

118

12966/12



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 056742



Certified that the Document is authentic. Registration Fee paid to State and endorser, there is no liability to this document as the part of this Document.

Advt  
of 2012/12

Handwritten notes and signatures on the left side of the page, including dates like 27/10/12 and 5293/12, and a signature.

**INDENTURE OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE is made on this 6<sup>th</sup> day of October Two thousand and Twelve (2012)

BY AND BETWEEN

M/S. EXCLUSIVE DEALCOMM PRIVATE LIMITED, a company incorporated within the meaning and under the provisions of The Companies Act 1956, having its registered Office at Premises no 99A, Park Street, Police Station - Park Street, Kolkata-700016,

Handwritten notes on the bottom left side, including numbers 570, 300, 572, and a signature.

BL. No. 36181 DATE 05 OCT 2012

NAT .....  
ACC .....  
AMT 1000

Kuldeep Saha Adv  
H.C. Cab

*Purli Gan*



e-7029

Goldview Vanija Pvt. Ltd.

*Purli Gan*  
Director



e-7030

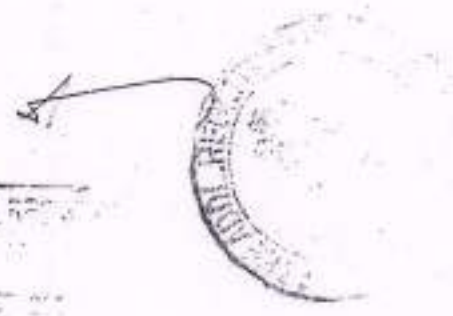
Exclusive Desi comm. Pvt. Ltd.  
Maharaja Kumbhari

1. K. H. Saha  
S/O K. H. Saha  
K. H. Saha Ltd. Kumbhari  
K-10

*K. Saha*  
MOUSTRIE GROUP  
LICENSED OFFICER  
KOLKATA REGISTRATION OFFICE

ADDITIONAL REPLY

- 6 OCT 2012





having Income Tax PAN AABCE9726D, represented by one of its Director **Sri Mehendra Kumar Jain**, by faith-Hindu, by occupation: Business Under refuge of the Board Resolution dated hereinafter referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include its successors-in-office, executors, officers, directors, administrators, legal representatives and/or assigns) of the **ONE PART**.

**AND**

**M/S GOLDVIEW VANIJYA PRIVATE LIMITED**, a Company incorporated within the meaning and under the provisions of The Companies Act 1956, having its registered Office 33A, Jawaharlal Lal Nehru Road Station - Park Street, Kolkata -7000 71, having Income Tax PAN AADCG4504D, represented by one of its Director **Sri Rishi Jain**, by faith-Hindu, by occupation - Business and under refuge of the Board Resolution dated hereinafter in these presents for the sake of brevity called, referred to and identified as the "**PURCHASER**" (which term and/or expression shall unless executed by and/or repugnant to the subject or context be deemed to mean, imply and include its successors-in-office, directors, executors, administrators, authorized representative, nominees and assigns) of the **OTHER PART**.

**WHEREAS:**

- A. Sri Asim kumar Ghosh, Sri Ajit Kumar Ghosh, Smt Joyasri Ghosh and Abhishek Ghosh, were the joint and owners of ALL THAT a demarcated portion having an area of 5.1601 Cottah, equivalent to 8.52 Decimal comprised in R.S Dag No, 993 now corresponding to L.R. Dag No. 2447, 1.0754 Cottahs, equivalent to 1.78 Decimals comprised in R.S. Dag No. 994 now corresponding to L.R. Dag No. 2441, 0.0681 Cottah, equivalent to 0.12 Decimal comprised in R.S. Dag No. 996/1481, 0.5391 Cottahs equivalent to 0.88 Decimals comprised in R.S. Dag No. 996/1482 now both corresponding to L.R. Dag No.2445 & 0.1573 Cottahs equivalent to 0.25 Decimals comprised in R.S. Dag No. 994/1511 now corresponding to L.R. Dag No. 2447 i.e. in total aggregating to 07

**Cottahs**, equivalent to **11.55 Decimals** more or less under L.R. Khatian No.3302, J.L. No 43, Mouza, Udairajpur, Police Station Barasat, within the limits of Madhyamgram Municipality Ward No. 9 ( on Jessore Road North), District: North 24 Parganas (herein after referred to as the Scheduled Property hereunder written) and as joint owners they jointly sold through their Constituted Attorney, transferred and conveyed the entire Scheduled Property hereunder written, to, for and in favour of **M/S Exclusive Dealcomm Private Limited**, by of a Deed of Conveyance dated **23<sup>rd</sup> May 2008**, registered at the Office of the District Sub- Register II Barasat North 24 Parganas, West Bengal, and recorded in Book No. I, CD Volume No. 5, Pages 15675 to 15704 being No **04187** for the year **2008**.

