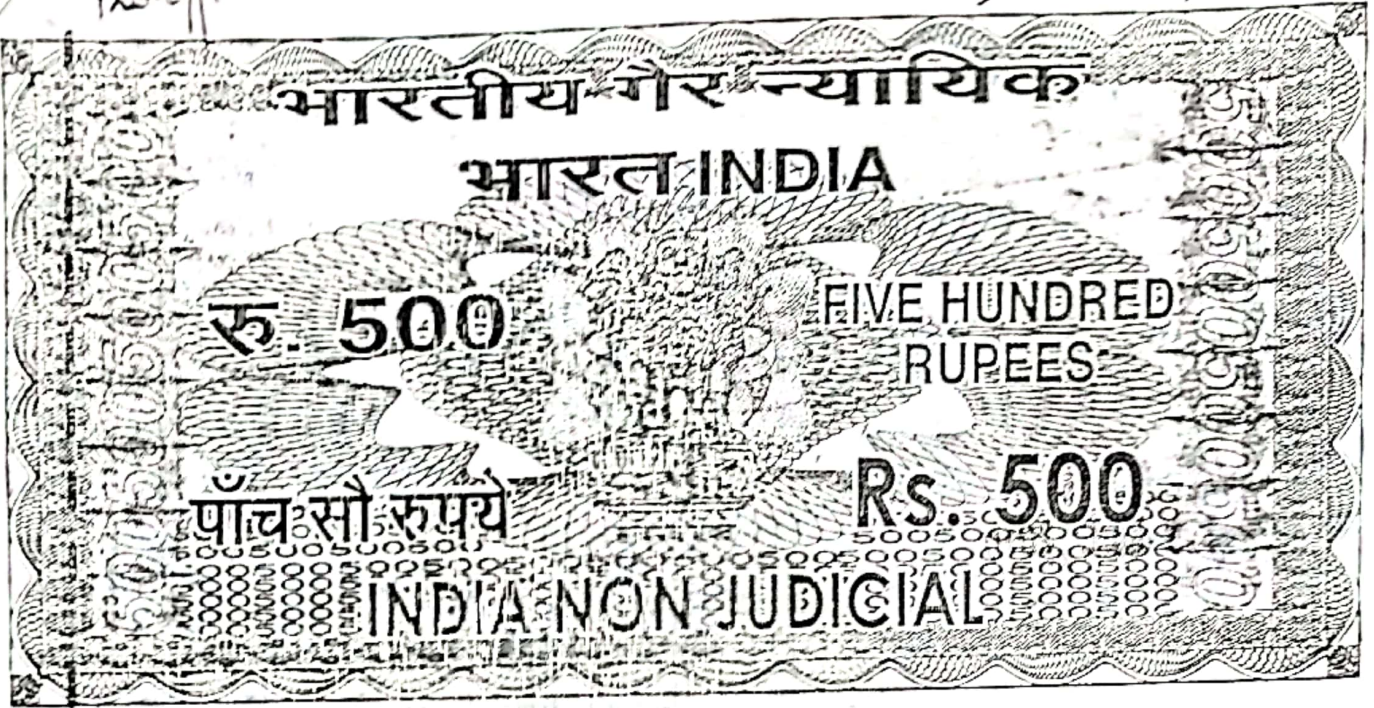


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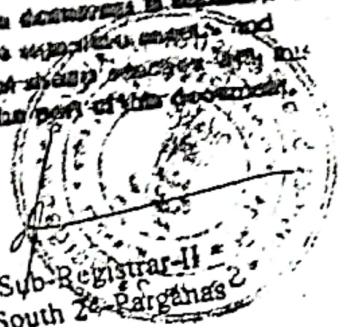


पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

E 961750

27/12/10
 12/2/10
 P. N. 24373/10

Certified that the document is admitted to registration. The stamp duty, and the advertisement charges, if any, are the part of this document.



District Sub-Registrar-II
 41pore, South 24 Parganas

20 DEC 2010

THIS INDENTURE made on this 20th day of December two thousand ten BETWEEN SRI BHUPENDRA NATH DAS, PAN AER.PD1166K, son of Late Nagendra Nath Das, by faith Hindu, by occupation Business, residing at Sealpara, Barisha at present 69, Vidyasagar Sarani, P.S. Thaurpukur, Kolkata - 700 008,

Nagendra Nath Das

Contd....172.

Sl. No. 130567
Name: B. N. Sani Adv.
8 B Lal Bagan St.
Cal - 1
Rs. 500/-
Calcutta - 1
1x Netaji Subhas Rd.
Calcutta - 1
Date: 13 DEC 2010
Licensed Stamp
Vendor.



District Sub-Registrar-II
Alipore, South 24-Parganas
20 DEC 2010

Suprovas Das
S/o Late Dhanajoy Das
87, D.H Road, Kol-2.
PS. Thakurpukur
Bissene

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 42
Page from 2843 to 2859
being No 12720 for the year 2010.



(Anima Sinha) 21-December-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH 24 PARGANAS
West Bengal

24-12-10

hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include and mean his, heirs, executors, administrators and representatives of the ONE PART AND JAISHREE TIEUP PVT. LTD. PAN AABCJSDIEM, a Company incorporated under the Companies Act, 1956, having its Registered Office at 19A, Jawahar Lal Nehru Road, P.S. Shekspere Sarani, Kolkata - 700 007, represented by its Director, Sri Arun Kumar Subhasaria, son of Sri Ranial Subhasaria, hereinafter referred to as the PROPRIETOR (which expression shall unless excluded by or repugnant to the context be deemed to include and mean its successor or successors in office and assigns) of the OTHER PART.

WHEREAS by a Deed of Gift dated 31st day of July, 1964 registered with the Joint Sub-Registrar, Alipore at Behala in Book No. 1, Volume No. 50, Pages 239 to 247 Being No. 3162 for the year 1964 made between Nagendra Nath Das as the Donor of the One Part and the Vendor and his six brothers, Nand Dulal Das, Dhananjoy Das, Gopal Krishna Das, Nripendra Krishna Das Sudhangsu Kumar Das and Sailendra Nath Das, as the Donees of the Other Part, the said Nagendra Nath Das for consideration of the natural love and affection which he had for the Donees, the later being his sons, transferred, conveyed assigned and assure unto the said Donees All That piece and parcel of land together with brick built and corrugated iron sheet structures standing thereon containing by measurement an area of .22 Acres, be the same a little more or less, situate lying at and being Touzi No.

Contd....P/3.

1-6, 8-10, 12-16, C.S. Dag No. 1531, Khatian No. 305, J.L. No. 23 of Pargana Khaspur, Mouza Purba Barisa, P.S. Behala, now Thakurpukur under South Suburban Municipality, now Kolkata Municipal Corporation, Ward No. 124 Registration Office Alipore now A.D.S.R. Behala in the District of 24-Parganas, now South 24-Parganas, free from all encumbrances subject however to the Lease/Tenancy granted in favour of M/s. H. Das & Sons Pvt. Ltd.. The said land and structures are hereinafter collectively described as the "said property".

AND WHEREAS the Vendor thus became absolutely seized and possessed of an undivided one-seventh share in the said property and has been paying the ground rent and municipal taxes and other outgoings to the authorities concerned and realizing the rent issues and profits thereof.

AND WHEREAS the Vendor and other co-owners of the said property have since evicted the said tenant and got vacant possession thereof.

AND WHEREAS the Vendor has agreed to sell ALL THAT the undivided one-seventh share of and in the said piece and parcel of land together with corrugated iron sheet structures measuring 100 sq.ft. standing thereon containing by measurement an area of .22 Acres, be the same a little more or less, situate lying at and being Touzi No. 1-6, 8-10, 12-16, C.S. Dag No. 1531, Khatian No. 305, J.L. No. 23 of Pargana Khaspur, Mouza Purba Barisa, now known and numbered as municipal premises No. 284, Vidya Sagar Sarani, P.S. Thakurpukur under Kolkata Municipal Corporation, Ward No.

Contd....P/4.

124 Registration Office A.D.S.R. Behala in the District of South 24-Parganas, free from all encumbrances whatsoever, fully and particularly described in the Schedule hereunder written.

AND WHEREAS at or before the execution of these presents, the Vendor has assured and represented the Purchaser as follows:-

a) The Vendor is absolutely seized and possessed of the said property aforesaid described in the Schedule hereunder written.

b) The abstract of title of the Vendor to the said property as mentioned hereinabove is true and correct.

c) There is no impediment or bar under any law or statute by which the Vendor is prevented from selling and/or transferring his share, right, title and interest in the said property and as such the Vendor is entitled to execute the Deed of Conveyance in favour of the Purchaser and the Vendor has not in any way dealt with the said property whereby the right title and interest of the Vendor as to the ownership, use and enjoyment thereof is or may be affected in any manner whatsoever.

d) The said property is free from all mortgages, charges, loan, lien, dispendence, attachments, acquisitions, requisitions and any other encumbrances whatsoever.

e) The said property or any part thereof is at present not affected by any requisition or acquisition or any

Contd....P/5.

ever acquit release and discharge the Purchaser and the property hereby conveyed) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser ALL THAT undivided one-seventh or interest in the said piece and parcel of land measuring .22 acre (twenty two decimal), be the same a little more or less, together with corrugated iron sheet structures measuring 188 sq.ft. standing thereon situate lying at and being Touzi No. 1-8, 8-10, 12-18, C.S. Dag No. 1531, Khatian No. 305, J.L. No. 23 of Pargana Khaspur, Mouza Purba Barisa, now known as 284, Vidya Sagar Sarani, P.S. Thakurpukur under Kolkata Municipal Corporation, Ward No. 124 Registration Office A.D.S.R. Behala in the District of South 24-Parganas, fully and particularly described in the Schedule hereunder written delineated in the map or plan annexed hereto and thereon bordered "Red" and hereinafter referred to "the said property TOGETHER WITH all passages, easements, appendages, appurtenances, water and water courses whatsoever to the said property belonging or in anywise appurtenant thereto and all estate, right, title, claim, interest and demand whatsoever of the Vendor into and upon the said property hereby sold and common passage thereto TO HAVE AND TO HOLD unto and to the use of the Purchaser absolutely and for ever free from all encumbrances, charges, liens, attachments, demands whatsoever.

II. The Vendor doth hereby covenant with the Purchaser as follows:-

a) That notwithstanding any act, deed or thing by the Vendor done made or executed or knowingly suffered to the

Contd....P/7.

[5]

alignment of any authority under any law or any notice or intimation about any such proceedings have been received or come to the notice of the Vendor.

AND WHEREAS relying on the above representations of the Vendors and believing the same to be true, the Purchaser has agreed to purchase from the Vendor ALL THAT the undivided one-seventh share or interest in the said piece and parcel of land measuring .22 acre (twenty two decimal), be the same a little more or less, together with corrugated iron sheet structure measuring 100 sq. ft. standing thereonsituate lying at and being Mouzi No. 1-5, 8-10, 12-10, C.S. Dag No. 1531, Khatian No. 305, J.L. No. 23 of Pargana Khaspur, Mouza Purba Barisa, now renumbered as municipal premises No. 264, Vidya Sagar Sarani, known as P.S. Thakurpukur under Kolkata Municipal Corporation, Ward No. 124, Registration Office A.D.S.R. Behala in the District of South 24-Parganas, free from all encumbrances, fully and particularly described in the Schedule hereunder written at or for the consideration of Rs. 7,90,000/- (Rupees seven lacs ninety thousand) only, free from all encumbrances, liens, dispendances, claims and demands whatsoever.

NOW THIS INDENTURE WITNESSETH -

1. That in pursuance of the said agreement and in consideration of the payment of the said sum of Rs. 7,90,000/- (Rupees seven lacs ninety thousand) only paid by the Purchaser to the Vendor on or before the execution hereof (the receipt whereof the Vendor doth hereby as well by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof for

Contd....P/6.



contrary, the Vendor now has good right full power and absolute authority to grant sell and convey the said property hereby conveyed or expressed or intended so to be with all appurtenances thereto and to the use of the Purchaser in the manner aforesaid.

b) That not withstanding any act deed or thing whatsoever as aforesaid the Vendor has in himself good right full title and power and lawful and absolute authority to grant convey transfer sell assign and assure the said premises hereby granted transferred or expressed so to be unto and to the use of the Purchaser herein in the manner as aforesaid.

c) That according to the true intent and meaning of these presents the Purchaser shall and may at all times hereinafter peacefully and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any eviction, interruption, claim or demand whatsoever from the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor and that free and clear freely and clearly and absolutely acquitted exonerated and released by and well and sufficiently saved defended kept harmless and free from and against all manner of former or other person/s lawfully and equitably claiming as stated.

d) That the Vendor shall save indemnify and keep the Purchaser fully discharged saved harmless and keep indemnify against all estate, charges, encumbrances, liens, attachments, lispence, claims and demands whatsoever

Contd....P/8.

created occasioned or made by the Vendor or any person/s lawfully or equitably or rightfully claiming as aforesaid from time to time or any of them.

e) That the Vendor has not done and/or shall not do anything whereby the right of the Purchaser herein may be prejudicially affected and shall make do all such acts deeds and things as may be necessary to assure the right available to the Purchaser.

f) That the Purchaser shall have absolute and unfettered right to sell convey transfer alienate and create mortgage of the said premises without any hinderance whatsoever.

g) That simultaneously with the execution of this indenture of conveyance and vendor shall handover to the Purchaser all the original title deed and documents of the said premises and shall have no right, title interest claim demand whatsoever in the said premises and in the said documents in future.

THE SCHEDULE ABOVE REFERRED TO

2-127
ALL THAT 3.1/7 (three point one seventh) decimal rayat dhakhali land being the undivided one-seventh share or interest in the piece and parcel of land measuring .22 acre (twenty two decimal), be the same a little more or less, together with 100 sq. ft. (one hundred square feet) corrugated tin shed, situate lying at and being C.S. Dag No. 1531, Khatian No. 305, J.L. No. 23, Touzi No. 1-6, 8-10, 12-16, of Pargana Khaspur, Mouza Purba Barisa, now known and re-

Contd....P/9.

numbered as municipal premises No. 264, Vidya Sagar Sarani, P.S. Thakurpukur under Kolkata Municipal Corporation, Ward No. 124 Registration Office A.D.S.R. Behala in the District of South 24-Parganas, for which proportionate share of rent is payable to the superior landlord, Govt. of West Bengal and delineated in the map or plan annexed hereto and thereon bordered "Red" butted and bounded as follows:

- ON THE NORTH .. By Silpara Road now Vidya Sagar Sarani,
- ON THE EAST .. By Dag No. 1534,
- ON THE SOUTH .. Partly by Dag No. 1534 and partly by Dag No. 1532,
- ON THE WEST .. By Dag No. 1531/2285.

OR HOWSOEVER OTHERWISE the same were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Vendor have hereunto set and subscribed their hand and seal on the day month and year first above written.

SIGNED AND DELIVERED by the VENDOR at Kolkata in the

Bhupendra Nath Das

presence of:
1) *Pradyumn*
210, Vidya Sagar Sarani
Kolkata - 700063.

2) *Supraves Das*
87, D. H. Road, Vol. 8.
P.S. Thakurpukur.

SIGNED AND DELIVERED by the PURCHASER at Kolkata in the

JAISHREE TIE-UP (P) LIMITED

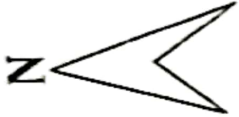
Anurag K. Sengupta
Director

presence of:
1) *Pradyumn*

2) *Supraves Das*

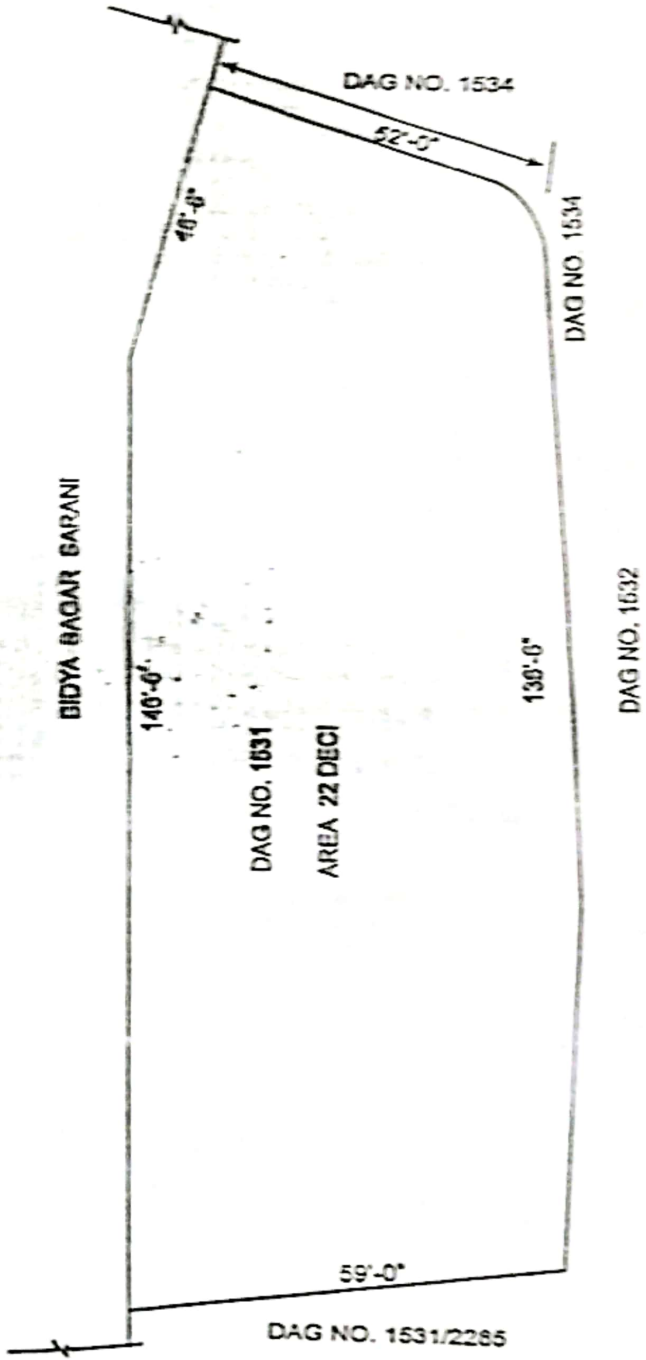
Contd....P/10.

DEED PLAN FOR : JAISHREE TIE UP PVT. LTD.
AT MOUZA : PURBA BAR SA JL NO 23 P S NO 43
WARD NO 124 KHATAN NO 325 C S DAG NO 1531
PS THAKURPUKUR DIST : 24 PGS (S) SCALE : 20'-0"=1"
AREA OF UNDIVIDED 17TH SHARE : 1e 0.03 17 DECI
TOTAL AREA OF LAND : 22 DECI



JAISHREE TIE-UP (P) LIMITED
Dr. M. Subramanian
Director

Shyama Devi Katti Das





Government Of West Bengal
Office Of the D.S.R.-II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 12720 of 2010
(Serial No. 12049 of 2010)

On

Payment of Fees:

On 20/12/2010

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. 0/-, on 20/12/2010

Amount by Draft

Rs. 8747/- is paid , by the Bankers cheque number 967481, Bankers Cheque Date 18/12/2010, Bank
Name State Bank of India, CHANDNI CHOWK, received on 20/12/2010

(Under Article : A(1) = 8701/- ,E = 14/- ,H = 28/- ;M(b) = 4/- on 20/12/2010)

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.-791112/-

Certified that the required stamp duty of this document is Rs.- 47487 /- and the Stamp duty paid as:
Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 47000/- is paid, by the Bankers cheque number 967449, Bankers Cheque Date
18/12/2010, Bank Name State Bank of India, CHANDNI CHOWK, received on 20/12/2010

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

Presented for registration at 12.27 hrs on :20/12/2010, at the Office of the D.S.R.-II SOUTH
24-PARGANAS by Arun Kumar Surasaria ,Claimant.

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

Execution is admitted on 20/12/2010 by

1. Bhupendra Nath Das, son of Lt Nagendra Nath Das , Sealpara, Barisha, Thana:-Thakurpukur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008 , By Caste Hindu, By
Profession : Business


(Anima Sinha)

DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 2

20/12/2010 16:22:00





Government Of West Bengal
Office Of the D.S.R.-II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 12720 of 2010
(Serial No. 12049 of 2010)

2. Arun Kumar Suhasaria
Director, Jaishree Tieup Pvt Ltd, 19a J L Nehru Rd, Thana:-Shakespeare Sarani, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700037 .
, By Profession : Business
Identified By Suprovas Das, son of Lt Dhananjay Das, 87 D H Rd, Thana:-Thakurpukur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008 , By Caste: Hindu, By
Profession: Business.

(Anima Sinha)
DISTRICT SUB-REGISTRAR-II



(Anima Sinha)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2

20/12/2010 16:22:00







Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R.-II SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 12049 / 2010

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Arun Kumar Suhasaria	 20/12/2010	 LTI 20/12/2010	<i>Arun K Suhasaria</i> 20/12/10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bhupendra Nath Das Address - Sealpara, Barsha, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008	Self	 20/12/2010	 LTI 20/12/2010	<i>Bhupendra Nath Das</i> 20/12/2010
2	Arun Kumar Suhasaria Address -19a Jawahar Lal Nehru Rd, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007	Self	 20/12/2010	 LTI 20/12/2010	<i>Arun K Suhasaria</i>

Name of Identifier of above Person(s)
 Suproves Das
 87 D H Rd, Thana:-Thakurpukur, District:-South
 24-Parganas, WEST BENGAL, India, P.O. :- Pin
 :-700008

Signature of Identifier with Date





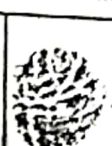






Suproves Das
20.12.10

(Anima Sinha)












(Anima Sinha)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH 24-PARGANAS

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1900
LH BOX - SMALL TO THUMB PRINTS
N.B.- R.H. BOX - THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :- *Bhependra Nath Das*

	LH.					
	RH.					

ATTESTED :- *Bhau W. Deshpande*

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

[10]

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 7,90,000/- (Rupees seven lacs ninety thousand) only in full and final payment of the consideration money as per Memo below:-

MEMO OF CONSIDERATION

Pay Order No.	Date	Bank	Amount Rs.
000036	10/11/2018	United Bank Ltd 8-2, Netaji Road Park Street Kolkata	790,000/-

Phupendra Nath Das

Phupendra Nath Das
Vendor

WITNESSES:

- 1) *Pradyumna*
210 Vidya Sagar Sarani
Kolkata - 700063.
- 2) *Supriya Das*
87, D.H. Road, Kof. - 8
P.B. Thakurpukur.

Drafted by:
Satyam Narani Soni
S.N. Soni, Advocate
88, Lalbazar Street
Kolkata-700 001.