

33

2844/17

3048/2017



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 872084

d
 visit
 2 3 17
 AMO - 1-98445/17
[Signature]



certified that the Document is admitted to
 registration. The Signature Sheet and the
 endorsement sheet attached to the Document
 are the part this Document.

[Signature]
 Additional Registrar
 of Assurances-II, Kolkata

C.W. 798/17
 K. 850-
 J.W. 50-
 300
[Signature]
 8/17

3 APR 2017

DEED OF CONVEYANCE

THIS INDENTURE made this 29th day of MARCH, 2017

BETWEEN

129230

Sold to: <u>Shri Ram Choudhary Anan</u>
Address: <u>G. O. P. O. Street, Kaly</u>
Value: <u>100</u>
- 2 MAR 2017
L.S.V. Regd. Agent Abhishek Choudhary High Court, A.S.



Handwritten signature

Identified by me
 Sai Kumar Sen, Advocate
 S/o. Sri Aravind Singh Sen,
 3A, Mangre chowk.
 P.O: G.P.O. P.C: Howrah
 Kolkata - 70001
 F 1230/2001

ADDITIONAL REGISTRAR
 OF ASSURANCES, KOLKATA
 9 MAR 2017

भारतीय निर्वाचन आयोग
भारत 43
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/22/155/192868



निर्वाचक का नाम : अजित कुमार शर्मा
Voter's Name : Ajit Kumar Sharma
पिता का नाम : सुधीर शर्मा शर्मा
Father's Name : Sudhir Sharma Sharma
प्रा.सं. : 43
Date of Birth : XXXX19XX

Ajit Kumar Sharma

US/20155/19266

Date:
3 APRIL 2015 11:58 AM, 19266
19266/20155/19266

Address:
8, CHARAKDANDA ROAD (KARI
DUKANTA SARANI), WARD NO-25,
KOLKATA MUNICIPAL CORPORATION,
MARKELDANGA, KOLKATA, 700088

Date: 01/03/2011

19266/20155/19266
Signature of the Electoral
Registration Officer for
19266-Balighata Constituency

Signature of the Electoral Registration Officer for
19266-Balighata Constituency

1.0. - 03260488

आयकर विभाग
INCOMETAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

अजित कुमार घोष
AJIT KUMAR GHOSH

सुशिल चन्द्रा घोष
SUSHIL CHANDRA GHOSH

15/04/1935
Permanent Account Number

ASEPG5006G


Signature



Ajit Kumar Ghosh.



Shanta



ELECTION COMMISSION OF INDIA

आयुक्त निर्वाचन आयोग

IDENTITY CARD

WB / 22 / 135 / 192460

चरित्र पत्र



Elector's Name
निर्वाचक का नाम
Father/Mother/
Husband's Name
पिता/माता/पति का नाम

Ghoan Shanta
गोअन शन्ता

Ashis Kr.
अशिस कृष्ण

Sex
लिंग

F
स्त्री

Age as on 1.1.1985
1.1.1985 तक की आयु

49
89

Santa

Address
6/B, Chandernagore Road(K/S Banni),
Calcutta.

Bank
৬/বি চন্দ্রনাগর রাস্তা(ক/স বানী),
কলকাতা



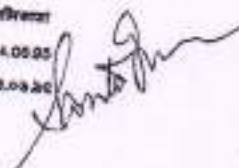
Facsimile Signature
Electoral Registration Officer
পরিচালক নির্বাচন

For 165 -Belghata
Assembly Constituency

১৬৫ -কলকাতা
নির্বাচন এলাকা

Place
কলকাতা

Date
২৪.০৫.০৫



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JOYASRI GHOSH

AJT KANTA MITRA

50061950

Pensioner's Account Number

AC/PG6102F

Joyasri Ghosh
Signature



To see this card linked / linked already to form / return of
Income Tax PAN Services UHI, UTIES
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.
आयकर से जुड़े / जुड़े या कृपया सूचित करें / सूचित करें।
आयकर सेवाएँ UHI, UTIES
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नई मुंबई - 400 614

