

13437/012

14237/11



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 430093

29/11/11
11-05
20/11/11

Additional Registrar of Assurance II
Kolkata





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

Additional Registrar of Assurance II, Kolkata







DEED OF CONVEYANCE

THIS INDENTURE is made on this 8th day of October, 2012 BETWEEN AJAY KUMAR JAIN, son of Sri Hansraj Jain by faith - Hindu, by occupation -business, residing at 5F, Electronic Centre, 1/1 A, Biplabi Anukul Chandra Street, Kolkata- 700072, represented by his constituted attorney Mr. Prakash Chand Hingar, son of Sri Hanuman Mal Hingar of 4A, N.C. Dutta Sarani, Kolkata-

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. 13439 / 2012, Deed No. (Book - I . 14237/2012)


Name of the Presentant	Photo	Finger Print	Signature with date
Prakash Chand Hingar 4 A, N C Dutta Sarani, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	 20/11/2012	 LTI 20/11/2012	<i>Prakash chand Hingar</i> 20/11/12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Prakash Chand Hingar Address -4 A, N C Dutta Sarani, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Attorney	 20/11/2012	 LTI 20/11/2012	<i>Prakash chand Hingar</i>
2	Chandan Dey (Confirming Party) Address -Santoshpur Govt. Colony, Kol, P.O. :- ,District:-kolkata, WEST BENGAL, India, Pin :-700142	Self	 20/11/2012	 LTI 20/11/2012	<i>Chandan Dey</i>
3	Dhiraj Surana (Confirming Party) Address -13, N S Road, P.O. :- ,District:-Howrah, WEST BENGAL, India, Pin :-711101	Self	 20/11/2012	 LTI 20/11/2012	<i>Dhiraj Surana</i>

Name of Identifier of above Person(s)
 Goutam Chattopadhyay
 7/5, Ramesh Dutta Street, Kol, P.O. :-
 ,District:-Kolkata, WEST BENGAL, India, Pin :-700006

Signature of Identifier with Date
Goutam Chattopadhyay
 20.11.12


 (Dufai 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 - 14237 of 2012
(Serial No. 13439 of 2012)

On

Payment of Fees:

On 20/11/2012

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. 0.00/-, on 20/11/2012

Amount by Draft

1. Rs. 110/- is paid , by the draft number 243839, Draft Date 09/11/2012, Bank Name State Bank of India,
Brabourne Road, received on 20/11/2012

2. Rs. 50137/- is paid , by the draft number 241552, Draft Date 27/09/2012, Bank Name State Bank of
India, Brabourne Road, received on 20/11/2012

(Under Article : A(1) = 50149/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 20/11/2012)

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.-45,60,000/-

Certified that the required stamp duty of this document is Rs.- 319220 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 313520/- is paid 24155127/09/2012 State Bank of India, Brabourne Road, received on 20/11/2012

2. Rs. 700/- is paid 24383809/11/2012 State Bank of India, Brabourne Road, received on 20/11/2012

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

Presented for registration at 11.05 hrs on 20/11/2012, at the Office of the A.R.A. - II KOLKATA by Mr
Prakash Chand Hingar, one of the Executants.

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

Execution is admitted on 20/11/2012 by

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 1 of 2

20/11/2012 12:20:00



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

Endorsement For Deed Number : I - 14237 of 2012
(Serial No. 13439 of 2012)

1. Sri Chandan Dey (Confirming Party)
Director, Goldview Vanija (P) Ltd, 14th Floor, Suit No. A 1 & A 2, 33 A, Jawahar Lal Nehru Road, Kol,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700071.
, By Profession - Service
2. Sri Dhraj Surana (Confirming Party)
Authorised Signatory, Marigold Comtrade (P) Ltd, 5th Floor, Room - 5 B, 99 A, Park Street, Kol,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Service

Identified By Goutam Chattopadhyay, son of Tarak Nath Chattopadhyay, 7/5, Ramesh Dutta Street,
Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession:
Service.

Executed by Attorney

Execution by

1. Mr Prakesh Chand Hingar, son of Sri Hanuman Mai Hingar , 4 A, N C Dutta Sarani, Kol, P.O. :-
.District:-Kolkata, WEST BENGAL, India, Pin :-700001 By Caste Hindu By Profession: Others, as the
constituted attorney of Ajay Kumar Jain is admitted by him.

Identified By Goutam Chattopadhyay, son of Tarak Nath Chattopadhyay, 7/5, Ramesh Dutta Street,
Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession:
Service.

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



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 2 of 2

700001 appointed vide General Power of Attorney dated 12.07.2012 registered with the Additional Registrar of Assurances-III, Kolkata recorded in Book. No. IV, C.D. Volume No. 6, Pages no. 8006 to 8014, Being no. 4144 for the year 2012, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs/executors/administrators and assigns) of the **FIRST PART AND ROY CHAND OSATWAL** son of late Phool Chand Osatwal of 4A, N.C.Dutta Sarani, 2nd Floor, Unit 206, Kolkata-700001(PAN-AADPO6056F), hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs/executors/administrators and assigns) of the **SECOND PART AND GOLDVIEW VANIJYA (P) LTD.** having its registered office at 33A, Jawaharlal Nehru Road, 14th Floor, Suit no. A1 & A2, Kolkata - 700071, represented by its authorized person appointed vide Board Resolution dated 02.07.2012; namely, Sri Chandan Dey, son of late Nalini Kanta Dey, by occupation - Service, residing at Santoshpur Government Colony, Kolkata-700142, and **MARIGOLD COMMOTRADE (P) LTD** having its registered office at 99A, Park Street, 5th Floor, Room No. 5B, Kolkata - 700016, represented by its authorized person appointed vide Board Resolution dated 02.07.2012 namely, Sri Dhiraj Surana, son of Sri Chand Ratan Surana, by occupation - Service, residing at 13,N.S.Road, Howrah-711101, both incorporated under the provisions of the Companies Act, 1956 and hereinafter called

and referred to as the as the **CONFIRMING PARTIES** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, nominees and assigns) of the **THIRD PART**.

WHEREAS :

1. At all material times by virtue of the several deeds of conveyance one Sri Sushil Chandra Ghosh and Sri Hiran Kumar Ghosh purchased several plots of land having an area of 5.74 Acres situated at Madhyamgram comprised in C.S Dag No. 957 appertaining C.S. Khatian No.84, C.S Dag No.958 appertaining C.S. Khatian No. 230, C.S Dag No. 958 appertaining C.S. Khatian No. 84, C.S Dag No. 960 appertaining C.S. Khatian No. 119, C.S Dag No. 961 appertaining C.S. Khatian No. 136, C.S Dag No. 963 appertaining C.S. Khatian No. 515, C.S Dag No. 989 appertaining C.S. Khatian No. 29/1, C.S Dag No. 990 appertaining C.S. Khatian No. 29/1, C.S Dag No. 991 appertaining C.S. Khatian No. 107, C.S Dag No. 992 appertaining C.S. Khatian No. 280, C.S Dag No. 993 appertaining C.S. Khatian No. 29/1. C.S Dag No. 994 appertaining C.S. Khatian No. 280, C.S Dag No. 994/1511 appertaining C.S. Khatian No. 561, C.S Dag No. 994/1512 appertaining C.S. Khatian No. 267, C.S Dag No. 995 appertaining C.S. Khatian No. 127, C.S Dag No. 996 appertaining C.S. Khatian No. 436, C.S Dag No. 996/1479

appertaining C.S. Khatian No. 63, C.S Dag No. 996/1480
appertaining C.S. Khatian No. 281, C.S Dag No. 996/1481
appertaining C.S. Khatian No. 291, C.S Dag No. 996/1482
appertaining C.S. Khatian No. 556, C.S Dag No. 996/1483
appertaining C.S. Khatian No. 95, C.S Dag No. 996/1484
appertaining C.S. Khatian No. 164, C.S Dag No. 996/1485
appertaining C.S. Khatian No. 164, C.S Dag No. 996/1486
appertaining C.S. Khatian No. 258 and C.S Dag No.
996/1487 appertaining C.S. Khatian No. 46, J.L. No. 43,
Mouza: Udairajpur, Barasat Police Station, Under
Madhyamgram Municipality, Ward No.9, District: North 24
Paraganas (hereinafter referred to as the said Plots of land)
and became the joint owners thereof and seized and
possessed of the same.

2. While seized and possessed of the aforesaid plots of land as absolute owners thereof, said Sri Sushil Chandra Ghosh and Sri Hiran Kumar Ghosh by a registered deed of conveyance dated 06.01.1942 sold, transferred, assured and conveyed the aforesaid plots of land in favour of Ghosh's Estates Limited for valuable consideration as mentioned therein and the said deed was duly registered in the office of the Registrar of Assurances at Calcutta and recorded in Book No. 1. Volume No. 23, Pages 1 to 18, Being No. 81 for the year 1942.

