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पश्चिम बंगाल WEST BENGAL

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I certify that the document is admitted for registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document

Addl. Dist. Sub-Registrar
 Sonarpur, South 24 Parganas

Addl. Dist. Sub-Registrar
 Sonarpur, South 24 Pgs.
 30 APR 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 30th day of April in the Christian year Two Thousand and Fourteen BETWEEN M/S MRITTIKA BUILDERS PRIVATE LIMITED, a private limited company under the companies Act, 1956 (as amended), having its registered office at 597, Laskarhat, Picnic Garden Road, P.S. Tilzala, Kolkata-700039, represented by its

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M/S Mohitika Builders Private Limited.
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Some math Chakrabarty
S/o. Late Dulal Chakrabarty
Alipur D.K. office
Vol-27
Deed writer

one of the Director, namely, **Mrs. GOPA GANGULY**, wife of Mr. Tapas Ganguly, by faith-Hindu, by occupation- Business, by nationality- Indian, presently residing at 597, Laskarhat, Picnic Garden Road, P.S. Tilzala, Kolkata- 700039 hereinafter referred to as the '**VENDOR**' (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successors in office, administrators, legal representatives and assigns and person/persons deriving title under them) of the **FIRST PART AND (1) M/S NEPAL TRADECOM PRIVATE LIMITED, PAN : AVZPS3550K**, a private limited company, having its registered office at 284/A, B. B. Ganguly Street, P.S. Bowbazar, Kolkata-700012, represented by its one of the Director, namely, **Mr. DINESH SINGH**, son of Nawal Kishore Singh, since deceased, by faith-Hindu, by occupation- Business, by nationality- Indian, presently residing at 217, Hossainpur, P.S. Tiljala, P.O. E.K.T.P. Kolkata-700107, and **(2) M/S AMBALIKA HOUSING PRIVATE LIMITED, PAN : AAGCA6074M**, a private limited company under the companies Act, 1956 (as amended), having its registered office at 1216, Madurah Hossainpur, P.S. Tilzala, Kolkata-700107, represented by its Managing Director, namely, **Mr. SACHIN PAIK**, son of Bimal Paik, by faith-Hindu, by occupation- Business, by nationality- Indian, presently residing at 62, Hossainpur, P.S. Tiljala, Kolkata-700107, hereinafter referred to as the '**PURCHASERS**' (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successors in office, administrators, legal representatives and assigns and person/persons deriving title under them) of the **SECOND PART**.

WHEREAS by another registered Deed of Conveyance dated 28/08/2009 registered at D. S. R. IV, Alipur, 24 Parganas South in Book no. I, CD Volume no. 15, Pages 2144 to 2158, being no. 4764 for the year 2009 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 7.32 Satak equivalent to 4 Katha 6 Chatak 40 sq. ft. be more or less, in R. S. Khatian no. 72 appertaining khanda Khatian 2510, R. S. Dag no. 9 and another piece and parcel of Sali land measuring 6.61 Satak equivalent to 4 Katha, be more or less, in R. S. Khatian no. 2495, R. S. Dag no. 20 and another piece and parcel of Sali land measuring 3.86 Satak equivalent to 2 Katha 5 Chatak 17 sq. ft. be more or less, in R. S. Khatian no. 60/2, R. S. Dag no. 58, totaling 17.79 Satak lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, R.S Dag no. 9, 20, 58, R.S. Khatian no. 72 appertaining khanda Khatian 2510, 2495, 60/2 Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.



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AND WHEREAS by another registered Deed of Conveyance dated 28/08/2009 registered at D. S. R. IV, Alipur, 24 Parganas South in Book no. I, CD Volume no. 15, Pages 2159 to 2174, being no. 4767 for the year 2009 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land 18.10 Satak equivalent to measuring 11 Katha 5 Chatak 02 sq. ft. be more or less, in R. S. Khatian no. 61, R. S. Dag no. 8, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A. D. S. R. Sonarpur, 24 Parganas South being no. 7815 for the year 2010 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 10.70 Satak equivalent to 6 Katha 7 Chatak 34 sq. ft. be more or less, in R. S. Khatian no. 52/18, R. S. Dag no. 10, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A. D. S. R. Sonarpur, 24 Parganas South in Book no. I, CD Volume no. 20, Pages 5569 to 5584, being no. 7813 for the year 2010 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Sali land measuring 18.35 Satak equivalent to 11 Katha 1 Chatak 42 sq. ft. be more or less, in R. S. Khatian no. 2495, R. S. Dag no. 20, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 28/08/2009 registered at D. S. R. IV, Alipore, 24 Parganas South in Book no. I, CD Volume no. 15, Pages 2129 to 2143, being no. 04763 for the year 2009 (1) Sri Shib Chandra Das, (2) Sri



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Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Sali land measuring 19.08 Satak equivalent to 11 Katha 8 Chatak 32 sq. ft. be more or less, in R. S. Khatian no. 2495, R. S. Dag no. 20, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A. D. S. R. Sonarpur, 24 Parganas South, being no. 07810 for the year 2010 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 7.689 Satak equivalent to 4 Katha 10 Chatak 25 sq. ft. be more or less, in R. S. Khatian no. 72 appertaining khanda Khatian 2510, R. S. Dag no. 9, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A. D. S. R. Sonarpur, 24 Parganas South in Book no. I, CD Volume no.20, Pages 7364 to 7381, being no. 07809 for the year 2010 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendor therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 3.3 Satak equivalent to 2 Katha, be more or less, in R. S. Khatian no. 60/2, R. S. Dag no. 58, and another piece and parcel of land measuring 3.3 Satak equivalent to 2 Katha, be more or less, in R.S. Khatian no. 52/18, R.S Dag no. 10, totaling 6.6 Satak lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, R.S Khatian no. 52/18, 60/2, R. S. Dag no.10 and 58, Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 21/08/2009 registered at S. R. Alipore, 24 Parganas South in Book no. I, CD Volume no.15, Pages 2218 to 2232, being no. 4766 for the year 2009 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath



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Das, all sons of Pannalal Das, since deceased, described as vendors therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 16.83 Satak equivalent to 10 Katha 2 Chatak 40 sq. ft, be more or less, in R. S. Khatian no. 60/2, R. S. Dag no. 57, and another piece and parcel of Danga land measuring 3.86 Satak equivalent to 2 Katha 5 Chatak 18 sq. ft., be more or less, in R. S. Khatian no. 60/2, R. S. Dag no. 58 totaling 20.69 Satak equivalent to 12 Katha 8 Chatak 13 sq. ft, be more or less, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, R. S. Khatian no. 60/2, R.S Dag no. 57 and 58, Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South and subsequently a Deed of Declaration dated-07/07/2010 registered at A. D. S. R. Sonarpur, 24 Parganas South in Book no. IV, CD Volume no. 3, Pages 951 to 961 being no. 01345 for the year 2010 executed by the said vendors and duly corrected the said Deed of Conveyance being no. 4766 for the year 2009 and said **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein became owner of the said property absolutely and forever.

AND WHEREAS by another registered Deed of Conveyance dated 30/06/2010 registered at A. D. S. R. Sonarpur, 24 Parganas South in Book no. I, CD Volume no.20, Pages 7399 to 7416, being no. 07812 for the year 2010 (1) Sri Shib Chandra Das, (2) Sri Bholanath Das, (3) Sri Sambhu Nath Das, (4) Sri Sankar Nath Das and (5) Sri Haranath Das, all sons of Pannalal Das, since deceased, described as vendors therein, sold granted transferred conveyed and assigned for a valuable consideration mentioned therein unto **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Owner, herein, a piece and parcel of Danga land measuring 11.33 Satak equivalent to 6 Katha 13 Chatak 38 sq. ft, be more or less, in R. S. Khatian no. 61, R. S. Dag no. 8, lying and situated at Mouza: Rajpur, Touzi no. 250, J.L. no. 55, R.S no. 109, Pargana; Medanmolla, ward no. 26 under Rajpur Sonarpur Municipality, P.S. Sonarpur, Dist: 24 Parganas South absolutely and forever.

