PURCHASER





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MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASER within mentioned the sum of Rs. 7,00,000/- (Rupees Seven Lakh) only being the full and final consideration money by the following manner herein:-

CHEQUE NO. DATE

BANK

AMOUNT

Ro. 7,00,000/-

(TOTAL RUPEES SEVEN LAKH ONLY)

WITNESSES:

1. CYT PHCY GOS OF

2L GHCL 57751

2. Satiral Francia

अभिज्ञात्स

SIGNATURE OF THE VENDOR

(Signature of the Constituted Attorney on behalf of the Vendor)

Drafted by me :-

Frakin Kumn Ray Hoveate. W. B. 828/8) Alipone cimment court.

Printed by me:
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NAME - MINGHAM STANGER

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SIGNATU	RE	********	**9***********			



Andl. Dist Sub-Registrac Scharoore, South 24 Pm.

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. 05444 / 2014, Deed No. (Book - I , 04390/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nikhil Ghosh 17/10, Baishnabghata Road, Thana:-Patuli, District:-Kolkata, WEST BENGAL, India, Pin :-700047	05/05/2014	LTI 05/05/2014	Nikhi) Sha 05/05/2014

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pradip Mondal Address -Elachi, Thana:-Sonarpur, P.O. :-Narendrapur, District:-South 24-Parganas, WEST BENGAL, India,	Attorney		LTI	দুদীন মান্ত
		_	05/05/2014	05/05/2014	
2	Nikhil Ghosh Address -17/10, Baishnabghata Road, Thana:-Patuli, District:-Kolkata, WEST BENGAL, India, Pin:-700047	Self		LTI	Nikhal Chas
			05/05/2014	05/05/2014	

Name of Identifier of above Person(s)

Gopal Mondal Subhasgram, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Signature of Identifier with Date

05/05/2014 05/05/2014

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR



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

Endorsement For Deed Number : I - 04390 of 2014 (Serial No. 05444 of 2014 and Query No. 1608L000009562 of 2014)

On 05/05/2014

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. 15612.00/-, on 05/05/2014

(Under Article: A(1) = 15598/-, E = 14/- on 05/05/2014)

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.-14,18,180/-

Certified that the required stamp duty of this document is Rs.- 85111 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

- 1. Rs. 49000/- is paid , by the draft number 023720, Draft Date 05/05/2014, Bank : State Bank Of India, SONARPUR, received on 05/05/2014
- 2. Rs. 31111/- is paid , by the draft number 023721, Draft Date 05/05/2014, Bank : State Bank Of India, SONARPUR, received on 05/05/2014

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

Presented for registration at 14.27 hrs on :05/05/2014, at the Office of the A.D.S.R. SONARPUR by Nikhil Ghosh ,Claimant.

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

Execution is admitted on 05/05/2014 by

1. Nikhil Ghosh, son of Lt. Haran Ghosh, 17/10, Baishnabghata Road, Thana:-Patuli, District:-Kolkata, WEST BENGAL, India, Pin:-700047, By Caste Hindu, By Profession: Business

Identified By Gopal Mondal, son of Lt. Bankim Mondal, Subhasgram, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndarcomontDag

05/05/2014 14:50:00



Government Of West Bengal

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

Endorsement For Deed Number : I - 04390 of 2014 (Serial No. 05444 of 2014 and Query No. 1608L000009562 of 2014)

1. Pradip Mondal, son of Jharu Mondal, Elachi, Thana:-Sonarpur, P.O.:-Narendrapur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Cultivation, as the constituted attorney of Lakshmi Purkait is admitted by him.

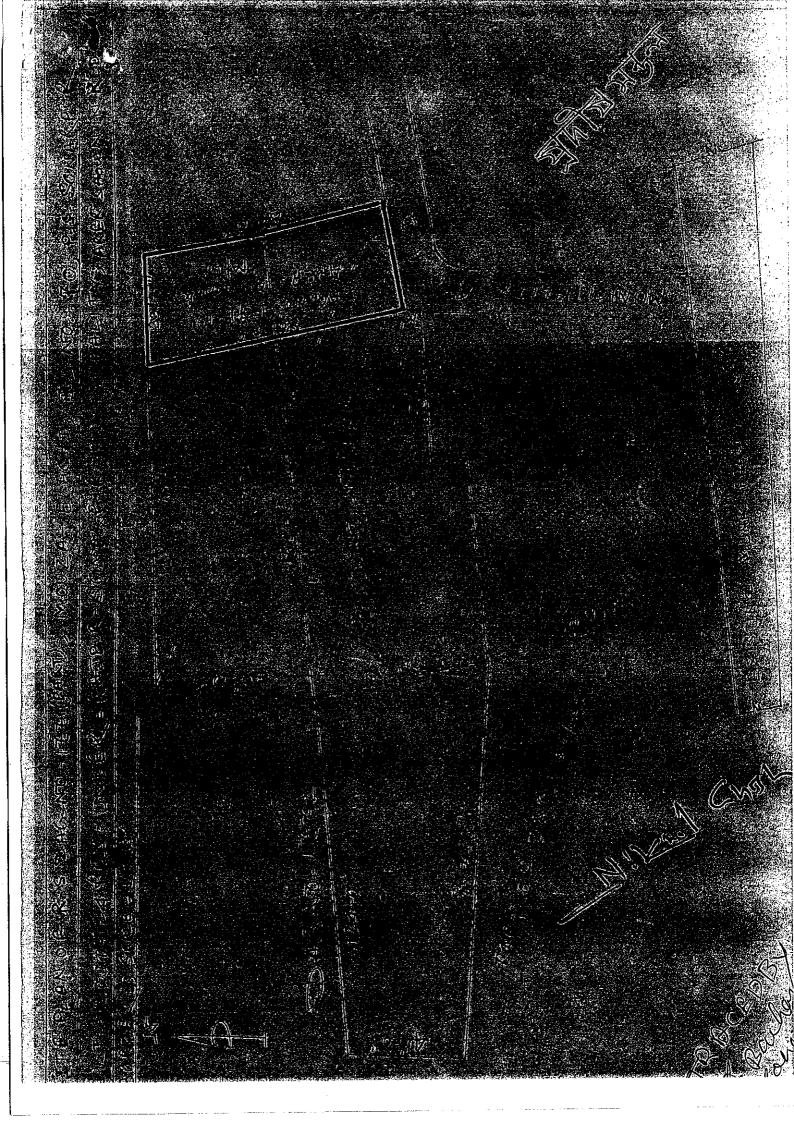
Identified By Gopal Mondal, son of Lt. Bankim Mondal, Subhasgram, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

05/05/2014 14:50:00

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 9 Page from 2017 to 2033 being No 04390 for the year 2014.



(Biswajit Dey) 07-May-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal