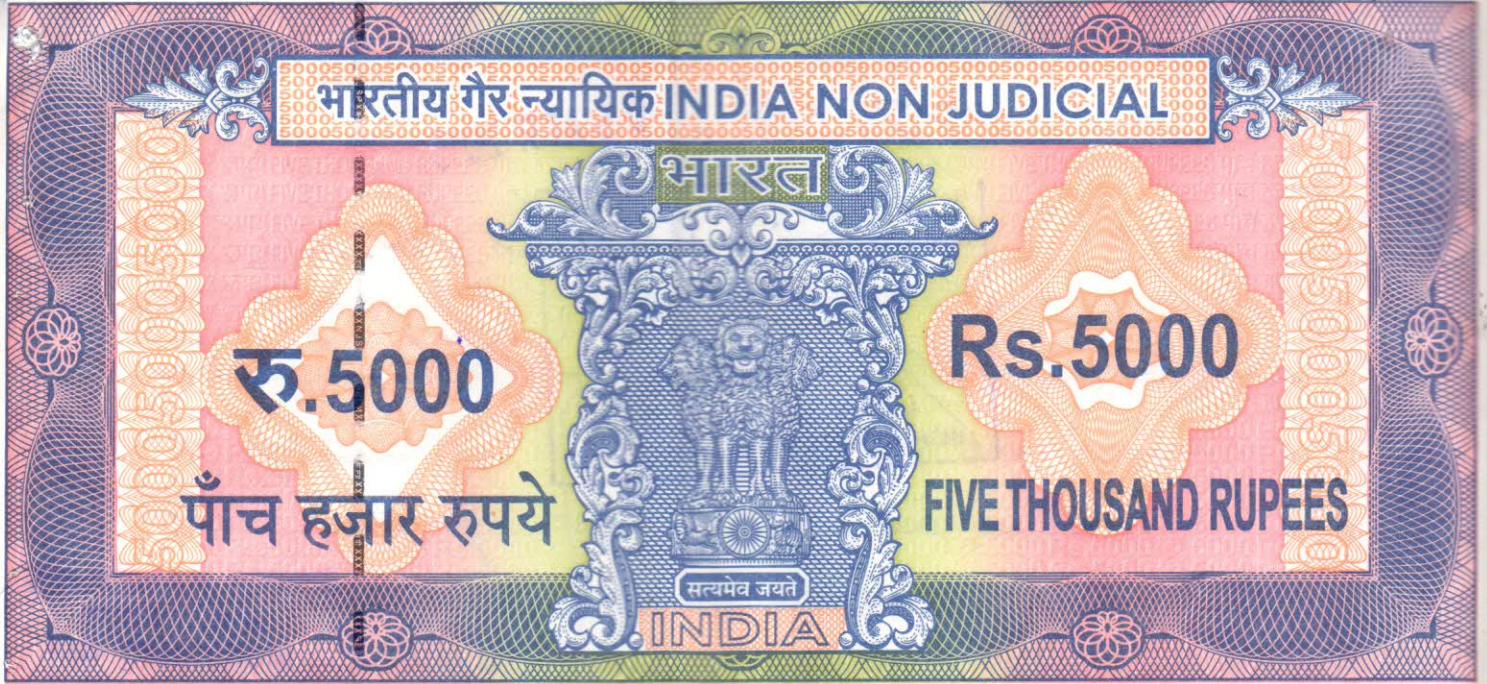


04679/2013

4644/2013



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 571534

10654/13
1-08
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5578 5694
Additional Registrar of Assurance II
Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances II
Kolkata

5/14/13

THIS DEED OF CONVEYANCE is made on this 5th day of April Two Thousand Thirteen BETWEEN (1) **ASOK KUMAR MONDAL** alias **ASOK MONDAL** and (2) **GANESH CHANDRA MONDAL** alias **DILIP KUMAR MONDAL** both sons of Jitendra Nath Mondal, by faith: Hindu, residing at Village & Post:

2711

05 APR 2013

No.	Date
Sold to	Trident Sales Pvt. Ltd.
Address	8, B.R. Chatterjee Road, Kol-1.
By	<i>[Signature]</i>
Sweep: A. BANERJEE L.S. VENDOR (C.S.) HIGH COURT, KOLKATA-700 007	

A. BANERJEE
L.S. VENDOR
HIGH COURT CAS



Amit K. Mondal
 8/0 - Asok K. Mondal
 Gouranga Nagar, P.S - Newtown
 Kol-159.
 Acc - Business

ADDITIONAL REGISTRAR
 OF ASSURANCES II, KOLKATA
 - 5 APR 2013

2

Gauranganagar, P.S. New Town, Kolkata-700159, hereinafter jointly called as the **VENDORS** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **ONE PART**

AND

TRIDEV SALES PVT. LTD., a company incorporated under the Companies Act, 1956 having its registered office at 8, B.R.B. Basu Road, 2nd Floor, Room No.204, Kolkata- 700001, having **PAN NO.AACCT9856G** duly represented by its director **Mr. Pannalal Kasat**, hereinafter referred to as the **PURCHASER** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **SECOND PART**

WHEREAS by virtue of a Deed of Conveyance dated 28.05.1954 registered at the office of the Sub-Registrar Dum Dum recorded in Book No.I, Volume No.47, Pages: 122 to 126 being No.3615 Jitendra Nath Mondal, the father of the Vendors became absolute Owner of **All That** piece and parcel of land measuring about **45 satak** more or less classified as bamboo bush lying and situate at Mouza: Ghuni, Touzi No.174, C.S. Khatian No.91, District: North 24-Parganas ;

AND WHEREAS after the death of Jitendra Nath Mondal by virtue of Law under Hindu Succession the Vendors herein became absolute Owner of **All That** piece and parcel of land measuring about **11.250 satak** (6.818 cottah) more or less recorded as 5 satak (in the name of Vendor no.1 herein) and recorded as 5 satak (in the name of Vendor no.2 herein), both classified as bamboo bush and being 1250 share each therein under R.S. & L.R. Dag No.2701 lying and situate at Mouza: Ghuni, J.L. No.23, Block: Rajarhat, P.S. Rajarhat, L.R. Khatian Nos.62 & 943, District: North 24-Parganas ;

AND WHEREAS Vendors are in possession of **ALL THAT** piece and parcel of land measuring about **8.750 satak** (5.303 cottah) more or less under R.S. & L.R. Dag No.2701 lying and situate at Mouza: Ghuni, J.L. No.23, Block: Rajarhat, P.S. Rajarhat, L.R. Khatian Nos.62 & 943, District: North 24-Parganas, as morefully and particularly described in the **SCHEDULE** hereunder written, herein after referred to as the **said plot of land** ;

AND WHEREAS the Vendors have agreed to sell the **said plot of land** to the Purchaser free from all encumbrances, charges, liens, lispendences attachments claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendors have agreed to sell **ALL THAT** the **said plot of land** at a total consideration of Rs.29,11,480/- (Rupees Twenty Nine Lac Eleven Thousand Four Hundred and Eighty) only free from all

encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.29,11,480/- (Rupees Twenty Nine Lac Eleven Thousand Four Hundred and Eighty) only paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said plot of land**) the Vendors do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of land measuring about **8.750 satak** (5.303 cottah) more or less out of 45 satak under R.S. & L.R. Dag No.2701 lying and situate at Mouza: Ghuni, J.L. No.23, Block: Rajarhat, P.S. Rajarhat, L.R. Khatian Nos.62 & 943, District: North 24-Parganas, as morefully and particularly described in the **SCHEDULE** hereunder written, herein after referred to as the **said plot of land** **TOGETHERWITH** all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held

used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendors into upon or in respect of the **said plot of land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said plot of land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendors or their heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendors can or may procure the same without any suit or action TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendors done, made or executed or knowingly suffered to the contrary the Vendors have good right, full power and absolute authority to grant, transfer, convey, sell, assure and

assign the **said plot of land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said plot of land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully equitably claiming from under or in trust for the Vendors or their Predecessor-in-Title.

c) That the **said plot of land** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendors and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendors or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendors.

d) That the Vendors and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever

in the **said plot of land** or any part thereof from under or in trust for the Vendors or from or under any of their Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said plot of land** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

- e) That no part of the **said plot of land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said plot of land** in any way and the Vendors has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said plot of land** or any part thereof then in that event the Vendors do hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said plot of land** hereby sold to the Purchaser.
- f) That the Vendors shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said plot of land** as the Purchaser may direct all the title deed documents and writing for evidencing of

title in respect of the **said plot of land**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.

- g) That the Vendors do hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendors or any of their Predecessors-in-Title in respect of the **said plot of land** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.
- h) The Vendors have handed over khas possession of the **said plot of land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said plot of land**.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about **8.750 satak** (5.303 cottah) more or less out of 45 satak under R.S. & L.R. Dag No.2701 lying and situate at Mouza: Ghuni, J.L. No.23, Block: Rajarhat, P.S. Rajarhat, L.R. Khatian Nos.62 & 943, District: North 24-Parganas, as shown in the MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded as follows:-

ON THE NORTH	R.S. Dag No.1300 ;
ON THE SOUTH	Part of R.S. Dag No.2701 ;
ON THE EAST	Part of R.S. Dag No.2701 ;
ON THE WEST	Part of R.S. Dag No.2701 ;

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata

1. Asok Kumar Mondal
alias
Asok Mondal (PAN No. ASFPM4330A)
2. Goush Chandra Mondal
alias Bipin Kumar Mondal
(PAN No. AJMPM3246R)

Witnesses :

1. Amit kv. Mondal
S/O - Asok kv. Mondal
Gouranga Nagar, P.S - Newtown
KOL - 159
2. Jagan Kumar Sarkar
S/O Late Nani gopal Sarkar
Gouranga - Nagal Kol - 159
Newtown

Drafted by :

S. Karmakar

Advocate, High Court, Calcutta.

RECEIVED by the VENDORS of and from within
named PURCHASER the within mentioned the
Rs.29,11,480/- (Rupees Twenty Nine Lac Eleven
Thousand Four Hundred and Eighty) only
being the consideration money
as per memo below :

Rs.29,11,480.00

MEMO OF CONSIDERATION

A/c. Payee Cheque No.	Date	Drawn on	In favour of	Amount (Rs.)
773129		UCO Bank Canning Street Branch	Vendor no.1	1,00,000.00
773133	05.04.2013	-do-	Vendor no.1	13,55,740.00
773128		-do-	Vendor no.2	1,00,000.00
773134	05.04.013	-do-	Vendor no.2	13,55,740.00
			Total :	29,11,480.00

(Rupees Twenty Nine Lac Eleven Thousand Four Hundred and Eighty) only

1. Asok Kumar Mondal
alias Asok Mondal

2. Ganesh Chandra Mondal
alias Bidip Kumar Mondal

Witnesses :

1. Anil K. Mondal.

2. Jagan Kumar Sarker

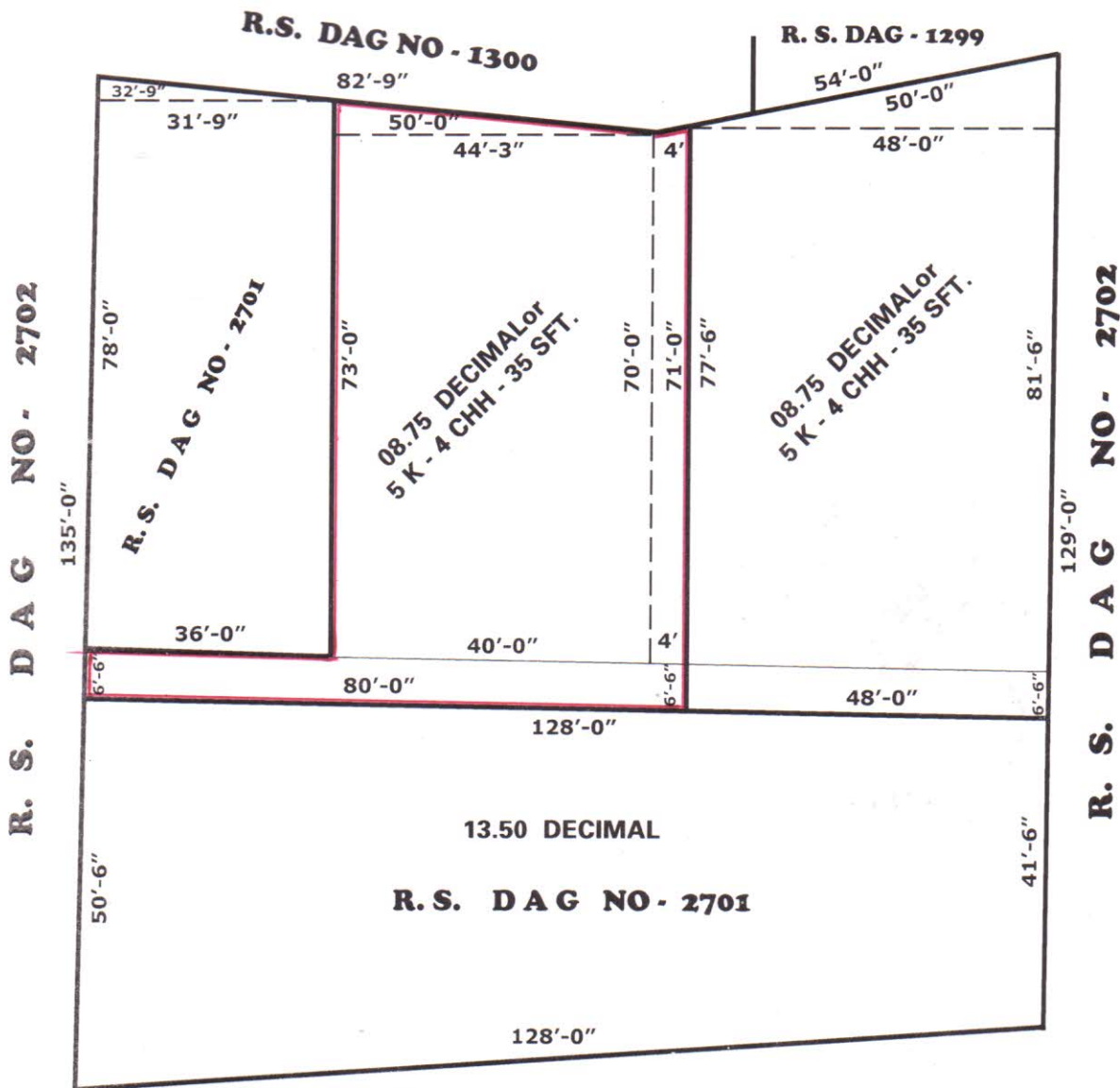
**SITE PLAN OF R. S. DAG NO - 2701.. R. S. KH. NO - 32..
 L. R. KH. NO - 943, 62, 663/2 & 704/1.. AT MOUZA - GHUNI.. J. L.
 NO - 23.. IN P. S. - NEW TOWN.. DIST - NORTH 24 PARGANAS.. "WITHIN
 THE LOCAL LIMIT OF JYANGRA HATIARA NO - 2 GRAM PANCHAYET,,
ASPER PHYSICAL POSSITION IN RED BORDER**

PURCHASER :- _____

AREA :- 08.75 DECIMAL or 5 K - 4 CHH. - 35 SFT.



SCALE - 24' = 1 in.



*Asok Kumar Mandal
 alias Asok Mandal*

*Ganesh Chandra Mandal
 alias Bihari Kumar Mandal*





*Copied by
 Sule
 Jagatpur
 Kal - 59*

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. 04679 / 2013, Deed No. (Book - I , 04644/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Asok Kumar Mondal Gauranganagar, Kol, Thana:-New Town, P.O. :-Gauranganagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159	 05/04/2013	 LTI 05/04/2013	<i>Asok Kumar Mondal</i> <u>5/4/13</u>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Asok Kumar Mondal Address -Gauranganagar, Kol, Thana:-New Town, P.O. :-Gauranganagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159	Self	 05/04/2013	 LTI 05/04/2013	<i>Asok Kumar Mondal</i>
2	Ganesh Chandra Mondal Address -Gauranganagar, Kol, Thana:-New Town, P.O. :-Gauranganagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159	Self	 05/04/2013	 LTI 05/04/2013	<i>Ganesh Chandra Mondal</i>

Name of Identifier of above Person(s)

Amit Kumar Mondal
Gauranganagar, Kol, Thana:-New Town, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700159

Signature of Identifier with Date

Amit Kr. Mondal.
05-04-2013



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



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

Endorsement For Deed Number : I - 04644 of 2013
(Serial No. 04679 of 2013 and Query No. L000010654 of 2013)

On 05/04/2013

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. 62314.00/-, on 05/04/2013

(Under Article : A(1) = 62216/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 05/04/2013)

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.-56,56,569/-

Certified that the required stamp duty of this document is Rs.- 339414 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 48000/- is paid , by the draft number 277690, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 05/04/2013
2. Rs. 48000/- is paid , by the draft number 277686, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 05/04/2013
3. Rs. 48000/- is paid , by the draft number 277687, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 05/04/2013
4. Rs. 48000/- is paid , by the draft number 277689, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 05/04/2013
5. Rs. 48000/- is paid , by the draft number 277688, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 05/04/2013
6. Rs. 48000/- is paid , by the draft number 277669, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 05/04/2013
7. Rs. 46420/- is paid , by the draft number 277691, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 05/04/2013

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



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

05/04/2013 15:02:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04644 of 2013
(Serial No. 04679 of 2013 and Query No. L00010654 of 2013)

Presented for registration at 14.08 hrs on :05/04/2013, at the Office of the A.R.A. - II KOLKATA by Asok Kumar Mondal Alias Asok Mondal, one of the Executants.

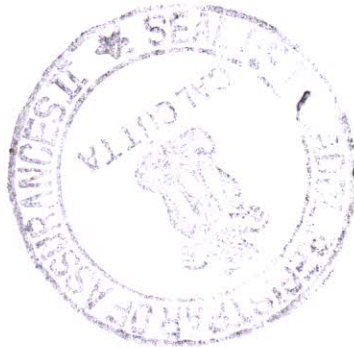
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 05/04/2013 by

1. Asok Kumar Mondal Alias Asok Mondal, son of Jitendra Nath Mondal , Gauranganagar, Kol, Thana:-New Town, P.O. :-Gauranganagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste Hindu, By Profession : Others
2. Ganesh Chandra Mondal Alias Dilip Kumar Mondal, son of Jitendra Nath Mondal , Gauranganagar, Kol, Thana:-New Town, P.O. :-Gauranganagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste Hindu, By Profession : Others

Identified By Amit Kumar Mondal, son of Asok Kr Mondal, Gouranganagar, Kol, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste: Hindu, By Profession: Business.

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




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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
- Page from 4675 to 4691
being No 04644 for the year 2013.




(Dulal chandra Saha) 08-April-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

DATED THIS DAY OF 2013

-BETWEEN-

ASOK KUMAR MONDAL alias
ASOK MONDAL & ANR.

VENDORS

-AND-

TRIDEV SALES PVT. LTD.,

PURCHASER

DEED OF CONVEYANCE