AND WHEREAS said **M/S MRITTIKA BUILDERS PRIVATE LIMITED**, Vendor herein, thus became owner of Sali and Danga land totaling an area of 130.8 Satak equivalent to 3 Bigha 19 Katha 2 Chhatak 7 sq. ft. situated and lying at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 2495, 72 appertaining khanda Khatian 2510, 52/18, 61 and 60/2 appertaining to C. S. and R. S. Dag no. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the first schedule hereunder written and annexed plan hereto absolutely and forever and free from all encumbrances liens and charges whatsoever.



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AND WHEREAS said Owner/Vendor herein was approached by said (1) M/S NEPAL TRADECOM PRIVATE LIMITED, and (2) M/S AMBALIKA HOUSING PRIVATE LIMITED, purchasers, herein, for purchasing the said Shali and Danga land measuring undivided and unmarked 7 Chatak, be more or less, (split up area i.e. undivided and unmarked 1 Chatak out of 15.009 Satak in R.S. Dag no. 9, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 14 Satak in R.S. Dag no. 10, R.S. Khatian no. 52/18 + undivided and unmarked 1 Chatak out of 11.02 Chatak in R.S. Dag no. 58, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 16.83 Satak in R.S. Dag no. 57, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 30.03 Satak in R.S. Dag no. 8, R.S. Khatian no. 61 + undivided and unmarked 1 Chatak out of 44.04 Satak in R.S. Dag no. 20, R.S. Khatian no. 2495) at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 2495, 72 appertaining khanda Khatian 2510, 52/18, 61 and 60/2 appertaining to C. S. and R. S. Dag no. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 under Rajpur Sonarpur Municipality, Dist: 24 Parganas South in the second schedule hereunder written together with ~~all easement right of common passage~~ out of said area of 130.8 Satak equivalent to 3 Bigha 19 Katha 2 Chhatak 7 Sq. ft. at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 2495, 72 appertaining khanda Khatian 2510, 52/18, 61 and 60/2 appertaining to C. S. and R. S. Dag no. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the First schedule hereunder written together with ~~all easement right of common passage~~ and annexed plan hereto against payment of the full and final consideration of Rs. 21,000/- (Rupees Twenty One Thousand) only and the Vendor accepted the offer of the purchasers and selling the same and agree to execute and register these Deed of Conveyance.

NOW THIS INDENTURE WITNESSTH that in consideration of the agreement arrived at between the VENDOR and the PURCHASERS and in consideration of a sum of Rs. 21,000/- (Rupees Twenty One Thousand) of the lawful money of the Union of India well and truly paid by the PURCHASERS to the VENDOR being the full agreed consideration money (receipt whereof the VENDOR doth hereby admit and acknowledge and of and from the same And every part thereof doth hereby acquit, release and discharge of the said PURCHASERS and the said property and every part thereof said Shali and Danga land measuring undivided and unmarked 7 Chatak, be more or less, (split up area i.e. undivided and unmarked 2 Chatak out of 15.009 Satak in R.S. Dag no. 9, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 14 Satak in R.S. Dag no. 10, R.S. Khatian no. 52/18 + undivided and unmarked 1 Chatak out of 11.02 Chatak in R.S. Dag

Nepal Tradecom Pvt. Ltd.

[Signature]
Director

Mrittika Builders Pvt. Ltd.

Director

AMBALIKA HOUSING PVT LTD

[Signature]
Director



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no. 58, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 16.83 Satak in R.S. Dag no. 57, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 30.03 Satak in R.S. Dag no. 8, R.S. Khatian no. 61 + undivided and unmarked 1 Chatak out of 44.04 Satak in R.S. Dag no. 20, R.S. Khatian no. 2495) out of said area of 130.8 Satak equivalent to 3 Bigha 19 Katha 2 Chhatak 7 Sq. ft. at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 2495, 72 appertaining khanda Khatian 2510, 52/18, 61 and 60/2 appertaining to C. S. and R. S. Dag no. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the second schedule hereunder written together with ~~all easement right~~ title and interest of undivided ~~common passage marked also Together with all right~~ title and interest in common parts and portions and common right to egress and ingress of and from said common passage also along with all right title and interest in common parts and portions in the same above mentioned premises fully described in the schedules hereunder written intended to be hereby conveyed as also the **VENDOR**) the **VENDOR** doth hereby grant, transfer, sell, convey, assign and assure unto the purchaser **ALL THAT** Shali and Danga land measuring undivided and unmarked 7 Chatak, be more or less, out of said area of 130.8 Satak equivalent to 3 Bigha 19 Katha 2 Chhatak 7 Sq. ft. at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109; C. S. and R. S. Khatian no. 2495, 72 appertaining khanda Khatian 2510, 52/18, 61 and 60/2 appertaining to C. S. and R. S. Dag no. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South fully mentioned in the Second schedule hereunder written and annexed plan hereto more fully set out and describe in the schedule hereunder written **TO HAVE AND TO HOLD** the lands hereditaments and premises hereby granted or expressed so to be unto and to the use of the said **PURCHASERS** absolutely and forever **OR HOWSOEVER** otherwise the said land messuage tenements and hereditaments and premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered and described or distinguished **TOGETHER** with all areas sewerage drains and benefits and advantages of paths Passages and ancient and other rights, liberties privileges appendages and easements appurtenances whatsoever to the said lands hereditaments and premises belonging or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest claim and demand whatsoever of the said **VENDOR** of in to and upon the said premises or any part thereof Together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said lands hereditaments and premises or any part thereof which now and or is or heretofore were or was or hereafter shall or may be in the possession or power or control of the **VENDOR** or any other

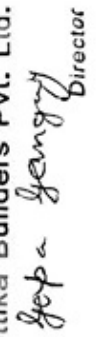
ANERUPA HOUSING PVT. LTD

 Director

Nepal Tradecom Pvt. Ltd.


 Director

Mrittika Builders Pvt. Ltd.


 Director



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persons or any other persons from whom the said vendors may procure the same without any action or suit And the **VENDOR** doth hereby for its heirs executors administrators representatives and assigns covenant with the **PURCHASERS THAT NOTWITHSTANDING** any act deed or thing made by **VENDOR** the vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled in fee simple in possession to the lands hereditaments and premises hereby granted or expressed so to be and every part thereof for an indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever as aforesaid the **VENDOR** has in its self good right full power and absolute authority to grant convey and transfer the said lands hereditaments and premises hereby granted or expressed so to be unto and to the use of the said **PURCHASERS** in manner aforesaid **AND** the **PURCHASERS** shall and may at all times hereafter peaceably and quietly possess and enjoy the said lands hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from the **VENDOR** or any person or persons lawfully or equitably claiming from under or in trust for their or from or under any of their ancestors or predecessors in title **AND** that free from all encumbrances whatsoever made or suffered by the **VENDOR** or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest in the said lands hereditaments and premises or any part thereof from under or in trust for his shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASERS** do execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said lands hereditaments and premises and every part thereof unto and to the use of the **PURCHASERS** in manner aforesaid as shall or may be reasonably required **AND** the **VENDOR** doth hereby covenant with **PURCHASERS** their respective heirs, executors, administrators, representatives and assigns that they will indemnify the **PURCHSERS** their respective heirs, executors, administrators, representatives and assigns for a period not exceeding one year from the date of execution of these presents of the said property for all loss or damage, if any, suffered by the said purchasers for defects in title to the property sold herein on account of any adverse claim whatsoever raised by The Rajpur Sonarpur Municipality or any other or others local body or authority or authorities **AND** the **VENDOR** doth hereby covenant with the **PURCHSERS** their respective heirs executors administrators representatives and assigns that the **VENDOR** its respective successor and/or successors in office and assigns will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the **PURCHSERS** their respective heirs executors administrators representatives and assigns

Nepal Tradecom Pvt. Ltd.

Dinesh Singh
Director

ALBAJKA INDUSTRIES PVT. LTD.

Director

Mrittika Builders Pvt. Ltd.

Gopa Gengaly
Director



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produce or cause to be produced to their Solicitors or Agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings as aforesaid hereunder written for the purpose of showing their title to the lands hereditaments and premises hereby conveyed or expressed so to be or any part thereof **AND ALSO** at the like request and costs deliver or cause to be delivered unto the **PURCHASERS** their respective heirs executors administrators representatives and assigns such attested or other copies or extracts of or from the said Deeds and writings or any of them as they may require **AND** will in the meantime unless prevented by fire or accident as aforesaid shall keep the said deeds and writings safe unobliterated and uncancelled.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Property)

ALL THAT Sali and Danga land totaling an area of 130.8 Satak equivalent to 3 Bigha 19 Katha 2 Chhatak 7 Sq. ft. at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 2495, 72 appertaining khanda Khatian 2510, 52/18, 61 and 60/2 appertaining to C. S. and R. S. Dag no. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 (24) under Rajpur Sonarpur Municipality, Dist: 24 Parganas South and annexed plan hereto and butted and bounded as follows:

- On the North:
- On the South:
- On the East:
- On the West: 40' ft wide Netaji Subhas Road

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT Shali and Danga land measuring undivided 7 Chatak, be more or less, (split up area i.e. undivided and unmarked 2 Chatak out of 15.009 Satak in R.S. Dag no. 9, R.S. Khatian no. 72 appertaining khanda Khatian 2510 + undivided and unmarked 1 Chatak out of 14 Satak in R.S. Dag no. 10, R.S. Khatian no. 52/18 + undivided and unmarked 1 Chatak out of 11.02 Chatak in R.S. Dag no. 58, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 16.83 Satak in R.S. Dag no. 57, R.S. Khatian no. 60/2 + undivided and unmarked 1 Chatak out of 30.03 Satak in R.S. Dag no. 8, R.S. Khatian no. 61 + undivided and unmarked 1 Chatak out of 44.04 Satak in R.S. Dag no. 20, R.S. Khatian no. 2495) out of said area of 130.8 Satak equivalent to 3 Bigha 19 Katha 2 Chhatak 7 Sq. ft. at Mouza-Rajpur, J. L. No. 55, Pargana- Medanmolla, Touzi no. 250, R. S. no. 109, C. S. and R. S. Khatian no. 2495, 72 appertaining khanda Khatian 2510, 52/18, 61 and 60/2 appertaining to C. S. and R. S. Dag no. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Netaji Subhas Road, ward no. 26 under Rajpur Sonarpur Municipality, Dist: 24 Parganas South, with all easement right of common passage.

Nepal Tradecom Pvt. Ltd.
Divesh Singh
Director

Mrityika Builders Pvt. Ltd.
Gurp Singh
Director

MADHUBAN MOHIBS PVT. LTD.
Director



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Parganas.
30 APR 2013

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective names the day, month and year above written.

Signed and Delivered by the **VENDOR/**
PURCHASERS at Kolkata in the presence of:-

1) Pawan Agarwal
Maharajgatala

Mrittika Builders Pvt. Ltd.
Gopa Ganguly
Director

M/S MRITTIKA BUILDERS PRIVATE LIMITED
..... VENDOR

2) Lokesh Das
85, Green park
Sgtl 24 PG
KSI-103

Nepal Tradecom Pvt. Ltd.

Dinesh Singh
Director

M/S NEPAL TRADECOM PRIVATE LIMITED
..... PURCHASER no.1

AMBALLIKA HOUSING PRIVATE LIMITED
Sachin Kumar

M/S AMBALLIKA HOUSING PRIVATE LIMITED
..... PURCHASER no. 2

Drafted by me :-

Somenath Chakraborty

SOMENATH CHAKRABORTY
Deed Writer (ALP/130)
Alipore District Registrar Office
Kolkata - 700 027



Additional District Sub-Registrar

✓

Addl. Dist. Sub-Registrar
Conardur, South 24 Parganas
30 APR 2014

MEMO OF CONSIDERATION

Received of and from the **PURCHASERS**
a sum of Rs. 21,000/- (Rupees Twenty One Thousand)
being the Rs. 21,000/- consideration money
in full payable under these presents.

1. Received Rs.11,000/- from Nepal Tradecom Pvt. Ltd.
by cash
2. Received Rs.10,000/- from Ambalika Housing Pvt. Ltd.
by cash

TOTAL Rs. 21,000/-
(Rupees Twenty One Thousand only)

WITNESS

1. Pawan Agarwal
Mahamayabaler

Mrittika Builders Pvt. Ltd.
Gopal Ganguly
Director

M/S MRITTIKA BUILDERS PRIVATE LIMITED
..... VENDOR

2. Lokesh Jha
35-Creen park
Sector 24, Patna.
KST-203.



Addl. Dist Sub-Registrar
Sonnetpur, South 24 Parg.
30 APR 2014



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SAETHLIN PAKK

SIGNATURE *Saethlin Pakk*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - DINESH SINGH

SIGNATURE *Dinesh Singh*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - GOPA GANGULY

SIGNATURE *Gopa Ganguly*

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -

SIGNATURE





Addl. Dist Sub-Registrar
Sonarpur, South 24 Parg.







30 APR 2014

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. 05254 / 2014, Deed No. (Book - I , 04242/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Gopa Ganguly 597, Laskarhat Picni Garden Rd,, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700039	 30/04/2014	 LTI 30/04/2014	Gopa Ganguly 30.4.14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gopa Ganguly Address -597, Laskarhat Picni Garden Rd,, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700039	Self	 30/04/2014	 LTI 30/04/2014	Gopa Ganguly
2	Sachin Paik Address -62, Hossain Pur, Kolkata, Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, Pin :-700107	Self	 30/04/2014	 LTI 30/04/2014	Sachin Paik
3	Denesh Singh Address -284/a, B B Ganguly St., Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012	Self	 30/04/2014	 LTI 30/04/2014	Denesh Singh

Name of Identifier of above Person(s)

Somnath Chakraborty
Alipore, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date

Somnath Chakraborty
30/4/14



Addl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
30 APR 2014



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

Endorsement For Deed Number : I - 04242 of 2014
(Serial No. 05254 of 2014 and Query No. 1608L000009369 of 2014)

On 30/04/2014

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. 3446.00/-, on 30/04/2014

(Under Article : A(1) = 3432/- ,E = 14/- on 30/04/2014)

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.-3,12,500/-

Certified that the required stamp duty of this document is Rs.- 18770 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 18700/- is paid , by the draft number 143239, Draft Date 30/04/2014, Bank : State Bank Of India, SUBHASHGRAM, received on 30/04/2014

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

Presented for registration at 16.00 hrs on :30/04/2014, at the Office of the A.D.S.R. SONARPUR by Gopa Ganguly ,Executant.

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

Execution is admitted on 30/04/2014 by

1. Gopa Ganguly
Director, M/s Mrittick Builders Pvt Ltd., District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Business
2. Sachin Paik
Director, M/s Ambalika Houssing Pvt. Ltd., Thana:-Tiljala, District:-Kolkata, WEST BENGAL, India, .
, By Profession : Business
3. Denesh Singh
Director, Nepal Tradecom Pvt. Ltd, District:-South 24-Parganas, WEST BENGAL, India, .
, By Profession : Business

Identified By Somnath Chakraborty, son of Lt. Dulal Chakraborty, Alipore, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Deed Writer.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist Sub-Registrar
Sonarpore, South 24 Parg.

30 APR 2014



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

Endorsement For Deed Number : I - 04242 of 2014
(Serial No. 05254 of 2014 and Query No. 1608L000009369 of 2014)

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



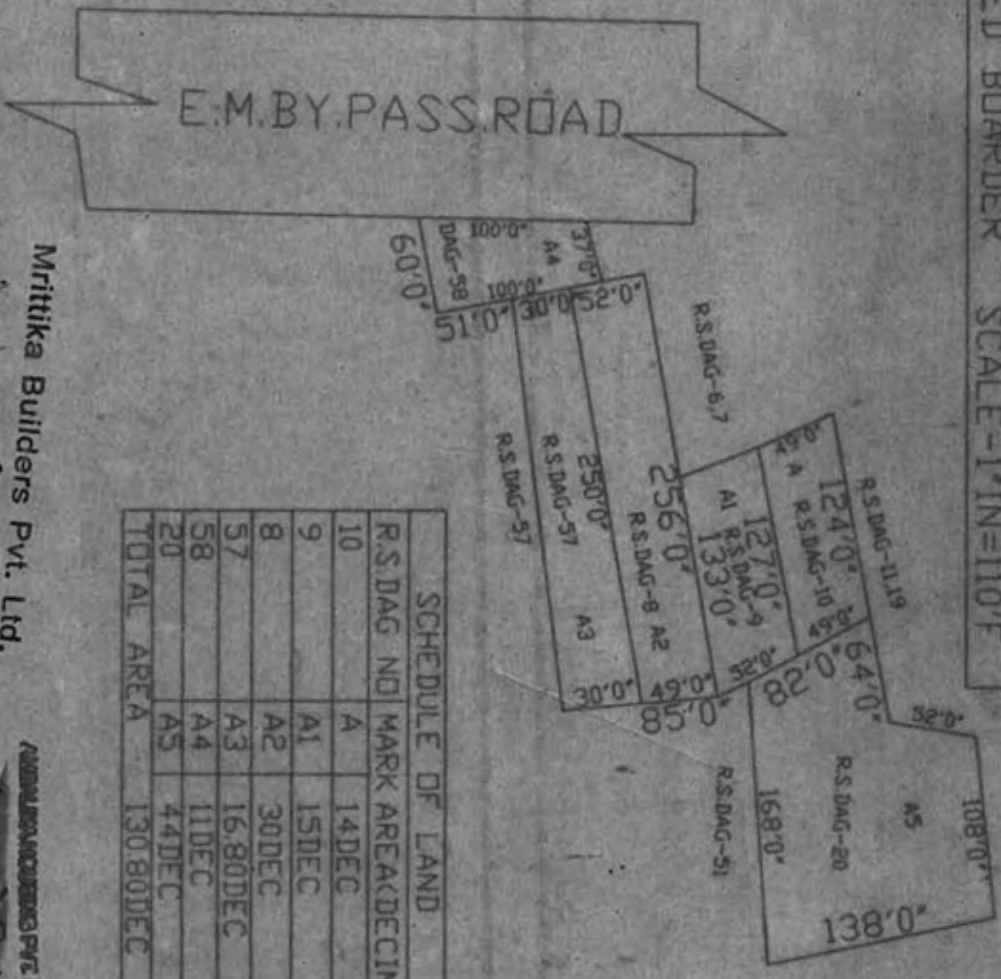

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist Sub-Registrar
Sonamore, South 24 Pgs.

30 APR 2014

SITE PLAN OF THE LAND AT MOUZA-RAJPUR,
 J.L.NO-55, R.S.DAG NO- 8,9,10,20,57,58,
 P.S-SONARPUR, DIST-24PARGANAS(S)
 SHOWN IN RED BORDER SCALE-1"IN=110'F



SCHEDULE OF LAND	
R.S.DAG NO	MARK AREA(DECIMEL)
10	A
9	A1
8	A2
57	A3
58	A4
20	A5
TOTAL AREA	
	130.80DEC

Ismail Khan
 SURVEYOR
Ismail Khan
 Vill.-Bade Hooghly
 P.O.-Malanicha-Mahinagar
 R. No-038

DRAWN BY
 ISMAIL KHAN
 VILL-BADEHOOGLY

Mritika Builders Pvt. Ltd.
Gopa Srivastava
 Director

ANANDKUMAR SINGH PVT LTD
Anand Kumar Singh
 Director

Nepal Tradecom Pvt. Ltd.
Dinesh Singh
 Director

Director
 Nepal Tradecom Pvt. Ltd.



Addl. Dist. Sub-Registrar
Sonarpore, South 24 Parg.
30 APR 2014


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Digitized by eGangotri

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 6381 to 6398
being No 04242 for the year 2014.




(Biswajit Dey) 02-May-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal