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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to Registration. The fee and the endorsement are also the part of this document

[Signature]
Additional Registrar of Assurances-IV, Kolkata

3 APR 2017

DEED OF CONVEYANCE

THIS INDENTURE made this 29th day of MARCH, 2017

BETWEEN

[Handwritten notes on the left margin:]
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 29.3.17
 am 0-98677/17
 NW = 6547733/
 Additional Registrar of Assurances-IV, Kolkata
 no 794/17
 July 200-
 July 50-
 29/3/17

129227

Sold to Sudana - S Chowdhury Adv
 Address 61, O.P. O. Street Kar-1
 Value 1,00

- 2 MAR 2017

L.S.V., High Court
 Assn/lt Bar, Cal
 High Court, A.B



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ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA

20 MAR 2017

Identified by me
 Jai Kumar Suran, Advocate
 90 Sri Atmay Singh Suran
 3A, Hargobee Lane,
 Po: G/O. Ps: Hareestrad
 Kolkata - 700001
 F: 1257/2001

भारत निर्वाचन आयोग
भारत 43
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/22/155/102880



निर्वाचक : अमित कुमार घोष
Clector's Name : An Kumar Ghosh
प्राप्तक : सुधीर उग्र घोष
Father's Name : Suddhir Ugr Ghosh
लिंग/लिंग : पुरुष
जन्म तिथि : 20/08/1935
Date of Birth : 20/08/1935

Amit Kumar Ghosh

WB/22/155/192838

Date:

১ অক্টোবর ১৯৯৬ খ্রিঃ ১৫/০৮/৯৬
১৫/০৮/৯৬

Address:

১, CHARAKDANGA ROAD (KABRI
BUKHATA BARIANI), WARD NO-25,
KOLKATA MUNICIPAL CORPORATION,
NARHELDANGA, KOLKATA, 700043

Date: 02/03/01

১৫/০৮/৯৬

১৫/০৮/৯৬

Facsimile Signature of the Electoral

Registration Officer for

164-Balghata Constituency

১৫/০৮/৯৬

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AJIT KUMAR GHOSH
SUSHIL CHANDRA GHOSH

18/5/1935
PAN Card Account Number
ASEPG8096G


Signature



Ajit Kumar Ghosh

agreed to sell, not to purchase, etc.;
issues by the bank, or card on
this side, when the, &
with the bank's name.
1971, 341-411 000

If this card is lost / someone has used it,
Please inform / return to:
The Bank of America, N.A., 100
New York Avenue, Columbia,
Maryland 21046
Phone: (410) 326-1000



ELECTION COMMISSION OF INDIA

उपचुनन आयोग

IDENTITY CARD
परिचय पत्र

WB / 22 / 155 / 182480



Elector's Name
उपचुनन करने वाला
Father/Mother/
Husband's Name
पिता/माता/पति का नाम
Sex
लिंग
Age as on 1.1.1995
1.1.1995 तक की आयु

Ghosh Shanta
गोश शंता
Ashim Kr.
अशिम कुमार
F
स्त्री
49
50

Santa Ghosh

Address
6/B, Chankidanga Road(K.S.Baran),
Calcutta.

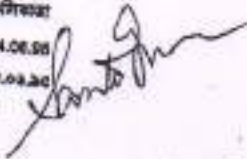
Date
১৫ জুন ১৯৬৬ (১৫.০৬.৬৬),
কলকাতা

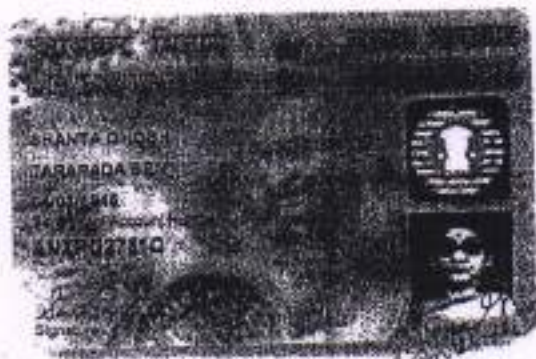


Facsimile Signature
Electoral Registration Officer
স্বাক্ষরিত

For ১৫৬ -Dedighata
১৫৬ -কলকাতা
Assembly Constituency
বিধানসভা কেন্দ্র

Place Calcutta
১৫৬ কলকাতা
Date 24.06.66
১৫.০৬.৬৬





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 ভারতের নির্বাচন কমিশন
 भारत की
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/24/163/240509




নির্বাচকের নাম : ধীরাজ কুমার সুরানা
 Elector's Name : Dhriti Kumar Surana
 পিতার নাম : চন্দ্র রতন সুরানা
 Father's Name : Chand Ratan Surana
 লিঙ্গ/সেক্স : পু' M
 জন্ম তারিখ : 28/10/1976
 Date of Birth : 28/10/1976

Dhriti Surana

WB/24/163/240509
 ঠিকানা:
 45 FLR-1, জটিন দাস রোড, লেক, কলকাতা-700029

Address:
 45 FLR-1, JATIN DAS ROAD, LAKE,
 KOLKATA-700029



Date: 28/11/2018
 100-স্মার্টকর্ড পুনঃ প্রেরণের জন্য নির্দেশ দেওয়া হয়েছে।
 অবিলম্বে প্রকৃত স্বাক্ষর।
 Facsimile Signature of the Electoral
 Registration Officer for
 100-Rashbehari Constituency

গুরুত্বপূর্ণ বিজ্ঞপ্তি: ঠিকানা পরিবর্তন হলে নির্দেশিত ফর্মটি পূরণ করে নির্দেশিত পত্রিকার মাধ্যমে নির্দেশিত ঠিকানাতে প্রেরণ করতে হবে।
 In case of change in address mention the Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.


 ভারতের নির্বাচন কমিশন
 भारत की
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/24/163/240509




নির্বাচকের নাম : ধীরাজ কুমার সুরানা
 Elector's Name : Dhriti Kumar Surana
 পিতার নাম : চন্দ্র রতন সুরানা
 Father's Name : Chand Ratan Surana
 লিঙ্গ/সেক্স : পু' M
 জন্ম তারিখ : 28/10/1976
 Date of Birth : 28/10/1976

WB/24/163/240509
 ঠিকানা:
 45 FLR-1, জটিন দাস রোড, লেক, কলকাতা-700029

Address:
 45 FLR-1, JATIN DAS ROAD, LAKE,
 KOLKATA-700029



Date: 28/11/2018
 100-স্মার্টকর্ড পুনঃ প্রেরণের জন্য নির্দেশ দেওয়া হয়েছে।
 অবিলম্বে প্রকৃত স্বাক্ষর।
 Facsimile Signature of the Electoral
 Registration Officer for
 100-Rashbehari Constituency

গুরুত্বপূর্ণ বিজ্ঞপ্তি: ঠিকানা পরিবর্তন হলে নির্দেশিত ফর্মটি পূরণ করে নির্দেশিত পত্রিকার মাধ্যমে নির্দেশিত ঠিকানাতে প্রেরণ করতে হবে।
 In case of change in address mention the Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

વેબ ડ્રોઇવર / PERMANENT ACCOUNT NUMBER

ANNP59697K



સર્વિસ

DHIRAJ KUMAR SURANA

પિત્ર ના નામ પર / FATHER'S NAME

CHAND RATAN SURANA

સર્વિસ ડેપી / DATE OF BIRTH

28-10-1976

સર્વિસ સહી / SIGNATURE



Dhiraj Kumar

સર્વિસ સહી / SIGNATURE



COMMISSIONER OF INCOME TAX, W.D.-18

Dhiraj Kumar

જો આ કાર્ડ / કોપી ના ઉપર કોઈ સંશય હોય તો કૃપા કરીને આ કાર્ડ / કોપી ના ઉપર / નીચેના સંપર્ક નંબરો પર સંપર્ક કરવાનું છે.

સંપર્ક નંબર - 709 080.

આ કાર્ડ / કોપી ના ઉપર કોઈ સંશય હોય તો કૃપા કરીને આ કાર્ડ / કોપી ના ઉપર / નીચેના સંપર્ક નંબરો પર સંપર્ક કરવાનું છે.

સંપર્ક નંબર : 709 080.

આ કાર્ડ / કોપી ના ઉપર કોઈ સંશય હોય તો કૃપા કરીને આ કાર્ડ / કોપી ના ઉપર / નીચેના સંપર્ક નંબરો પર સંપર્ક કરવાનું છે.

સંપર્ક નંબર - 709 080.

આ કાર્ડ / કોપી ના ઉપર કોઈ સંશય હોય તો કૃપા કરીને આ કાર્ડ / કોપી ના ઉપર / નીચેના સંપર્ક નંબરો પર સંપર્ક કરવાનું છે.

સંપર્ક નંબર - 709 080.



BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001
PHONE : 2245 8155/7233
IDENTITY CARD



Name.....
JAI KUMAR SURANA Advocate

Father's/Husband's Name.....
ABHAY SINGH SURANA

Asit Baran Basu
ASIT BARAN BASU CHAIRMAN EX-COMMITTEE

Arjun Kumar Sarkar
ARJUN KUMAR SARKAR CHAIRMAN

Card No.	C-1975
Address Recorded on the Roll	3A, MANGO LANE KOLKATA-700 001.
Present Address	- DO -
Enrolment No.	F / 1237 / 2001
Date of Enrolment	27.06.2001
Date of Birth	15.07.1960.
Date	13.5.08
	<i>[Signature]</i> Secretary/Assistant Secretary

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00

भारत सरकार
GOVERNMENT OF INDIA

ज्योत्सना घोष
Joytsna Ghosh
जन्म तिथि/DOB: 20/06/1950
महिला / FEMALE



9596 3713 5903

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता :
वर्धासिरी, गेट ए के बीच,
लेक रोड टोपबांधी, बॉटल
वॉर्ड के पास, धनबाद,
झारखण्ड - 826001

Address:
W/O Late A.K. Ghosh, Lake road
Bardhaman, Near water board,
Dhanbad, Jharkhand - 826001

9596 3713 5903

Aadhaar-Aam Admi ka Adhikar









Government of West Bengal

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



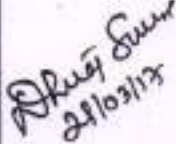
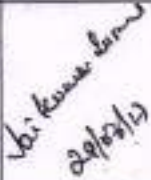
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19041000098677/2017

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		1710 	Ajit Kumar Ghosh 29/3/2017
2	Smt SHANTA GHOSH 6B, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Bellaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700085	Seller		1711 	Shanta Ghosh 29.3.2017
3	Smt JOYASRI GHOSH PARK MARKET, HIRAPUR, P.O:- CMPF, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN - 828001	Seller		1712 	Joyasri Ghosh 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, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Representative of Buyer [M/S. PLATINU M COMMOT RADE PRIVATE LIMITED]			
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:- GPC, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr AJIT KUMAR GHOSH, Smt SHANTA GHOSH, Smt JOYASRI GHOSH, Mr DHIRAJ KUMAR SURANA			

(Asit Kumar Joarder)
 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: Narleldanga, 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 PLATINUM COMMOTRADE PRIVATE LIMITED (PAN AAACP6650L), a company duly incorporated under the provisions of Companies Act, 1956, having its registered office at 99A, Park Street, 5th Floor, P.O & P.S Park street, Kolkata - 700 016 represented by its authorized signatory namely Mr. Dhraj 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 Platinum Commotrade Private Limited therein referred to as the Purchaser of the Second Part and Dillip 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. 7, Pages from 8776 to 8804 being No. 05799 for the year 2008, 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 11.55 decimal equivalent to 7 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)
990	2415, 2438 & 2439	3302	0.95 / 0.5746
991	2440	3302	6.11 / 3.7025
992	2440	3302	4.49 / 2.7229
		Total	11.55 / 7.0

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

B) 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.

- C) 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.
- D) 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 in R.S. Dag No. 990 corresponding to L.R. Dag Nos. 2415, 2438, 2439, the quantum of land shown as 0.95 satak whereas it should have been L.R. Dag Nos. 2437, 2438 & 2439 having an area of 4.14, 3.10 & 3.71 decimal totalling to 10.95 decimal and R.S. Dag No. 991 and 992 corresponding to 2440 had 10.60 decimals only whereas it should have been 0.60 satak in LR Dag No. 2440 .
- E) Accordingly the purchaser herein approached the vendors and on being enlightened by the purchaser and after perusing the records, the vendors admitted their mistake and agreed to re-execute an equal area of land admeasuring 11.55 decimal equivalent to 7 cottahs more or less in R.S. Dag No. 990 corresponding to L.R. Dag Nos. 2437, 2438 & 2439 having an area of 4.14, 3.10 & 3.71 decimal totalling to 10.95 decimal and R.S. Dag No. 991 and 992 corresponding to L.R. dag No. 2440 having an area of 0.60 decimal all appertaining to L.R. Khatian No.3302 in the same Mouza: Udairajpur in the district of North 24 Parganas.

F) 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 11.55 decimal equivalent to 7 cottahs and concur the sale executed in the said first deed admeasuring 11.55 decimal corresponding to 7 Cottah situate lying at 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) Behind Jessore Road North, District - North 24 Parganas, comprised in following Dag & Khatian Nos:

RS NO.	DAG NO	LR NO	DAG NO	L.R. Khatian	AREA (In Decimal)/ Cottah)
990		2437		3302	4.14/ 2.507
990		2438		3302	3.10/ 1.877
990		2439		3302	3.71/ 2.246
991 & 992		2448		3302	0.60/ 0.37
		Total			11.55/ 7.0

G) The consideration price for the entire land admeasuring 11.55 decimals as mentioned in the said first deed had been duly paid and received by the vendors at the time of the execution and registration of the said first deed. Accordingly, the vendors have agreed to execute the instant deed in favour of the purchaser herein without any further consideration as the entire consideration for 11.55 decimal of the land has already been received by the vendors as detailed in the memo of consideration of the said first deed.

H) Accordingly upon the request of the purchaser, 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 containing by estimation an area of 11.55 decimal equivalent to 7 cottahs situate lying at 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, comprised in following Dag & Khatian Nos:

RS NO.	DAG NO	LR NO	DAG NO	L.R. Khatian	AREA (In Decimal)/ Cottah)
990		2437		3302	4.14/ 2.507
990		2438		3302	3.10/ 1.877
990		2439		3302	3.71/ 2.246
991 & 992		2448		3302	0.60/ 0.37
		Total			11.55/ 7.0

absolutely and forever free from all encumbrances, charges, liens, lispendens, 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. 38,50,000/- being the total amount for 11.55 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 a sum of Rs. 38,50,000/- being the amount for 11.55 Decimal already paid in said first deed by the **PURCHASER** herein the **VENDORS** do and each of them doth hereby indefeasibly grant, convey and transfer, assign and assure unto and in favour of the **PURCHASER** **All That** the piece and parcel of land containing by estimation an

area of 11.55 decimal equivalent to 7 cottahs situate lying at J.L. No. 43, Mouza - Udalrajpur, 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, comprised in following Dag & Khatian Nos:

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990		2439	3302	3.71/ 2.246
991 & 992		2448	3302	0.60/ 0.37
		Total		11.55/ 7.0

more particularly mentioned and described in the **SCHEDULE** hereunder written free from all encumbrances, charges, liens, lispensens, 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, mortgages, 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** as 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 containing by estimation an area of 11.55 decimal equivalent to 7 cottahs situate lying at 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, comprised in following Dag & Khatian Nos:

RS NO.	DAG NO	LR DAG NO	L.R. Khatian	AREA (In Decimal)/ Cottah)
990	2437	3302	3302	4.14/ 2.507 (Bastu)
990	2438	3302	3302	3.10/ 1.877 (Bastu)
990	2439	3302	3302	3.71/ 2.246 (Bastu)
991 & 992	2448	3302	3302	0.60/ 0.37 (Bastu)
	Total			11.55/ 7.0

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. Apnbaluallakhi
aty and ant
Kolkata
2. Surajit Dutta
Madhyamgram
Barasat

1. *Apil Kumar Ghosh*

2. *Santosh*

3. *Jayasri Ghosh*

(Vendors)

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

GRN: 19-201617-005516273-1 Payment Mode: Online Payment
 GRN Date: 29/03/2017 11:58:59 Bank: HDFC Bank
 BRN: 312528672 BRN Date: 29/03/2017 00:00:00

DEPOSITOR'S DETAILS

Challan No. : 19041000098677/4/2017
(Query No./Query Year)
 Name : apurba mullick Phone No. : 9874313434
 Contact No. :
 E-mail :
 Address : 89/1 beltala road, Kolkata - 700029
 Applicant Name : Mr APURBA MALLICK
 Office Name :
 Office Address :
 Status of Depositor : Advocate
 Purpose of payment / Remarks : Stamp & Registration Payment No 4