Joyasri Ghosh

43
47

भारत सरकार
GOVERNMENT OF INDIA

जोयशी घोष
Joyashi Ghosh
जन्म तिथि DOB: 20/06/1980
महिला / FEMALE



9596 3713 5903

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
अध्यापिका: लैट ए के घोष,
सेक रोड लोपखोशी, बॉटल
वोर्ड के पास, धनबाद,
धनबाद,
झारखण्ड - 826001

Address:
WO Lata K Ghosh, School
Khanochi, Near water tower,
Chandol, Dhanbad,
Jharkhand - 826001

9596 3713 5903

Aadhaar-Aam Admi ka Adhikar



BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
2 & 3, KIRAN SARKAR ROY ROAD, KOLKATA-700 001
PHONE : 2248 8950/7233
IDENTITY CARD



Name.....

JAI KUMAR SURANA Advocate

Father's/Husband's Name.....

ASHAY SINGH SURANA

Asit Baran Basu
ASIT BARAN BASU
CHAIRMAN EX-COMMITTEE

Arun Kumar Sarkar
ARUN KUMAR SARKAR
CHAIRMAN

Card No.	C-1975
Address Recorded on the Roll	3A, MANGOE LANE KOLKATA- 700 001.
Present Address	- DO -
Enrolment No.	F / 1237 / 2001
Date of Enrolment	27.08.2001.
Date of Birth	15.07.1960.
Date 13.5.08	<i>MMS</i> Secretary/Assistant Secretary

**Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan**

GRN: 19-201617-005515709-1 Payment Mode: Online Payment
 GRN Date: 29/03/2017 11:52:05 Bank: HDFC Bank
 BRN: 312525827 BRN Date: 29/03/2017 00:00:00

DEPOSITOR'S DETAILS

Name: apurba mallick Query No./Query Year: 19041000098445/4/2017
 Contact No.: Mobile No.: 91-9874313434
 E-mail: Address: 94/1 beltala road, Kolkata - 700029
 Applicant Name: Mr APURBA MALICK
 Office Name: Office Address: Status of Depositor: Advocate
 Purpose of payment / Remarks: Stamp Revenue Payment No 4

PAYMENT DETAILS



Sl. No.	Transaction ID	Description	Amount
1	19041000098445/4/2017	Mutation Receipt	1004
2	19041000098445/4/2017	Property Registration Fee	36589
3	19041000098445/4/2017	Property Registration- Stamp duty	218966
Total			256559

In Words: Rupees Two Lakh Fifty Six Thousand Five Hundred Fifty Nine only

Your Transaction Status on .

29/03/2017 11:52:18

Success

Name of The Depositor	aparis malika
Challan Amount	Rs. 256650/- (Two Lakh, Fifty Six Thousand, Five Hundred Fifty Nine Rupees and Zero Paise Only)
Government Reference No	182016170009127001
Bank Reference Number (Net Banking)	912825827
Transaction Date and Time	28/03/2017 12:55:51
<small>(Note : This is a computer generated receipt and does not require any signature/stamp. Please enclose this e-Receipt with e-Challan at the time of challan submission to the department)</small>	
PRINT THIS PAGE! 	SAVE E-ACKNOWLEDGEMENT! 

Please do not close the browser. Continue to remain on the website for

Redirection.

For quick redirection click on "Redirect to Merchant Site" button

[Redirect to Merchant Site](#) 0 sec.


 ভারতের নির্বাচন কমিশন
 পশ্চিম বঙ্গ
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/24/163/240509




নির্বাচকের নাম : শীতাল কুমার সান্না
 Elector's Name : Shital Kumar Santra
 পিতার নাম : রজন রতন সান্না
 Father's Name : Chand Ratan Santra
 লিঙ্গ/সেক্স : পু/ M
 জন্ম তারিখ
 Date of Birth : 28/10/1976

WB/24/163/240509
 ঠিকানা:
 45 FLR-1, JATIN DAS ROAD, LAKE,
 KOLKATA- 700028

Address:
 45 FLR-1, JATIN DAS ROAD, LAKE,
 KOLKATA- 700028



Date: 28/11/2018
 163-সদস্যবিশিষ্ট নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রক
 পশ্চিমবঙ্গ বিধান সভায়
 Facsimile Signature of the Electoral
 Registration Officer for
 163-Rashbehari Constituency

কোন পরিবর্তন ঘটেছে কিনা তা নিশ্চিত করে নিতে হবে।
 কোন পরিবর্তন ঘটেছে কিনা তা নিশ্চিত করে নিতে হবে।
 কোন পরিবর্তন ঘটেছে কিনা তা নিশ্চিত করে নিতে হবে।

In case of change in address, please take Care No.
 to the relevant Form for updating your name in the
 roll at the changed address and to obtain the card
 with your number.

Shital Kumar


 ভারতের নির্বাচন কমিশন
 পশ্চিম বঙ্গ
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/24/163/240509




নির্বাচকের নাম : শীতাল কুমার সান্না
 Elector's Name : Shital Kumar Santra
 পিতার নাম : রজন রতন সান্না
 Father's Name : Chand Ratan Santra
 লিঙ্গ/সেক্স : পু/ M
 জন্ম তারিখ
 Date of Birth : 28/10/1976

WB/24/163/240509
 ঠিকানা:
 45 FLR-1, JATIN DAS ROAD, LAKE,
 KOLKATA- 700028

Address:
 45 FLR-1, JATIN DAS ROAD, LAKE,
 KOLKATA- 700028



Date: 28/11/2018
 163-সদস্যবিশিষ্ট নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রক
 পশ্চিমবঙ্গ বিধান সভায়
 Facsimile Signature of the Electoral
 Registration Officer for
 163-Rashbehari Constituency

কোন পরিবর্তন ঘটেছে কিনা তা নিশ্চিত করে নিতে হবে।
 কোন পরিবর্তন ঘটেছে কিনা তা নিশ্চিত করে নিতে হবে।
 কোন পরিবর্তন ঘটেছে কিনা তা নিশ্চিত করে নিতে হবে।

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 roll at the changed address and to obtain the card
 with your number.



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1904000786/2017	Date of Application	29/03/2017
Query No / Year	19041000098445/2017		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr APURBA MALLICK		
Stampduty Payable	Rs.2,18,956/-		
Registration Fees Payable	Rs.36,589/-		
Applicant Name of the Visit Commission	Mr J K Surana		
Applicant Address	6, o p o st		
Place of Commission	6, o p o st		
Expected Date and Time of Commission	29/03/2017 2:33 PM		
Fee Details	J1: 250/-, J2: 50/-, PTA-J(2): 0/-, Total Fees Paid: 300/-		
Remarks			








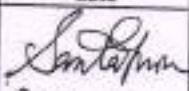


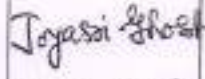
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



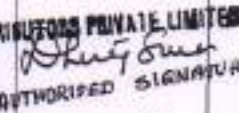
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19041000098445/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr AJIT KUMAR GHOSH 5, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Bellaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700085	Seller		 1210	
2	Smt SHANTA GHOSH 8E, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Bellaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700085	Seller		 124	 29.3.2017
3	Smt JOYASRI GHOSH HIRAPUR, P.O:- CMPF, P.S:- DHANBAD, District:-Dhanbed, Jharkhand, India, PIN - 826001	Seller		 122	 29.3.2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr DHIRAJ KUMAR SURANA 13 N.S ROAD, Block/Sector: B, P.O:- HOWRAH, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Representative of Buyer [M/S JUNIPER DISTRIBUTOR PVY LTD]		1715 	 29.5.17
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr JAI KUMAR SURANA Son of Mr ABHAY SINGH SURANA 3A, MANGO LANE, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Mr AJIT KUMAR GHOSH, Smt SHANTA GHOSH, Smt JOYASRI GHOSH, Mr DHIRAJ KUMAR SURANA		Jai Kumar Surana 29/03/2017	

(Ajit Kumar Joerdier)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

- 1) **AJIT KUMAR GHOSH (PAN ASEPG8006G)**, son of Late Sushil Chandra Ghosh, by faith - Hindu, by occupation: retired, residing at 5, Charakdanga Road, now known as Kabi Sukanta Sarani, P.O. K.G. Bose Sarani, P.S: Narkeldanga, Kolkata - 700 085;
 - 2) **SMT. SHANTA GHOSH (PAN ANXPG2751Q)**, widow of Late Asim Kumar Ghosh, by faith - Hindu, by occupation: Housewife, residing at 6B, Charakdanga Road, now known as Kabi Sukanta Sarani, P.O. K.G. Bose Sarani, P.S: Narkeldanga, Kolkata - 700 085, and
 - 3) **SMT. JOYASRI GHOSH (PAN ACIPG6102F)**, widow of Late Asit Kumar Ghosh, by faith - Hindu, by occupation: Housewife, residing at Dutta Tower, Flat No.4C, 5th Floor, Park Market, Hrapur, P.O.CMPF, P.S: Dhanbad Town, Dhanbad- 826001, Jharkhand;
- hereinafter for the sake of brevity collectively referred to as the **Vendors** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

M/S JUNIPER DISTRIBUTOR PRIVATE LIMITED (PAN AACJ3922D), a company duly incorporated under the provisions of Companies Act, 1956, having its registered office at 13, N.S. Road, Block-B, P.O. & P.S: Howrah, Howrah- 711 101 represented by its authorized signatory namely Mr. Dhiraj Kumar Surana, son of Mr. Chand Ratan Surana, by faith - Hindu, by occupation - business residing at 13, N.S. Road, Block-B, P.O. & P.S: Howrah, Howrah- 711 101 hereinafter for the sake of brevity referred to as the **Purchaser** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include its successors, or successors-in-interest and/or assigns) of the **SECOND PART**.

WHEREAS:

A) By an Indenture of Conveyance dated 23rd day of May, 2008 between 1) Asim Kumar Ghosh, 2) Ajit Kumar Ghosh, 3) Smt Joyasri Ghosh and 4) Abhishek Ghosh therein collectively referred to as the **Vendors** of the First Part and M/s Canopy Arch Estates Private Limited therein referred to as the **Purchaser** of the Second Part and Dilip Sen & Others therein collectively referred to as the **Confirming Parties** of the Third Part and registered at the Office of D.S.R.-II, North 24 Parganas in Book No. I, CD Volume No. 2, Pages from 14059 to 14088, being No. 02365 for the year 2009, the Vendors therein with the consent and concurrence of the Confirming Parties therein granted, transferred, conveyed, assigned and assured, unto and in favour of the Purchaser therein at or for the consideration therein mentioned **All That** the piece and parcel of land containing by estimation an area of 12.11 decimal equivalent to 7.34 Cottahs situate lying at J.L. No. 43, Mouza - Udairajpur, Police Station - Barasat under the Madhyamgram Municipality, Ward No. 9, District - North 24 Parganas, comprised in following Dag & Khatian Nos:

R.S. Dag	L.R. Dag	L.R. Khatian	Area (In decimal/ Cottah)
996(P)	2441	3302	5.42 / 3.2839
996/1482	2445	3302	2.52 / 1.5311
996/1483	2445	3302	0.82 / 0.4996
996/1511	2447	3302	0.70 / 0.4276
994/1512	2447	3302	1.15 / 0.6922
994/1596	2447	3302	1.50 / 0.9056
		Total	12.11 / 7.34

hereinafter for the sake of brevity referred to as the "said first deed"

B) By a subsequent Indenture of Conveyance dated 8th day of June, 2011 between M/s. Canopy Arch Estates Private Limited referred to as the **Vendor** of the **One Part** and M/s Juniper Distributors Private Limited therein referred to as the **Purchaser** of the **Other Part** and registered at the Office of Additional Registrar of Assurances II, Kolkata recorded in Book No. I, CD Volume No. 51, Pages from 3471 to 3485, being No. 07336 for the year 2011, the Vendor therein granted, transferred, conveyed, assigned and assured, unto and in favour of the Purchaser therein at or for the consideration therein mentioned **All That** the piece and parcel of land containing by estimation an area of 12.11 decimal equivalent to 7.34 Cottahs situate lying at J.L. No. 43, Mouza - Udairajpur, Police Station - Barasat under the Madhyamgram Municipality, Ward No. 9, District - North 24 Parganas, comprised in following Dag & Khatian Nos:

R.S. Dag	L.R. Dag	L.R. Khatian	Area (In decimal/ Cottah)
996(P)	2441	3302	5.42 / 3.2839
996/1482	2445	3302	2.52 / 1.5311
996/1483	2445	3302	0.82 / 0.4996
996/1511	2447	3302	0.70 / 0.4276
994/1512	2447	3302	1.15 / 0.6922
994/1596	2447	3302	1.50 / 0.9056
		Total	12.11 / 7.34

Hereinafter for the sake of brevity referred to as the "said second deed"

C) After the execution and registration of the said first Deed, the said Asim Kumar Ghosh, being the Vendor No.1 in the said first deed, died on the 16th day of August, 2008, leaving him surviving his widow Smt. Shanta Ghosh and the said Abhishek Ghosh, the Vendor No. 4 in the said first Deed, a Bachelor, also died on the 8th day of October,

2014, leaving him surviving his mother Smt. Joyasri Ghosh as his only heir and legal representative.

- D) Thus the said Smt. Santa Ghosh, the Vendor No. 2 herein by way of inheritance became entitled to the share of her deceased husband and Smt. Joyasri Ghosh, the Vendor No.3 herein apart from the share held by her by way of inheritance from her husband also became entitled to the share left by her deceased son.
- E) After purchase of the aforesaid land, the purchaser herein took steps to mutate its name in the record of rights with the concerned B.L & L.R.O when it was revealed that out of the six Dag Nos. mentioned in said first and second deeds, no land exist in the said record of rights in the dag nos. 996/1482, 996/1483, 994/1511, 994/1512 and 994/1596 aggregating to an area of 6.69 decimals in the name of the Vendors.
- F) Accordingly the purchaser herein approached the vendors through the vendor of the said second deed and on being enlightened by the purchaser herein and after perusing the records, the vendors admitted their mistake and agreed to re-execute an equal area of land admeasuring 6.69 decimal equivalent to 4.0516 cottahs in the adjacent R.S. Dag being No.996/1484 corresponding to L.R. Dag No.2449 appurtaining to L.R. Khatian No.3302 in the same Mouza Udalrajpur in the district of North 24 Parganas.
- G) Thus the Vendors of the said first Deed and also the vendors herein have agreed to transfer and convey **All That** the piece and parcel of land containing by estimation an area of 6.69 decimal equivalent to 4.0516 cottahs and concur the sale executed in the said first deed admeasuring 5.42 decimal corresponding to 3.2839 Cottahs more or less thus aggregating to 12.11 decimal equivalent to 7.34 Cottahs

more or less situate lying at J.L. No. 43, Mouza - Udairajpur, Police Station - Madhyamgram (Formerly Barasat) under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9), District - North 24 Parganas, Jessore Road North, comprised in following Dag & Khatian Nos:

RS NO.	DAG NO	LR DAG NO	L.R. Khatian	AREA (In Decimal)/ Cottah)
996(P)		2441	3302	5.42 / 3.2839
996/1484		2449	3302	6.69/ 4.0516
		Total		12.11/ 7.34

H) Thus, the remaining area being **All That** the piece and parcel of land containing by estimation an area of 6.69 decimal equivalent to 4.0516 cottahs more or less situate lying at J.L. No. 43, Mouza - Udairajpur, Police Station - Madhyamgram (Formerly Barasat) under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9), District - North 24 Parganas, comprised in following Dag & Khatian Nos:

RS NO.	DAG NO	LR DAG NO	L.R. Khatian	AREA (In Decimal)/ Cottah)
996/1484		2449	3302	6.69/ 4.0516

is hereby sold conveyed and transferred by the vendors herein to the purchaser herein with consent and concurrence of the Canopy Arch Estate Private Limited being the vendor of the said second deed by way of a separate agreement dated 2nd March, 2017.

I) The consideration price for the entire land admeasuring 12.11 decimals as mentioned in the said first deed had been duly paid by the vendor of the said second deed and also being the purchaser of the said First Deed and received by the vendors herein at the time of the execution and registration of the said first deed. Accordingly,

upon the request of the vendor of the said second deed and also being the purchaser of the said First Deed, the vendors herein have agreed to execute the instant deed in favour of the purchaser of the said second deed and also the purchaser herein without any further consideration as the entire consideration for 12.11 decimal of the land has already been received by the vendors as detailed in the memo of consideration of the said first deed.

