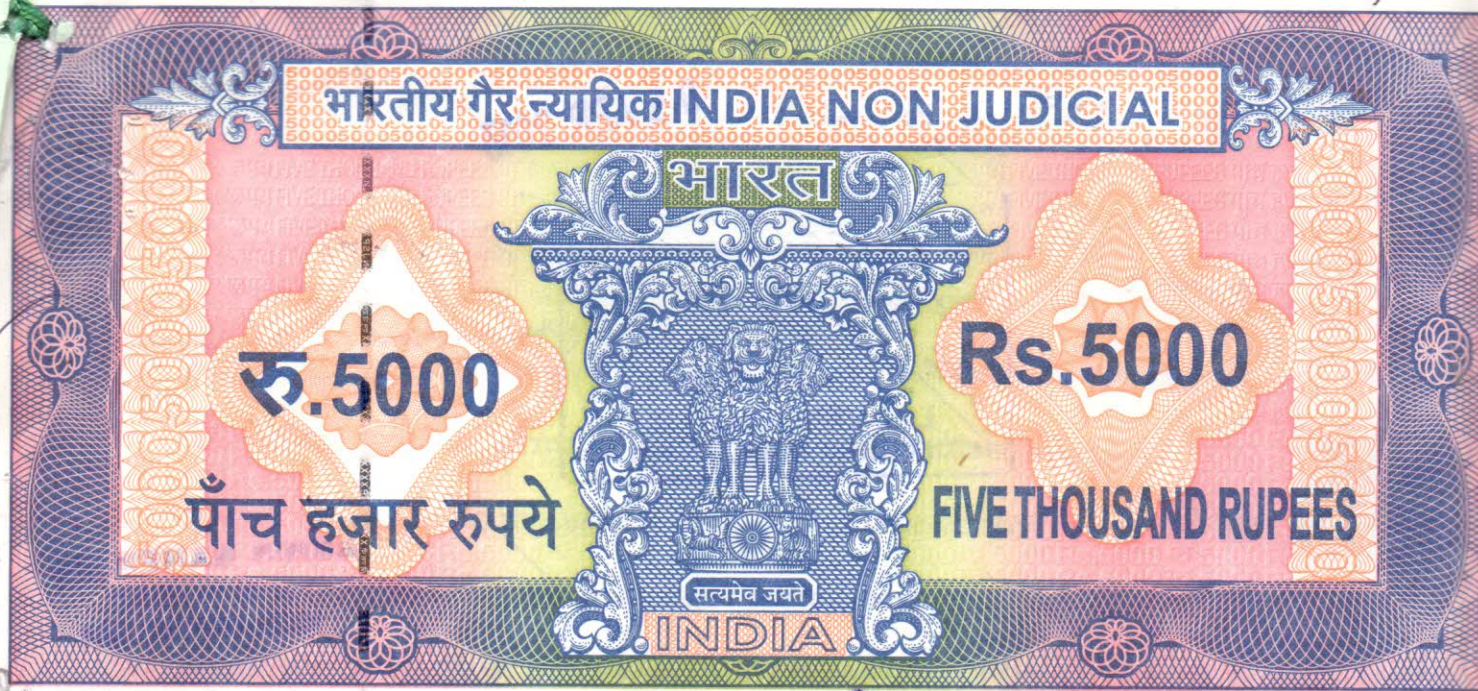


04728/013

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16
600

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. 11102/13
6.12.13

M.V. 56565691 A 571533

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

09.4.13

1566/13

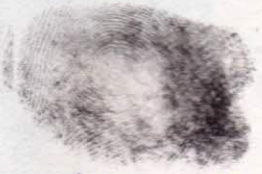
Additional Registrar of Assurances II, Kolkata

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12
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5/24/13

THIS DEED OF CONVEYANCE is made on this 5th day of April Two Thousand Thirteen BETWEEN (1) **GOURI NASKAR** daughter of late Jitendra Nath Mondal, wife of Meghnad Naskar, by faith: Hindu, residing at Village & Post & P.S. Sonarpur, District: North 24-Parganas and (2) **CHHABI MONDAL (NASKAR)** daughter of late Jitendra Nath Mondal, wife of Bireshwar

Amit K. Mondal



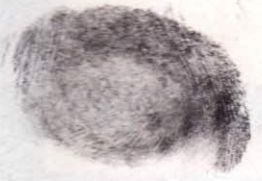
c-2765

2710

05 APR 2013

No.	Date
Sold to	Raghunath Goods Pvt. Ltd.
Address	8, B.R.B. Basu Road, Kol-1.
Rs.	5000/-
A. BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700 001	

Amit K. Mondal



c-2766

ASHIS BANERJEE
L.S. VENDOR
HIGH COURT C.A.B.

Goluri Naskar

c-2767



Chhabi Mondal (Naskar)



c-2768

शिवप्रताप



(Meghnath Naskar)
(Meghnath Naskar)

शिवप्रताप

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 5 APR 2013

S/o Late Dhananjay Naskar
Sowamji. 24 Pasgo (S)
del d.

2

Chandra Naskar, by faith: Hindu, residing at 96/1, Dr. G.S. Bose Road, P.S. Tiljala, Kolkata-700039, 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

RAGHUNATH GOODS PRIVATE LIMITED, 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.AAECR0585Q** duly represented by its director **Mr. Deepak Kumar Mundhra**, 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**

AND

(1) AMIT KUMAR MONDAL son of Asok Kumar Mondal alias Asok Mondal, by faith: Hindu, residing at Village & Post: Gouranganagar, P.S. New Town, Kolkata-700159 and **(2) HARIPADA BAIDYA** son of Amulya Baidya, by faith: Hindu, residing at Village & Post: Gouranganagar, P.S. New Town, Kolkata-700159, hereinafter jointly called as the **CONFIRMING PARTIES** (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 **OTHER 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 Owners of **All That** piece and parcel of land measuring about **11.250 satak** more or less recorded as 6 satak (in the name of Vendor no.1) and 6 satak (in the name of Vendor no.2) both classified as bamboo bush 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.663/2 & 704/1, 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.663/2 & 704/1, 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 had entered into Agreement for Sale with the Confirming Parties for sale of the **said plot of land** and accepted a total sum of Rs.14,20,000/- (each Rs.7,10,000/-) towards earnest money/ part consideration of the same, hereinafter collectively called as the said **Agreement for Sale** ;

AND WHEREAS the Confirming Parties being unable to purchase the said plot of land the said **Agreement for Sale** have been treated as cancelled by mutual consent of the Confirming Parties and the Vendors herein and the Vendors have agreed to refund the earnest money/ part consideration to the Confirming Parties ;

AND WHEREAS the Vendors being unable to refund the earnest money/ part consideration for a sum of Rs.14,20,000/- (Rupees Fourteen Lac and Twenty Thousand) only received towards part consideration and requested the Purchaser to pay a sum of (Rs.7,10,000/- to each Confirming Party) totaling to Rs.14,20,000/- (Rupees Fourteen Lac and Twenty Thousand) only and the balance consideration amount being Rs.14,91,480/- (Rupees Fourteen Lac Ninety One Thousand Four Hundred and Eighty) i.e. Rs.7,45,740/- to each of the Vendors directly to which the Purchaser has agreed ;

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 ;

AND WHEREAS out of the total consideration the Vendors have already received a sum of Rs.14,20,000/- from the Confirming Parties and the balance Rs.14,91,480/- shall be paid by the Purchaser to the Vendors and the Purchaser has already paid to the Confirming Parties a sum of Rs.14,20,000/- the receipt whereof the Confirming Parties do hereby acknowledge as well as by granting separate receipts therefor ;

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 doth 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.663/2 & 704/1, 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 her 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 her 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, lispendences, 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 her 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.663/2 & 704/1, 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.1299 ;
ON THE SOUTH	Part of R.S. Dag No.2701 ;
ON THE EAST	Part of R.S. Dag No.2702 ;
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

✓ Gouri Naskar
(AZMPN 3311N)
Chhabi Mondal (Naskar)
✓ (AESPN0477N)
✓ ২৫/১১/১৯
✓ Anshu Mondal
ANSPM2307A

Witnesses :

1. Meghnath Naskar
s/o. Lt. Dhananjay Naskar
Sonarbari, 24-Barganas (S)

2. Anjan Mondal
Talapanda Mondal
Gouripur, near New Town

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 out of which
 Rs.14,20,000/- through the CONFIRMING PARTIES
 and Rs.14,91,480/- as per memo below : **Rs.29,11,480.00**

MEMO OF CONSIDERATION

Pay Order No.	Date	Drawn on	In favour of	Amount (Rs.)
018165	05.04.2013	Standard Chartered Bank	GOURI NASKAR	7,45,740.00
018166	05.04.2013	-do-	CHHABI MONDAL (NASKAR)	7,45,740.00
018163	05.04.2013	-do-	AMIT KUMAR MONDAL	7,10,000.00
018164	05.04.2013	-do-	HARIPADA BAIDYA	7,10,000.00
			Total :	29,11,480.00

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

Witnesses :

1. Meghmath Naskar






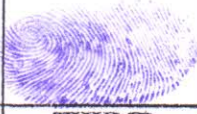
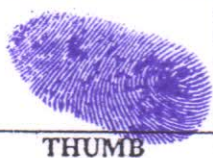

















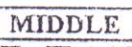






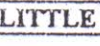


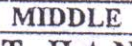


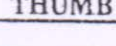

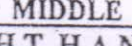

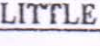
2. Anjan Mondal

Gouri Naskar
 Chhabi Mondal (Naskar)

Amit K. Mondal

हरिपदा बाईया

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 <i>Anant K. Monkal.</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 <i>शशि चंद्र</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				

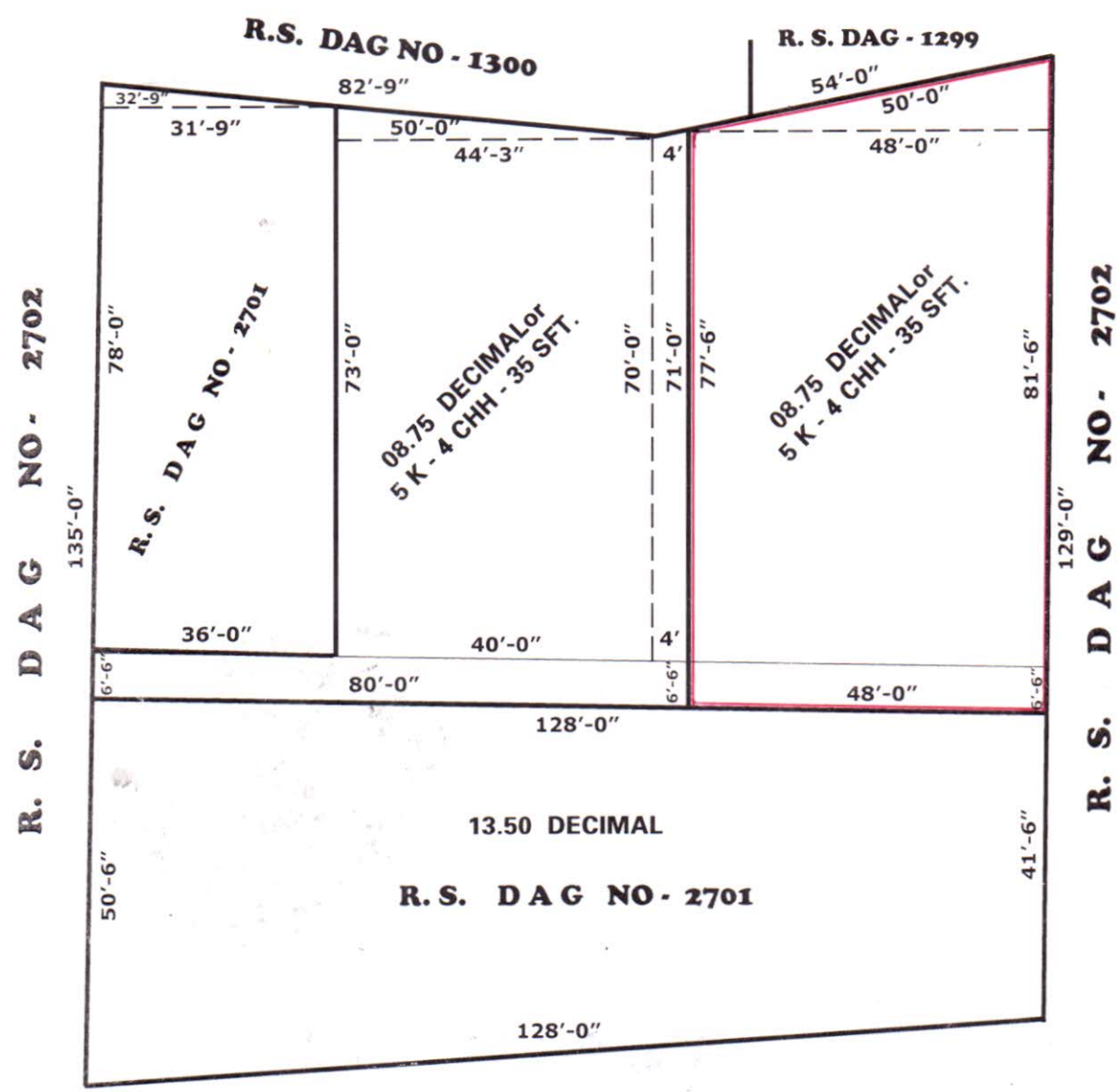
**SITE PLAN OF R. S. DAG NO - 2701.. R. S. KH. NO - 32..
 L. R. KH. NO - 943, 62, 663/2 & 704/1.. AT MOUZA - GHUNI.. J. L.
 NO - 23.. IN P. S. - NEW TOWN.. DIST - NORTH 24 PARGANAS.. "WITHIN
 THE LOCAL LIMIT OF JYANGRA HATIARA NO - 2 GRAM PANCHAYET,,
 ASPER PHYSICAL POSSITION IN RED BORDER**

PURCHASER :- _____

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



SCALE - 24' = 1 in.

















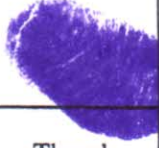










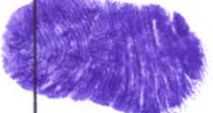







Glowi Haskar
 Chhabhi Mondal (Naskar)

शुद्धि कर मंडल
 Anant Kr Mondal

Copied by

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/ Presentants						
Deepak Kr. Munnahse	 Deepak Kr. Munnahse						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
Gulsh Hansari							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
Chhabi Mandali (nos/fore)							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							



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

Endorsement For Deed Number : I - 04813 of 2013
(Serial No. 04728 of 2013 and Query No. L000011100 of 2013)

On 05/04/2013

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

Presented for registration at 18.00 hrs on :05/04/2013, at the Private residence by Amit Kumar 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. Gouri Naskar, daughter of Late Jitendra Nath Mondal , Village:Sonarpur, P.O. :-Sonarpur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Chhabi Mondal (Naskar), daughter of Late Jitendra Nath Mondal , 96/1, Dr. G S Bose Road, Kol, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Others
3. Amit Kumar Mondal, son of Asok Kumar Mondal , Village:Gouranganagar, Thana:-New Town, P.O. :-Gouranganagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste Hindu, By Profession : Others
4. Haripada Baidya, son of Amulya Baidya , Village:Gouranganagar, Thana:-New Town, P.O. :-Gouranganagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste Hindu, By Profession : Others

Identified By Meghnath Naskar, son of Late Dhananjoy Naskar, Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Retired Person.

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

On 06/04/2013

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.- 339415 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

On 09/04/2013

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



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

09/04/2013 12:23:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04813 of 2013
(Serial No. 04728 of 2013 and Query No. L000011100 of 2013)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 5, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 77923.00/-, on 09/04/2013

(Under Article : A(1) = 62216/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 46420/- is paid , by the draft number 277668, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 09/04/2013
2. Rs. 48000/- is paid , by the draft number 277672, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 09/04/2013
3. Rs. 48000/- is paid , by the draft number 277673, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 09/04/2013
4. Rs. 48000/- is paid , by the draft number 277674, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 09/04/2013
5. Rs. 48000/- is paid , by the draft number 277675, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 09/04/2013
6. Rs. 48000/- is paid , by the draft number 277676, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 09/04/2013
7. Rs. 48000/- is paid , by the draft number 277677, Draft Date 05/04/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 09/04/2013

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



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

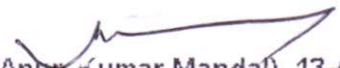
09/04/2013 12:23:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 4948 to 4966
being No 04813 for the year 2013.




(Anup Kumar Mandal) 13-April-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal