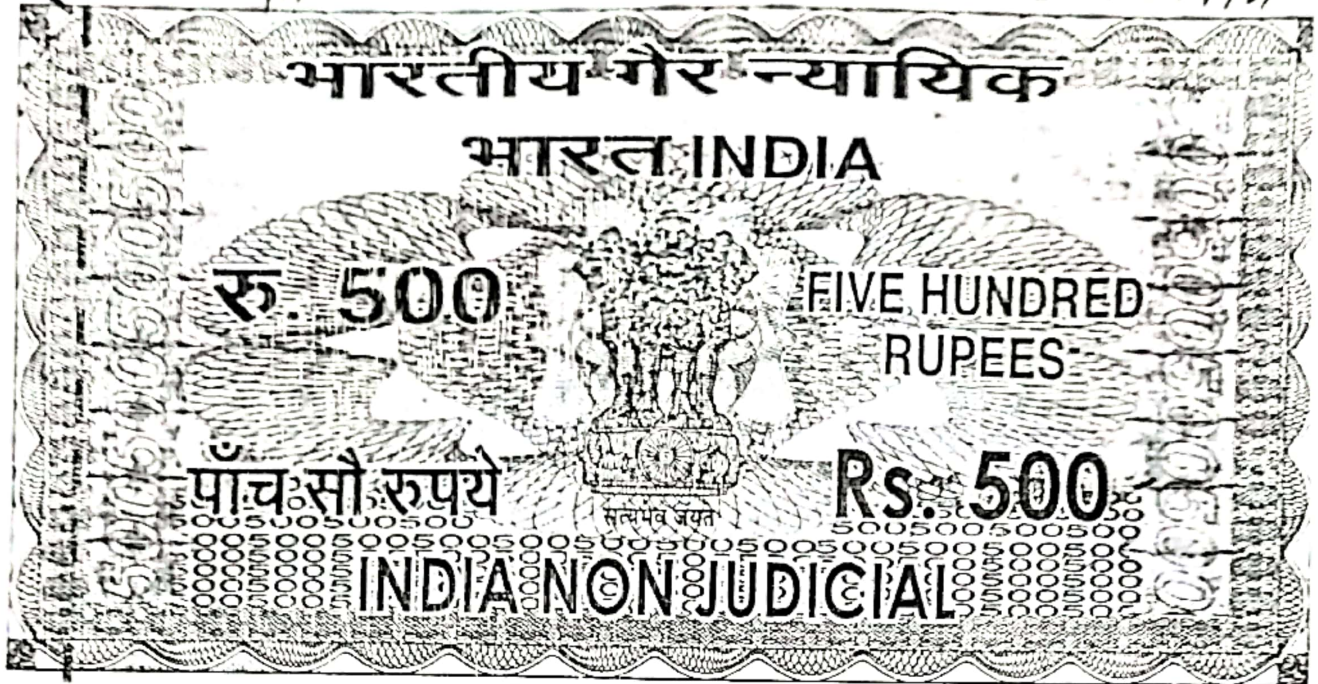


10406/11

I-10697/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 961751

26/09/11  
14.19378/11

Certified that the document is admitted to registration. The signature is correct and the stamp is duly affixed with this certificate as a part of the document.

District Sub-Registrar-II  
Alipore, South 24-Parganas

29 SEP 2011

*Nanda Dulal Das*

THIS INDENTURE made on this 26<sup>th</sup> day of September two thousand eleven BETWEEN SRI NANDA DULAL DAS, PAN \_\_\_\_\_, by faith Hindu, by occupation Business, resident of Sealpara, Barisha at present 260C, Santoshpur Avenue, P.S. Jadavpur Kolkata - 700 075, hereinafter referred to as the VENDOR which expression shall unless excluded by or or repugnant to the context be deemed to include and mean his heirs,

Sl. No. 130568  
Name S. N. Sani Adv.  
8 B Lal Bagan St  
Address: Cent-1  
Rs. 500/-  
Calcutta - 1  
11, New Subodh Rd.,  
Calcutta - 1  
Date: 13 DEC 2010  
Licensed Stamp Vendor.

— Anu W. Subasanti



4728

— Anu W. Subasanti  
JAI SHREE TIE (P) LIMITED  
Director



4729

— Nanda Subal Das



Pralay Saha  
S/O Profulla Saha  
210, Vidya Sagar Sar  
Kolkata - 63  
Business

District Sub-Registrar-II  
Allpore, South 24 Parganas

26 SEP 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 1205 to 1220  
being No 10697 for the year 2011.



(Anima Sarbhaj) 10-October-2011  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II SOUTH 24-PARGANAS  
West Bengal

executors, administrators and representatives) of the **ONE PART AND JAIHIND TRUST PVT. LTD.** PAN AABCJ9101H, a Company incorporated under the Companies Act, 1956, having its Registered Office at 19A, Jawaharlal Lal Nehru Road, P.S. Bhokasara Barani, Kolkata - 700 087, represented by its Director, Sri Arun Kumar Suhasaria, son of Sri Ramal Suhasaria, hereinafter referred to as the **PURCHASER** (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, Dhananjoy Das, Gopal Krishna Das, Nripendra Krishna Das Bhupendra Nath Das, Sudhansu Kr. 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. 1-8, 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-

Contd....P/3.

Farganas, now South 24-Parganas, free from all encumbrances subject however to the Lease/Tenancy granted in favour of M/s. N. Das & Sons Pvt. Ltd.. The said land and structures are hereinafter collectively described as the "said property".

MAILING ADDRESS AND ASSES  
19A, JAWAHARLAL NEHRU  
P.S.-SHEKSPERE SARANI, KO

AND WHEREAS the Vendor along with his said six brothers thus became absolutely seized and possessed of the said property, each having an undivided one-seventh share therein and got their names mutated in the records of South Suburban Municipality now Kolkata Municipal Corporation and have been paying the ground rent and municipal taxes and other outgoings to the authorities concerned and realising the rent issues and profits thereof.

OWNER INFORMATION  
OWNER: JAISHREE TIEUP PVT

QUARTER  
2/2017-2018  
3/2017-2018  
4/2017-2018

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. 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, free from all encumbrances whatsoever

OUTSTANDING DUES AS ON 3  
PRINCIPAL (RS)  
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Nanda Subudhi.

[ 4 ]

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 morefully 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, lispendence, 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 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.

Contd....P/5.

Handa Lal Bah

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 structures measuring 100 sq.ft. standing thereonsituate 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 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, liaspences, 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 nine 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 hereof for ever acquit release and discharge the Purchaser and the property hereby conveyed) the Vendor hereby grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser

Contd....P/6.

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 100 sq.ft. standing thereon situate lying at and being Touzi No. 1-6, 8-10, 12-16, C.H. Dag No. 1531, Khatian No. 305, J.L. No. 23 of Pargana Khanpur, Mouza Purba Barisa, now known as 264, Vidya Sagar Sarani, V.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 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

Contd....P/7.



Manda Subul A.S.

all appurtenances thereto and to the use of the Purchaser in the manner aforesaid.

b) That notwithstanding 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, dispendence, claims and demands whatsoever 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.

Contd....P/8.

( 8 )

*Vendor's sealed copy*

d) 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 secure the right available to the Purchaser.

e) 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.

f) 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**

ALL THAT 3.1/7 (three point one seventh) decimal rayat shakhali 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. 1-9, 8-10, 12-16, of Pergana Khaspur, Mouza Purba Barisa, now known and re-numbered as municipal premises No. 264, Vidya Sagar Barani, P.S. Thakurpukur under Kolkata Municipal Corporation, Ward No. 124 Registration Office A.D.S.R. Behala in the District

Contd...P/9.



Nanda Field No.

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. 1531/2255.

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 its hand and seal on the day month and year first above written.

SIGNED AND DELIVERED by the

VENDOR at Kolkata in the presence of *Nanda Field No.*

presence of:

*Pato Das.*

*2002 / Santosh Kumar AV*

*Pradyumn  
210 Vidya Sagar Lane  
Kolkata 700063*

SIGNED AND DELIVERED by the

PURCHASER at Kolkata in the

presence of:

*P. K. Singh and  
B-17 Chowringhee Road  
Kolkata 700087*

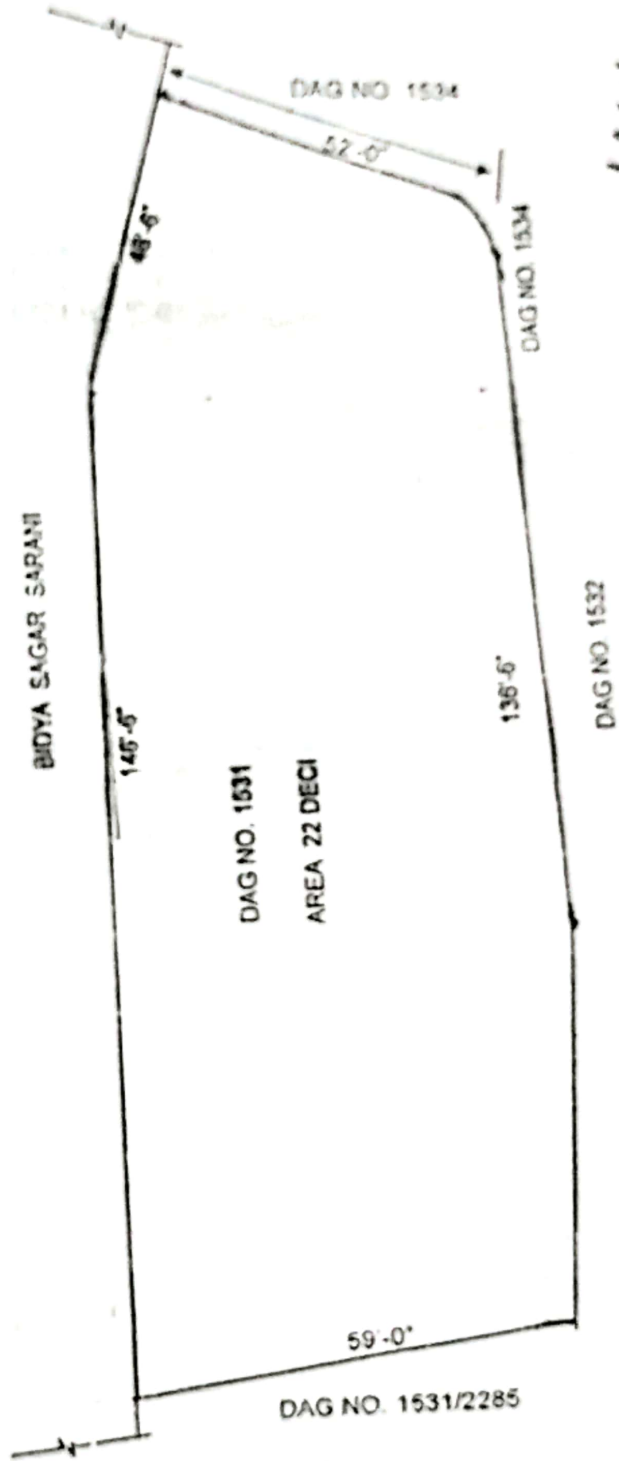
JAISHREE TIE UP (P) LIMITED

*Pranab Kumar Subramanian*  
Director

Contd....P/10.



DEED PLAN FOR : JAISHREE TIE UP PVT. LTD.  
AT M DUZA, PURBA BARISA, J.L. NO. 23, P.S. NO. 43  
WARD NO. 124, KHATAJAN NO. 305, C.S. DAG NO. 1531  
P.E. THAKURPUKUR, DIST. 24 PGS (S), SCALE 20' 0" = 1"  
AREA OF UNDIVIDED WITH SHARE 10.00 DECI  
TOTAL AREA OF LAND 22.00 DECI



JAISHREE TIE UP (P) LIMITED  
*Brun K. Subasane*  
DIRECTOR  
.....  
PURCHASER

*Nanda Gulal Das*  
.....  
VENDOR

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

Endorsement For Deed Number : I - 10697 of 2011  
(Serial No. 10406 of 2011)

On

Payment of Fees:

On 26/09/2011

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

Presented for registration at 17.35 hrs. on :26/9/2011, at the Private residence by Arun Kr. Suhasaria  
Claimant

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

Execution is admitted on 26/09/2011 by:

1. Nanda Dulal Das, son of ... 200c, Santoshpur Avenue, Thana:-Jadavpur, District:-South 24-Parganas  
WEST BENGAL, India, P.O. :- Pin :-700075. By Caste Hindu, By Profession : Business
2. Arun Kr. Suhasaria  
Director, Jaishree Tieup Pvt Ltd, 19a, Jawahar Lal Nehru Road, Thana:-Shakespear Sarani,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700087.  
. By Profession : Business  
Identified By Pralay , son of Prafulla , 210, Vidyasagar Sarani, District:-South 24-Parganas, WEST  
BENGAL, India, P.O. :- Pin :-700063 , By Caste: Hindu, By Profession: Business

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II

On 28/09/2011

**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.-791665/-

Certified that the required stamp duty of this document is Rs.- 47520 /- and the Stamp duty paid as  
impressive Rs - 500/-

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II

On 29/09/2011

**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:

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II  
EndorsementPage 1 of 2

29/09/2011 18:04:00

8807  
23:43:35

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

Endorsement For Deed Number : I - 10697 of 2011  
(Serial No. 10406 of 2011)

Amount By Cash

Rs. 8747/-, on 29/09/2011

( Under Article : A(1) = 8701/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 29/09/2011 )

**Deficit stamp duty**

Deficit stamp duty Rs. 47050/- is paid, by the draft number 362296, Draft Date 20/09/2011, Bank Name State Bank of India, NEW MARKET, received on 29/09/2011

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II

Unregistered Property

MAILING ADDRESS  
19A JAWAHAR  
P.S.-SHEKSPEAR

OWNER INFORMATION  
OWNER: JASHRE

QUARTER  
2/2017-201  
3/2017-201  
4/2017-201

PENDING DUES  
PRINCIPAL DE  
7498

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II  
Endorsement Page 2 of 2


29/09/2011 18:04:00

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


**UNDER RULE 44A OF THE I.R. ACT 1906**  
N.B.- LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

	LH.					
	RH.					


ATTESTED :- ✓

	LH.					
	RH.					

ATTESTED :- *Arun K. Subasaria*

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

Unpaid Property  
MAILING ADDRESS  
19A, JAWAR HARJAI  
P.S.-SHEKSPERE

OWNER INFORMATION  
OWNER: JAISHREE T

QUARTER  
2/2017-2018  
3/2017-2018  
4/2017-2018

PENDING DUES AS  
PRINCIPAL (Rs)  
7498

[ 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:-

Nanda Dulal Des.

MEMO OF CONSIDERATION

Pay Order No.	Date	Bank	Amount Rs.
000958	24/9/2011	U.B.I. JNR Calcutta	400,000/-
000959	24/9/2011	U.B.I. JNR Calcutta	390,000/-
			<u>790,000</u>

Nanda Dulal Des.

Nanda Dulal Des.

Vendor

WITNESSES:

1ko Rabadal.  
200c/Santochpudal  
P.S. Gadep Porz.  
2ku. Kotr 75  
Pralay Salla.  
210. Vidya Sagar Sru  
Kol. 63.

Drafted by:  
S.N. Soni

S.N. Soni, Advocate  
8B, Lalbazar Street  
Kolkata-700 001.