- J) Accordingly upon the request of the purchaser and with the consent and concurrence of the vendor of the said second deed and also being the purchaser of the said First Deed, the Vendors have agreed to re-execute and transfer convey assign and assure in favour of the Purchaser in respect of **ALL THAT** the piece and parcel of land (Bagan) admeasuring **6.69** decimal equivalent to **4.0516** cottahs more or less in the adjacent **R.S. Dag being No.996/1484 corresponding to L.R. Dag No.2449** appertaining to L.R. Khatian No.3302. J.L. No. 43, **Mouza - Udairajpur**, Police Station - Madhyamgram (Formerly Barasat)P.O. Udayrajpur under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9) on Udayrajpur Ghoshpara Road, District - North 24 Parganas, absolutely and forever free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature more particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "**said Land**" at or for the consideration of a sum of Rs. 22,30,184/- being the proportionate amount for 6.69 Decimal out of 12.11 decimal already paid to the Vendors mentioned in the said first deed dated 23rd day of May, 2008.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of Rs. 22,30,184/- being the proportionate amount for 6.69 decimal out of

12.11 decimal already paid in said first deed by the vendor of the said second deed and also being the purchaser of the said First Deed to the **VENDORS** and further similar consideration already paid in the said second deed by the **PURCHASER** herein to the vendor of the said second deed and also being the purchaser of the said First Deed, the **VENDORS** do and each of them doth hereby with the consent and concurrence of the vendor of the said second deed and also being the purchaser of the said First Deed, indefeasibly grant, convey and transfer, assign and assure unto and in favour of the **PURCHASER** in respect of **ALL THAT** the piece and parcel of land (Bagan) admeasuring **6.69** decimal equivalent to **4.0516** cottahs more or less in the adjacent **R.S. Dag being No.996/1484 corresponding to L.R. Dag No.2449** appertaining to L.R. Khatian No.3302. J.L. No. 43, **Mouza - Udairajpur**, Police Station - Madhyamgram (Formerly Barasat)P.O. Udayrajpur under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9) on Udayrajpur Ghoshpara Road, District - North 24 Parganas more particularly mentioned and described in the **SECOND SCHEDULE** hereunder written free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments and Trusts of whatsoever nature **HOWSOEVER** otherwise the Said land now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER** with sewers, drains, Trees, fences, hedges, ditches, path passages, water courses, walls, and benefits and advantages of ancient and other lights, liberties easements privileges, appendages and appurtenances whatsoever in the Said land or any part thereof belonging or in any wise appertaining to or with the Said land 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, interest, inheritance, use, trust, claim and demand whatsoever both

at law and in equity of the **VENDORS** into and upon the Said land or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way relate to the Said 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 **VENDORS**, their and each of their respective heirs, executors, administrators, legal representatives and assigns or any person from whom it may procure the same without any action or suit at law or in equity **AND TO HAVE AND TO HOLD AND ENJOY** the said land and every part thereby granted, conveyed and transferred or expressed and intended unto and to the use of the **PURCHASER**, its successors or successors in Interest and/or assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, lispens, acquisitions, requisitions, attachments and Trusts of whatsoever created or suffered by the **VENDORS** of these presents, **AND** the **VENDORS** their and each of their respective heirs, executors, administrators, legal representatives and assigns covenant with the **PURCHASER**, its successors or successors in Interest and/or assigns **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever, by the **VENDORS** or by any of their respective predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the **VENDORS** had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said land hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the **PURCHASER**, its successor or successors in Interest and/or assigns in the manner aforesaid **AND THAT** the **PURCHASER**, its successor or successors in Interest and/or assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land 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 **VENDORS** or any person or persons lawfully or equitably claiming any right title or interest 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 **VENDORS** well and sufficiently keep the **PURCHASER** indemnified from and against all manner of claims, charges, liens, debts attachments and encumbrances whatsoever made or suffered by the **VENDORS** or any of their respective ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER** that the **VENDORS** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the **VENDORS** or from or under any of their respective predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the **PURCHASER**, its successor or successors in Interest 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 land and every part thereof unto and to the use of the **PURCHASER**, its successor or successors in Interest and/or assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the **VENDORS** their and each of their respective heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the **PURCHASER**, its successor or successors in Interest and/or assigns against any loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **VENDORS** or any of their respective predecessor or predecessors in title.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land (Bagan) admeasuring 6.69 decimal equivalent to **4.0516** cottahs more or less in the adjacent **R.S. Dag being No.996/1484** corresponding to **L.R. Dag No.2449** appurtenant to L.R. Khatian No.3302. J.L. No. 43, **Mouza - Udayrajpur**, Police Station - Madhyamgram (Formerly Barasat) P.O. Udayrajpur under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9) on Udayrajpur Ghoshpara Road, District - North 24 Parganas

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first written above.

SIGNED SEALED AND DELIVERED

By the **VENDORS** at Kolkata
in the presence of:

1. *Hansumallal's*
Advt

2. *Surasit Dutta*
Madhyamgram
Barasat

1. *Abir Kumar Ghosh*

2. *Santa Ghosh*

3. *Joyasi Ghosh*

(VENDORS)

SIGNED SEALED AND DELIVERED

By the Purchaser Company
Through Mr. Dhiraj Kumar Surana,
its authorized representative, pursuant to
a resolution passed at the meeting of
the board of Directors of the company
at its registered office on the 28th day
of February, 2017 at Kolkata
in the presence of:

1. *Apnabaluallalika*
city cur cur
2. *Surasit Dutta*
Madhyamgoram
Barasat

Drafted by:

Jai kumar Surana
Jai Kumar Surana,
Advocate, High Court at Calcutta
Enrolment No: F/1237/2001

ADMPA DISTRIBUTORS PRIVATE LIMITED

Dhiraj Surana
(PURCHASER)
Authorized Signature

MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned sum of Rs. 22,30,184/- being the proportionate amount for 6.69 Decimal out of 12.11 decimal already paid in said first deed dated 23rd May, 2008 being No. 02365 for the year 2009.
























Witness:

1. Anbavallalali
Amm
2. Sunait Dutta
Madhyam gram
Barasat


1. Jit Kumar Ghosh
2. Santanu
3. Joyanti Ghosh

SIGNATURE OF VENDORS.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
	 <i>Dr. Kumar Ghosh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 <i>Santa Sin</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 <i>Joyanti Ghosh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentante					
	 <p>UNIPER DISTRIBUTORS PRIVATE LIMITED <i>Deep Singh</i> AUTHORIZED SIGNATURE</p>					
		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)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Major Information of the Deed

Deed No :	I-1904-03043/2017	Date of Registration :	03/04/2017
Query No / Year	1904-1000098445/2017	Officially prepared / Is registered	
Query Date :	24/03/2017 3:29:47 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	APURBA MALLICK 84/1, BELTALA ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830211111, Status : Advocate		
Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Rs. 22,30,184/-		
Stamp duty Paid (SD)	Rs. 2,19,066/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Udayrajpur Ghoshpara Road, Mouza: Udayrajpur, Ward No: 5

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2449	LR-3302	Bastu	Bagan	6.69 Dec	22,30,184/-	36,49,094/-	Property is on Road
Grand Total :					6.69Dec	22,30,184 /-	36,49,094 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr AJIT KUMAR GHOSH (Presentant) Son of Late SUSHIL CHANDRA GHOSH 5, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:ASEPG8006G Status :Individual, Executed by: Self, Date of Execution: 29/03/2017 , Admitted by: Self, Date of Admission: 29/03/2017 ,Place : Pvt. Residence
2	Smt SHANTA GHOSH Wife of Late ASIM KUMAR GHOSH 6B, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:ANXPG2751Q Status :Individual, Executed by: Self, Date of Execution: 29/03/2017 , Admitted by: Self, Date of Admission: 29/03/2017 ,Place : Pvt. Residence
3	Smt JOYASRI GHOSH Wife of Late ASIT KUMAR GHOSH HIRAPUR, P.O:- CMPF, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN - 826001 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ACIPG6102F Status :Individual, Executed by: Self, Date of Execution: 29/03/2017 , Admitted by: Self, Date of Admission: 29/03/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	M/S JUNIPER DISTRIBUTOR PVY LTD 13, N.S ROAD, Block/Sector: B, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 PAN No.:AACCJ3922D Status :Organization

18/04/2017 Query No:-19041000098445 / 2017 Deed No :- I - 190403043 / 2017, Document is digitally signed.

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr DHIRAJ KUMAR SURANA Son of Mr CHAND RATAN SURANA 13 N.S ROAD, Block/Sector: B, P.O:- HOWRAH, P.S:- Howrah, District-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S JUNIPER DISTRIBUTOR PVY LTD (as A)

Identifier Details :

Name & address
Mr JAI KUMAR SURANA Son of Mr ABHAY SINGH SURANA 3A, MANGO LANE, P.O:- GPO, P.S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr AJIT KUMAR GHOSH, Smt SHANTA GHOSH, Smt JOYASRI GHOSH, Mr DHIRAJ KUMAR SURANA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KUMAR GHOSH	M/S JUNIPER DISTRIBUTOR PVY LTD-2.23 Dec
2	Smt SHANTA GHOSH	M/S JUNIPER DISTRIBUTOR PVY LTD-2.23 Dec
3	Smt JOYASRI GHOSH	M/S JUNIPER DISTRIBUTOR PVY LTD-2.23 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Udayrajpur Ghoshpara Road, Mouza: Udayrajpur, Ward No: 5

Sch No	Plot & Khatian Number	Details of Land
L1	LR Plot No:- 2449(Corresponding RS Plot No:- 1484), LR Khatian No:- 3302	Owner:যোয্যেব এটেট দি, Address:নিক, Classification:বাগান, Area:0.17000000 Acre.

Endorsement For Deed Number : I - 190403043 / 2017

On 24/03/2017

Certificate of Market Value (WB PLVI Rules of 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,49,094/-



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 29/03/2017

Presentation (Under Section 52 & Rule 22A(3)(b) of W.B. Registration Rules 1962)

Presented for registration at 19:30 hrs on 29-03-2017, at the Private residence by Mr AJIT KUMAR GHOSH, one of the Executants.

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

Execution is admitted on 29/03/2017 by 1. Mr AJIT KUMAR GHOSH, Son of Late SUSHIL CHANDRA GHOSH, 5, CHARAKDANGA ROAD, P.O: K G BOSE SARANI, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Retired Person, 2. Smt SHANTA GHOSH, Wife of Late ASIM KUMAR GHOSH, 6B, CHARAKDANGA ROAD, P.O: K G BOSE SARANI, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 3. Smt JOYASRI GHOSH, Wife of Late ASIT KUMAR GHOSH, HIRAPUR, P.O: CMPF, Thana: DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession Others

Indetified by Mr JAI KUMAR SURANA, , Son of Mr ABHAY SINGH SURANA, 3A, MANGO LANE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 29-03-2017 by Mr DHIRAJ KUMAR SURANA, A, M/S JUNIPER DISTRIBUTOR PYY LTD, 13, N.S ROAD, Block/Sector: B, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Indetified by Mr JAI KUMAR SURANA, , Son of Mr ABHAY SINGH SURANA, 3A, MANGO LANE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 01-04-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,589/- (A(1) = Rs 36,491/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 36,589/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/03/2017 12:00AM with Govt. Ref. No: 192016170055157091 on 29-03-2017, Amount Rs: 36,589/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 312525827 on 30-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,18,966/- and Stamp Duty paid by by online = Rs 2,18,966/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/03/2017 12:00AM with Govt. Ref. No: 192016170055157091 on 29-03-2017, Amount Rs: 2,18,966/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 312525827 on 30-03-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 03-04-2017

Certificate of Admissibility (Rule 43 WB Registration Rules 1962)

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,18,966/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 129230, Amount: Rs.100/-, Date of Purchase: 02/03/2017, Vendor name: A Sarkar



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 120935 to 120970
being No 190403043 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.04.18 17:04:32 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 18-04-2017 17:04:31
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)