- B.** Thus M/S Exclusive Dealcomm Private Limited by virtue of the aforesaid Deed of Conveyance became the Owner/Vendor herein of ALL THAT a demarcated portion having an area of 5.1601 Cottah, equivalent to 8.52 Decimal comprised in R.S Dag No, 993 now corresponding to L.R. Dag No. 2447, 1.0754 Cottahs, equivalent to 1.78 Decimals comprised in R.S. Dag No. 994 now corresponding to L.R. Dag No. 2441, 0.0681 Cottah, equivalent to 0.12 Decimal comprised in R.S. Dag No. 996/1481, 0.5391 Cottahs equivalent to 0.88 Decimals comprised in R.S. Dag No. 996/1482 now both corresponding to L.R. Dag No.2445 & 0.1573 Cottahs equivalent to 0.25 Decimals comprised in R.S. Dag No. 994/1511 now corresponding to L.R. Dag No. 2447 i.e. in total aggregating to **07 Cottahs**, equivalent to **11.55 Decimals** more or less under L.R. Khatian No.3302, J.L. No 43, Mouza, Udairajpur, Police Station Barasat, within the limits of Madhyamgram Municipality Ward No. 9 ( on Jessore Road North), District: North 24 Parganas and is more-fully and particularly mentioned in the Schedule appended below.
- C.** By an Agreement of Sale dated 28.05.2008, it was interalia agreed by and between the parties to this presents that the Vendor herein



would sell the schedule property hereunder written to the purchaser herein for a consideration of Rs. 38,50,000/- (Thirty Eight Lakh Fifty Thousand) (which the Vendor acknowledges receipt of same in full) and also subject to all the terms and conditions as morefully contained/ stipulated therein.

- D. In furtherance to such Agreement to Sale dated 28.05.2008 the Owner/Vendor herein intends to convey the entire scheduled property hereunder written free from all encumbrances mortgages, charges, liens, lispendens, attachments, debutters, Pirotters, Wakf, trusts, religious, bagchasi or burial ground, leases, tenancies, vesting, bargadars, tenancy, right, uses, claims, demands, acquisition, requisition, -, to - and in favour of the Purchaser herein **M/S Goldview Vanijya Private Limited**

**NOW THIS INDENTURE WITNESSETH** that in consideration of a sum of Rs. 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand only) already paid by the PURCHASER to the OWNER/VENDOR before the execution of these presents and the OWNER/VENDOR doth hereby admit and acknowledge to have received the same and/or every part thereof as per the memo of consideration given below the OWNER/VENDOR doth hereby by these presents indefeasibly grant, convey and transfer, assign and assure unto the PURCHASER **ALL THAT** a demarcated portion having an area of **ALL THAT** a demarcated portion having an area of 5.1601 Cottah, equivalent to 8.52 Decimal comprised in R.S. Dag No, 993 now corresponding to L.R. Dag No. 2447, 1.0754 Cottahs, equivalent to 1.78 Decimals comprised in R.S. Dag No. 994 now corresponding to L.R. Dag No. 2441, 0.0681 Cottah, equivalent to 0.12 Decimal comprised in R.S. Dag No. 996/1481, 0.5391 Cottahs equivalent to 0.88 Decimals comprised in R.S. Dag No. 996/1482 now both corresponding to L.R. Dag No.2445 & 0.1573 Cottahs equivalent to 0.25 Decimals comprised in R.S. Dag No. 994/1511 now corresponding to L.R. Dag No. 2447 i.e. in total aggregating to **07 Cottahs**, equivalent to **11.55 Decimals** more or less under L.R. Khatian No.3302, J.L. No 43, Mouza, Udairajpur, Police Station Barasat, within the limits of



Madhyamgram Municipality Ward No. 9 ( on Jessore Road North), District: North 24 Parganas commonly known as Kuhukeka gardens morefully and particularly described in the **SCHEDULE BELOW**, free from all encumbrances, mortgages, charges, liens, lispendens, attachments, debutters, Pirotters, Walf, trusts, leases, tenancies, vesting, bargadars, bagchasi, tenancy, right, uses, claims, demands, acquisition, requisition, etc, whatsoever thereon **HOWSOEVER** otherwise the said demarcated property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER** with the land or ground whereupon or on part whereof the same is erected and built together with all houses, out-houses sewers, drains, ditches, path passages, water course, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties casements privileges, appendages and appurtenances whatsoever in the said demarcated property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with all estate, right, title, inheritance, use, trust, property, claim land demand whatsoever both at law and in equity of the **OWNER/VENDOR** into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said demarcated property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **OWNER/VENDOR**, their legal heirs representatives or any person from whom he or they can or may procure the same without action or suit at law or in equity **AND TO HAVE AND TO HOLD AND ENJOY** the said demarcated portion in respect of the aforesaid property and every part thereby granted, conveyed and transferred or expressed and intended unto and to the use of the **PURCHASER**, their successors or successors in office and/or assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors of these presents **AND**



the OWNER/VENDOR doth hereby for themselves, their heirs, executors, administrators and representatives, covenant with the PURCHASER, their successors or successors in office and/or assigns, **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever, by the OWNER/VENDOR or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the OWNER/VENDOR had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said demarcated property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto land to the use of the PURCHASER, its successor or successors in office and/or assigns in the manner aforesaid **AND THAT** the PURCHASER, its successor or successors in office and/or assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the OWNER/VENDOR or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the OWNER/VENDOR will and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts attachments and encumbrances whatsoever made or suffered by the OWNER/VENDOR or any of its 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 whatsoever in the said demarcated portion in respect of the aforesaid property or any part thereof from under or in trust for them the Vendor or from or under any of its predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER, their successor or successors in office and/or assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the

said demarcated property and every part thereof unto and to the use of the PURCHASER, its successor or successors in office and/or assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the OWNER/VENDOR and all its successor or successors in office, and/or assigns shall at all times hereafter indemnify and keep indemnified the PURCHASER, its successor or successors in office and/or assigns against any loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants herein under contained.

**SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** a demarcated portion having an area of 5.1601 Cottah, equivalent to 8.52 Decimal, comprised in R.S. Dag No, 993 now corresponding to L.R. Dag No. 2447, 1.0754 Cottahs, equivalent to 1.78 Decimals comprised in R.S. Dag No. 994 now corresponding to L.R. Dag No. 2441, 0.0681 Cottah, equivalent to 0.12 Decimal comprised in R.S. Dag No. 996/1481, 0.5391 Cottahs equivalent to 0.88 Decimals comprised in R.S. Dag No. 996/1482 now both corresponding to L.R. Dag No. 2445 & 0.1573 Cottahs equivalent to 0.25 Decimals comprised in R.S. Dag No. 994/1511 now corresponding to L.R. Dag No. 2447 i.e. in total aggregating to **07 Cottahs**, equivalent to **11.55 Decimals** more or less under L.R. Khatian No. 3302, J.L. No 43, Mouza, Udairajpur, Police Station Barasat, within the limits of Madhyamgram Municipality Ward No. 9 ( on Jessore Road North), District: North 24 Parganas . The Plot of Land being numbered as "X", as more fully delineated in the Map or Plan annexed hereto and thereon bordered "RED" line and butted and bounded as follows:

ON THE NORTH	:	Part of R.S. Dag. 996/1481, 996/1482 & 993;
ON THE SOUTH	:	R.S. Dag. 993 & 994/1512;
ON THE EAST	:	R.S. Dag. 994 & 996/1482; and
ON THE WEST	:	R.S. Dag. 993.



**IN WITNESS WHEREOF** the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED** by the above named **OWNER/ VENDOR** at **Kolkata** in the presence of:

Exclusen Designz Pvt. Ltd.  
Prabendra Kumar Jain

Director

*Prabendra Kumar Jain*  
153, A, Malvi Lal Park - Dumrao  
Kolkata - 700 029

*Prabendra Kumar Jain*  
153, A, Malvi Lal Park - Dumrao  
Kolkata - 700 029

**SIGNED SEALED AND DELIVERED** by the above named **PURCHASER** at **Kolkata** in the presence of:

Goldview Vanija Pvt. Ltd.

*Prabendra Kumar Jain*  
Director

*Prabendra Kumar Jain*

*Prabendra Kumar Jain*

**RECEIPT AND MEMO OF CONSIDERATION**

Received from the Purchaser the sum of Rs. 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand only) only towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
034341	17.05.2008	ABN AMRO BANK	Rs. 38,50,000/-
		Total	Rs. 38,50,000/-

(Rupees Thirty Eight Lakh Fifty Thousand only)

**Witnesses:**

*Govind L. Saha - witness*

*Govind L. Saha*

Exclusive Deedconim Pvt. Ltd.  
Mahendra Kumar Jain

Director

**VENDOR**

Drafted by:

*Kuldeep Saha*

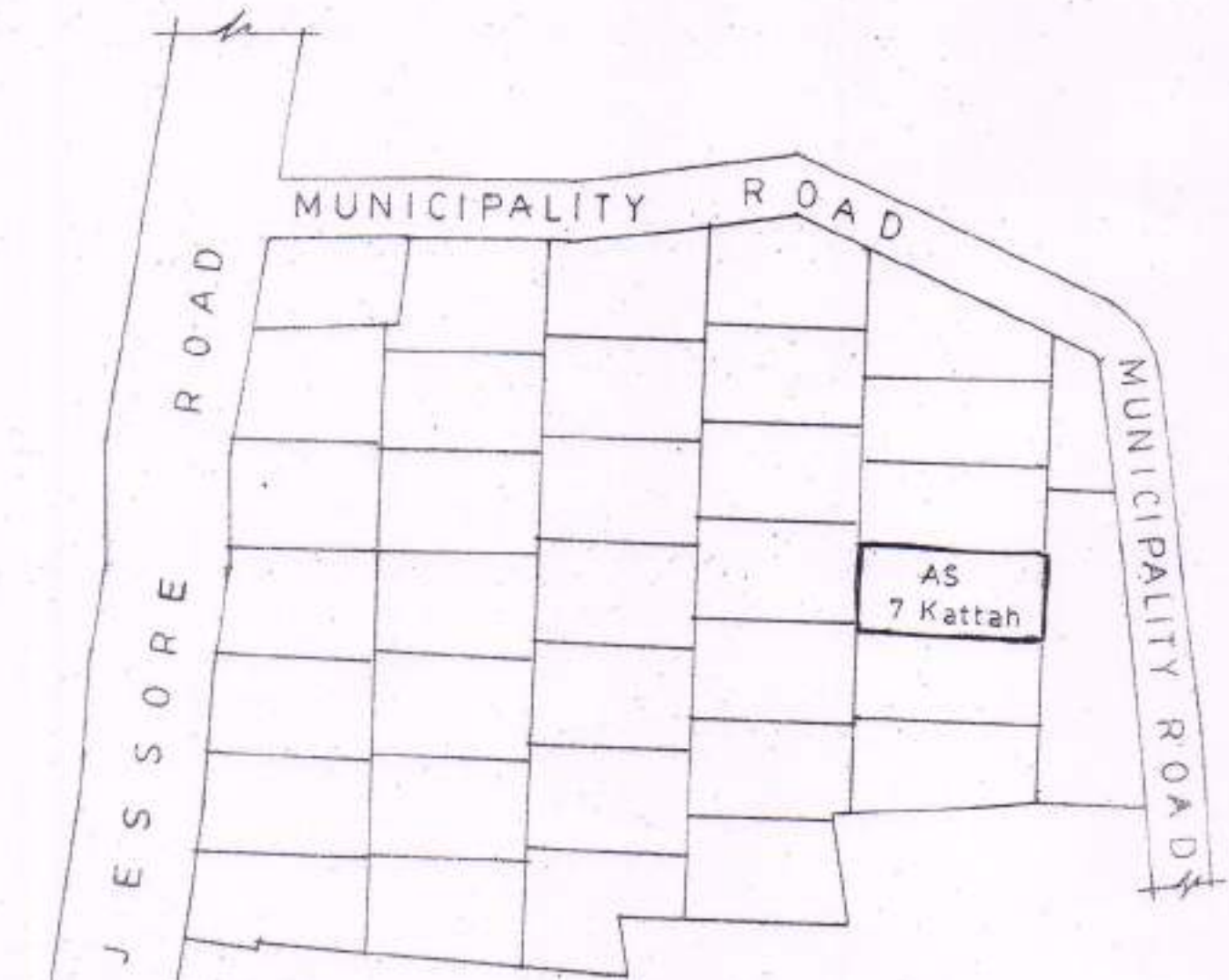
Kuldeep Saha  
Advocate, High Court, Calcutta



SITE PLAN OF LAND AT MOUZA-UDAYRAJPUR, J. L. NO. 43  
R.S. DAG NO. 993, 994, 1481, 1482 & 1511, UNDER MADHYAMGAM  
MUNICIPALITY WARD NO-9, P.S. BARASAT, DIST. NORTH 24 PARAGANAH



AREA OF LAND : R.S. DAG NO. 993 = 5.1605 KATTAH  
 R.S. DAG NO. 994 = 1.0754 KATTAH  
 R.S. DAG NO. 1481 = 0.5391 KATTAH  
 R.S. DAG NO. 1482 = 0.5391 KATTAH  
 R.S. DAG NO. 1511 = 0.1573 KATTAH



Goldy... Vastya Pvt. Ltd.  
*Rishi Jain*  
 Director

Five Dealcom Pvt. Ltd.  
 Mahendra Kumar Jain  
 Director



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

Endorsement For Deed Number : I - 12966 of 2012  
(Serial No. 11990 of 2012)

On 06/10/2012

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

Presented for registration at 14.45 hrs on :06/10/2012, at the Private residence by Rishi Jain  
Claimant.

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

Execution is admitted on 06/10/2012 by

1. Sri Mahendra Kumar Jain  
Director, M/s. Exclusive Dealcomm Pvt Ltd, 99 A, Park Street, Kol, Thana:-Park Street, P.O.  
District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
By Profession : Business
  2. Rishi Jain  
Director, M/s. Goldview Vanijya Pvt Ltd, 33 A, Jawaharlal Nehru Road, Kol, Thana:-Park Street, P.O.  
District:-Kolkata, WEST BENGAL, India, Pin :-700071.  
By Profession : Business
- Identified By Romit R. Shamsukha, son of R K Shansukha, 153 A, Motilal Nehru Road, Kol, P.O.  
District:-Kolkata, WEST BENGAL, India, Pin :-700029, By Caste: Hindu, By Profession: Others.

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

On 08/10/2012

**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.-38,50,000/-

Certified that the required stamp duty of this document is Rs.- 269520 /- and the Stamp duty paid as Impresive Rs.- 100/-

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

On 09/10/2012

**Payment of Fees:**

Amount By Cash

Rs. 42437.00/-, on 09/10/2012

( Under Article : A(1) = 42339/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/10/2012 )

( Anup Kumar Mandal )  
ADDL. REGISTRAR OF ASSURANCES-II

12/10/2012 16:12:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 12966 of 2012  
(Serial No. 11990 of 2012)

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 115972/- is paid 07140105/10/2012 State Bank of India, PARK STREET, received on 09/10/2012
2. Rs. 4821/- is paid 07143508/10/2012 State Bank of India, PARK STREET, received on 09/10/2012

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

On 12/10/2012

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

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

**Deficit stamp duty**

Deficit stamp duty Rs. 148727/- is paid 07158511/10/2012 State Bank of India, PARK STREET, received on 12/10/2012

**Payment of Fees:**

Amount By Cash

























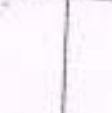
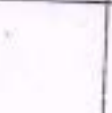
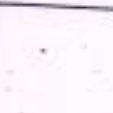




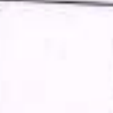
Rs. 0.00/-, on 12/10/2012



( Anup Kumar Mandal )  
ADDL. REGISTRAR OF ASSURANCES-II

( Anup Kumar Mandal )  
ADDL. REGISTRAR OF ASSURANCES-I  
Endorsement Page 2 of 2

SPECIMEN FORM FOR TEN FINGERPRINTS


	<i>Prabir Gopin</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
						
	<i>Nishankar Kumar Gali</i>	Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
PHOTO		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
	Thumb      Fore      Middle      Ring      Little (Right Hand)					
	Little      Ring      Middle      Fore      Thumb (Left Hand)					
	Thumb      Fore      Middle      Ring      Little (Right Hand)					
PHOTO		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
	Thumb      Fore      Middle      Ring      Little (Right Hand)					
	Little      Ring      Middle      Fore      Thumb (Left Hand)					
	Thumb      Fore      Middle      Ring      Little (Right Hand)					



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 51  
Page from 3471 to 3485  
being No 12966 for the year 2012.



  
(Dulal chandra Saha) 19-October-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

\*\*\*\*\*  
DATED THIS THE 6<sup>th</sup> DAY OF OCTOBER, 2012  
\*\*\*\*\*

**BEFORE**

**M/S. EXCLUSIVE DEALCOMM  
PRIVATE LIMITED**

**... OWNER/VENDOR**

**AND**

**M/S GOLDVIEW VANIJYA PRIVATE  
LIMITED**

**... PURCHASER**

**INDENTURE OF CONVEYANCE**

**KULDEEP SAHA**  
Advocate  
MMS Chamber No.B4,  
4A, Council House Street,  
Kolkata - 700 001