3. After purchasing the aforesaid plots of land said Ghosh's Estates (P) Limited became duly owned, seized and possessed of the same and recorded its name in the Records of Rights.
4. The said Sushil Chandra Ghosh, son of Late Amrita Lal Ghosh during his life time created a family trust namely Amrita Lal Ghosh Trust (hereinafter referred to as the said Trust) and vested his shares and royalty receiving rights morefully and particularly described in schedule 'A' and 'B' written in the said Trust Deed and the said Trust was registered with the Registrar of Assurances, Calcutta which was duly recorded in Book No. 1, Volume No. 91, Pages No. 151 to 165, Being No. 3279 for the year 1949 for the purpose of celebration of Annual Durga Puja and Annapurna Puja and maintenance of the settlor during his life time and certain other purposes and also for the benefit of the beneficiaries being his sons namely Sri Asim Kumar Ghosh, Sri Ajit Kumar Ghosh and Sri Asit Kumar Ghosh named in the said Trust and appointed himself along with one Sri Murari Mohan Mitra and one Sri Abani Kumar Kirti as Trustees to the said Trust.
5. Pursuant to the aforesaid provision as contained in the said Deed of Trust Dated 3rd October, 1949, said Sri Asim Kumar Ghosh, Sri Ajit Kumar Ghosh and Sri Asit Kumar Ghosh were inducted as Trustees after attaining the age of

18 by the continuing Trustees on 29th May, 1951, 4th August, 1954 and 20th November, 1954, respectively, and the existing two Trustees namely Sri Murari Mohan Mitra and Sri Abani Kumar Kirti resigned as the Trustees to the said Trust on 4th August, 1954 and 1st March, 1957 respectively.

6. Thus, the said Sri Sushil Chandra Ghosh, Sri Asim Kumar Ghosh, Sri Ajit Kumar Ghosh and Sri Asit Kumar Ghosh remained the Trustees to the aforesaid Trust.
7. While in use and enjoyment of the said plots of land as an absolute owner thereof, the said Ghosh's Estate Private Limited sold, transferred, assured and conveyed the aforesaid plots of land in favour of aforesaid "Amrita Lal Ghosh Trust" for valuable consideration as mentioned therein and the said Deed was duly registered in the office of the Registrar of Assurances and recorded in Book No. 1. Volume No. 14 Pages 168 to 185 Being No. 1129 for the year 1958.
8. Thus the said Amrita Lal Ghosh Trust by virtue of the aforesaid Deed of Conveyance became the absolute owner in respect of the said plots of land and seized and possessed of the same.

9. The said Sushil Chandra Ghosh, being the settlor as well as the Trustee to the said Trust died intestate on or about 25th October, 1959 and accordingly the remaining Trustees namely Sri Asim Kumar Ghose, Sri Ajit Kumar Ghosh and Sri Asit Kumar Ghosh remained and continued as the Trustees to the aforesaid Trust.
10. While in use and enjoyment of the aforesaid plots of Land, said "Amrita Lal Ghosh Trust" by several deeds of Conveyance also purchased several plots of land adjoining to the said plots of land having a total area of 47 1/4 decimal from the then owners situated at Madhyamgram under C.S. Dag No. 995 under C.S. Khatian No. 84, Dag No. 994 (P) under C.S. Khatian No. 280, C.S. Dag No. 994/1511(P) under C.S. Khatian No. 561, C.S. Dag No. 994/1596 under C.S. Khatian No. 268 and C.S. Dag No. 962 under C.S. Khatian No. 30 and 31, J.L. No. 43, Mouza: Udairajpur, Police Station - Barasat under Madhyamgram Municipality, Ward No. 9 in the District: 24 Paraganas (North) and became the absolute owner thereof.
11. Thus the said Amrita Lal Ghosh Trust became the absolute owner in respect of ALL THAT piece and parcel of land commonly known as KUHUKKEKA Gardens having a total area of 6.21 Acres equivalent to 374 Cottahs (more or less) at Madhyamgram, Mouza: Udairajpur under Barasat Police Station, District: North 24 Paraganas and became the

owner thereof (hereinafter called the said Property) more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

12. While seized and possessed of the aforesaid plots of Land as an absolute owner thereof, one of the said trustees namely Sri Ajit Kumar Ghosh inducted several tenants at different portions of the aforesaid land and the said tenants constructed various Tin-shed structures at different places on the aforesaid plots of land.
13. Disputes and/or differences having been arisen between the Trustees to the said Trust with regard to the Administration and management of the said Trust, the Managing Trustee of the said "Amrita Lal Ghosh Trust" filed a suit before the Hon'ble High Court at Calcutta being Suit No. 197 of 1983 (Asim Kumar Ghosh -Vs- Ajit Kumar Ghosh & Others) inter alia praying for administration and removal of other trustees from the office of the said Trust and appointment of new Trustees in their place and stead and for framing of a scheme for proper administration of the said Trust.
14. During the pendency of the said suit, the Hon'ble High Court at Calcutta on consent of all the parties to the said Suit passed an order vide its order dated 15th May, 1985 inter alia, declaring that the said property no longer be

treated as the Trust Property and it was declared by way of a preliminary decree that the said property shall vest absolutely in the beneficiaries of the said "Amrita Lal Ghosh Trust" namely Sri Asim Kumar Ghose, Sri Ajit Kumar Ghosh and Sri Asit Kumar Ghosh having equal undivided one-third share each therein and directed to execute a formal Deed if required to that effect.

15. Pursuant to the said order passed by the Hon'ble High Court at Calcutta. Sri Ajit Kumar Ghosh, gave effect to the said order passed by the Hon'ble High Court at Calcutta by executing a formal Deed which was registered in the office of Registrar of Assurances at Calcutta and the same was recorded in Book No. 1. Volume No. 1 Pages 1 to 17 being No. 6089 for the year 2006.
16. Thus said Sri Asim Kumar Ghose, Sri Ajit Kumar Ghosh and Sri Asit Kumar Ghosh became the absolute owners having undivided one-third share each in respect of the aforesaid property and seized and possessed of the same.
17. Sri Asit Kumar Ghosh, being the younger brother died intestate on 17.11.1998 leaving behind him his wife namely Smt. Joyasri Ghosh and only son Sri Abhishek Ghosh, being his only legal heirs who after the demise of the said Asit Kumar Ghosh inherited his undivided One- third share

in respect of the aforesaid property and became the joint owners thereof.

18. On the intervention of family friends, well wishers and relatives and for the benefit of the family in general and for the purpose of avoiding long drawn family dispute and litigation, the owners namely Sri Asim Kumar Ghose, Sri Ajit Kumar Ghosh and the legal heirs of Sri Asit Kumar Ghosh, (since deceased) namely Smt Joyasri Ghosh and Abhishek Ghosh, hereinafter called the erstwhile owners, mutually agreed to resolve the disputes with regard to the said property whereby they all have agreed to sell, transfer and convey their undivided share in the said property.
19. The said Sri Asim Kumar Ghose, Sri Ajit Kumar Ghosh, Smt Joyasri Ghosh and Sri Abhishek Ghosh, appointed one Sri Amal Chakraborty son of late B.N.Chakraborty, by faith -Hindu, by occupation - business residing at Kaikhali, Chiriamor, P.S. - Airport, District - North 24 Parganas, as their constituted attorney by way of a registered General Power of Attorney bearing no.2758 dated 15.05.2008 duly registered at DSR, NORTH 24 PARGANAS copied in Book No. IV for the year 2008 for the sale of the said property.
20. Several third parties had entered into an Agreement for Sale with the erstwhile owners towards the Said property and the said third parties nominated the Vendor herein

Hajiy Kaman Jain

namely ~~Ayush Jain~~ to purchase the property having an area of 3.6618 Cottahs comprised in R.S Dag No. 996/1480 now L.R.Dag No. 2442, 3.3293 Cottahs comprised in R.S Dag No. 996/1486 corresponding to L.R. Dag No. 2443 and 0.0089 Cottahs comprised in R.S Dag No. 996/1481 corresponding to L.R. Dag No. 2445, totaling 7 cottahs equivalent to 11.55 decimals more or less under L.R. Khatian No.3302, J.L. No 43, Mouza - Udairajpur, Police Station Barasaat, under the Madhyamgram Municipality Ward No. 9, District: North 24 Parganas fully mentioned in the Second Schedule out of the said property as mentioned in the First Schedule herein in their place and stead and the said sale was duly recorded vide registration of a sale deed dated 23 May 2008 in Book no. I, CD Volume 5, Pages 8455 to 8484 being no. 3805 for the year 2008 at the office of the DSR II, 24 Pgs (N) for the consideration and the terms mentioned therein and


21. The Vendor herein is the absolute and lawful owner of the property fully mentioned in the Second Schedule hereunder in the aforesaid manner.
22. The Purchaser being desirous to purchase a demarcated portion in the property having an area of an area of 3.6618 Cottahs comprised in R.S Dag No. 996/1480 now L.R.Dag No. 2442, 3.3293 Cottahs comprised in R.S Dag No. 996/1486 corresponding to L.R. Dag No. 2443 and 0.0089

Cottahs comprised in R.S Dag No. 996/1481 corresponding to L.R. Dag No. 2445, totaling 7 cottahs equivalent to 11.55 decimals more or less under L.R. Khatian No.3302, J.L. No 43, Mouza, Udairajpur, Police Station Barasaat, under the Madhyamgram Municipality Ward No. 9, District: North 24 Paraganas (hereinafter referred to as the "said Plot of land") approached the present Vendor for purchasing the same and accordingly the Vendor agreed to sell and the Purchaser agreed to purchase the same at or for a total consideration of Rs.45,50,000/- (Rupees Forty Five Lakhs Fifty Thousand only) free from all encumbrances, charges, liens attachments whatsoever and the confirming parties herein having entered into various agreements in respect of the said plot of land/said property have agreed to confirm the sale subject to passage of all the duties and obligations mentioned in the said various agreements being performed by the purchaser herein henceforth and all right, title, interest and others will be derived from the sale deed dated 23 May 2008 in Book no. 1, CD Volume 5, Pages 8455 to 8484 being no. 3805 for the year 2008 at the office of the DSR II, 24 Pgs (N)

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of Rs.45,50,000/- (Rupees Forty Five Lakhs Fifty Thousand only) paid by the PURCHASER to the VENDOR at or immediately before the execution of these presents and the

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 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 an area of 3.6618 Cottahs comprised in R.S Dag No. 996/1480 now L.R.Dag No. 2442, 3.3293 Cottahs comprised in R.S Dag No. 996/1486 corresponding to L.R. Dag No. 2443 and 0.0089 Cottahs comprised in R.S Dag No. 996/1481 corresponding to L.R. Dag No. 2445, totaling 7 cottahs equivalent to 11.55 decimals more or less under L.R. Khatian No.3302, J.L. No.43, Mouza - Udairajpur, Police Station Barasaat, under the Madhyamgram Municipality Ward No.9, District: North 24 Paraganas more fully and particularly described in the **SECOND SCHEDULE** free from all encumbrances, charges, liens, attachments whatsoever thereon **HOWSOEVER** otherwise the said demarcated plot of land 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 easements 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 VENDOR into and upon the said property or every part thereof AND all deeds, pattas, minuments, writings and evidences of title which in any wise relate to the said demarcated plot of land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the 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 Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor of these presents AND the 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 VENDOR or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the



contrary the **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 **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 ancestors or 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 **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 **VENDOR** or any of their ancestors or 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 their predecessors or ancestors 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 VENDOR/CONFIRMING PARTIES and all their respective heirs, executors, successors - in - office, administrators 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 hereunder contained.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT a piece and parcel of land having a total area of 6.22 Acres equivalent to 374 Cottahs more or less, under R.S. Dag No.957, corresponding to L.R. Dag No.2413, R.S. Dag No.958 corresponding to L.R. Dag No. 2413 and 2414, R.S. Dag No.959 corresponding to L.R. Dag No.2415, R.S. Dag No.960 corresponding to L.R. Dag No.2415, R.S. Dag No.962 corresponding to L.R. Dag No.2416, R.S. Dag No.963 corresponding to L.R. Dag No.2436, R.S.

Dag No.989 corresponding to L.R. Dag No.2435, R.S Dag No. 990(P) corresponding to L.R. Dag No. 2415, 2438 and 2439, R.S Dag No.991 and 992, corresponding to L.R. Dag No. 2440, R.S Dag No. 993, 994/1511 and 994/1512 corresponding to L.R. Dag No. 2447, R.S Dag No. 996(P) and 996/1479 corresponding to L.R. Dag No. 2441, R.S Dag No. 996/1480 corresponding to L.R. Dag No. 2442, R.S Dag No. 996/1482, 996/1483 and 996/1484 corresponding to L.R. Dag No.2445, R.S Dag No.996/1485 corresponding to L.R. Dag No.2444, /R.S Dag No.996/1486 corresponding to L.R. Dag No.2443 and R.S Dag No.996/1487 corresponding to L.R. Dag No.2446, all under L.R. Khatian No.3302 , R.S. Dag No 961 under R.S. Khatian No 136/230, R.S Dag No. 994 under R.S. Khatian No 1398, R.S. Dag No. 996/1596 under R.S. Khatian No 268, R.S. Dag No 995 under R.S. Khatian No 1050, C.S Dag No. 996/1481 under C.S. Khatian No 91, J.L. No 43, Mouza-Udairajpur, Police Station Barasaat, under the Madhyamgram Municipality Ward No. 9, District: North 24 Paraganas commonly known as KUHUKKA GARDENS J.L. No. 43 Mouza: Udairajpur under Barasaat Police Station, District: North 24-Paraganas.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT the bastu land being demarcated portion having an area of 3.6618 Cottahs comprised in R.S Dag No. 996/1480 now L.R.Dag No. 2442, 3.3293 Cottahs comprised in R.S Dag No. 996/1486 corresponding to L.R. Dag No. 2443 and 0.0089 Cottahs comprised in R.S Dag No. 996/1481 corresponding to L.R. Dag No.

2445, totaling 7 cottahs equivalent to 11.55 decimals ^{to go then with 500 sq ft less than standard} more or less under L.R. Khatian No.3302, J.L. No.43, Mouza - Udairajpur, Police Station Barasat, under the Madhyamgram Municipality Ward No. 9, District: North 24 Paragana. The Plot of Land being numbered as "Z" butted and bounded by:

ON THE NORTH : Part of R.S. Dag. 996/1480 & 996/1486
 ON THE SOUTH : Part of R.S. Dag. 996/1480, 996/1481 & 996/1486
 ON THE EAST : Part of R.S. Dag. 996/1486
 ON THE WEST : Part of R.S. Dag. 996/1480

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 VENDOR AT KOLKATA IN
 THE PRESENCE OF

Kousar Khatun
 5/16, Dr. RKM SARANI
 3rd FLOOR KOLKATA-700019

Yashram Chattopadhyay
 715, Ranabati Datta Street, Kal. 6

SIGNED SEALED AND DELIVERED
 BY THE CONFIRMING PARTIES AT
 KOLKATA IN THE PRESENCE OF

Kousar Khatun

Yashram Chattopadhyay

Praveen Chand Hingra
 As Constituted Attorney of
 'Ajay Kumar Jain'
 (PAN NO. ACIPJ7349H)

GOLDVIEW VARIJYA PVT. LTD.

Chandan Jey
 Director

Manojd Comm. Trends Pvt. Ltd.

Shrey Suman

Authorized Signatory

MEMO

RECEIVED a sum of Rs.45,50,000/-
(Rupees Forty Five Lakhs Fifty eight
Thousand) only from the withinnamed
purchaser in the following manner

Rs. 45,50,000.00

Particulars	Amount
By RTGS on 26-06-2012 form IDBI TOKLH1217800 6923 Bank UTR No. BKLN12781606923	Rs. 45,50,000.00
	<u>Rs. 45,50,000.00</u>

(Rupees Forty Five Lakhs Fifty Thousand) only

Praveen Chand Hingor
As Constituted attorney
Ajay Kumar Jain













































WITNESSES:

1. *Sasikanth*

2. *Yantam Chatterjee*

VENDOR


SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Harish vard Singh</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		(Right Hand)				
<i>Raj Chand Arwal</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		(Right Hand)				
<i>Charan Day</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		(Right Hand)				
<i>Shri Swami</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		(Right Hand)				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 57
Page from 1 to 25
being No 14237 for the year 2012.




(Dulal chandra Saha) 22-November-2012
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

DATED THIS 8th DAY OF October 2012

BETWEEN

AJAY KUMAR JAIN

.... VENDOR

AND

ROY CHAND OSATWAL

..... PURCHASER

AND

GOLDVIEW VANIJYA (P) LTD. & ANR.

... CONFIRMING PARTIES

DEED OF CONVEYANCE

VIVEK MURARKA

Advocate

8/2, Kiran Sankar Roy Road,

Room no. 9, 1st Floor,

Kolkata-700001