PAYMENT DETAILS

Sl. No.	Challan No.	Particulars	Amount
1	19041000098677/4/2017	Mutual Registration Fee	0029-00-300-028-27 1112
2	19041000098677/4/2017	Property Registration-Registration Fees	0030-03-104-001-16 84325
3	19041000098677/4/2017	Property Registration- Stamp duty	0030-02-103-003-02 448611

In Words : Rupees Five Lakh Fifteen Thousand Forty Eight only **Total** 515048

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. *Arvind Kumar*
AKM
2. *Swarjit Dutta*
Madhyamgatum
Barasat -

Platinum Comtrade Pvt. Ltd.

Dhiraj Kumar Surana
 Authorized Signatory
 (PURCHASER)

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

MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned sum of Rs. 38,50,000/- being the amount already paid in said first deed dated 23rd May, 2008 being No. 05799 for the year 2008.

Witness:

Ambalenually
Nish

2. Sunjit Dutta
Madhyam gram
Barasat































1. Ajit Kumar Ghosh

2. Santanu












3. Joyanti Ghosh

SIGNATURE OF VENDORS.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
	 <i>Arif Sana Shah</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	 <i>Santa Ram</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	 <i>Tojasi Ghash</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/ Presentants						
	 Nazam Comrade P... <i>Nazam Comrade P...</i> Authorized Signatory						
		Little	Ring	Middle (Left Hand)		Fore	Thumb
							
		Thumb	Fore	Middle (Right Hand)		Ring	Little
		Little	Ring	Middle (Left Hand)		Fore	Thumb
		Thumb	Fore	Middle (Right Hand)		Ring	Little
		Little	Ring	Middle (Left Hand)		Fore	Thumb
		Thumb	Fore	Middle (Right Hand)		Ring	Little

Major Information of the Deed

Deed No.	I-1904-03048/2017	Date of Execution
Deed No. (with year)	1904-1000098677/2017	Date of Execution (with year)
Date of Execution	24/03/2017 6:03:26 PM	A.R.A. - IV KOLKATA, District: Kolkata
Applicant Name, Address & Other Details	APURBA MALLICK 64/1, BELTALA ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830211111, Status : Advocate	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Sale Price	Rs. 38,50,000/-	
Registered Sale Price	Rs. 64,22,733/-	
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

Sl. No.	LR No.	Plot No.	Area (Sq. Feet)	Area (Sq. Mtr)	Area of Land (Acres)	Sale Price (Rs.)	Market Value (Rs.)	Remarks
L1	LR-2437	LR-3302	Bastu	Bagan	4.14 Dec	12,00,000/-	22,58,184/-	Property is on Road
L2	LR-2438	LR-3302	Bastu	Bagan	3.1 Dec	10,00,000/-	16,90,911/-	Property is on Road
L3	LR-2439	LR-3302	Bastu	Bagan	3.71 Dec	12,00,000/-	20,23,638/-	Property is on Road
L4	LR-2448	LR-3302	Bastu	Bagan	0.6 Dec	4,50,000/-	4,50,000/-	Property is on Road
TOTAL :						38,50,000 /-	64,22,733 /-	
Grand Total :						38,50,000 /-	64,22,733 /-	

Seller Details :

Sl. No.	Name, Address, Place, Place with Pin, Signature
1	Mr AJIT KUMAR GHOSH (Presentant) Son of Late SUSHIL CHANDRA GHOSH 5, CHARAKDANGA ROAD, P.O:- K G BOSE SARANI, P.S:- Beliaghata, 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:- Beliaghata, 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 PARK MARKET, HIRAPUR, P.O:- CMPF, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN - 826001 Sex: Female, By Caste: Hindu, Occupation: House wife, 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

18/04/2017 Query No:-19041000098677 / 2017 Deed No :- 190403048 / 2017, Document is digitally signed.

Buyer Details :

Sl.No	Name/Address/Block/Sector/Local Address and Pincode
1	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED 89A, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700018 PAN No.:AAECP8650L Status :Organization

Representative Details :

Sl.No	Name/Address/Block/Sector/Local Address and Pincode
1	Mr DHIRAJ KUMAR SURANA Son of CHAND RATAN SURANA 13, N S ROAD, Block/Sector: B, P.O:- HOWRAH, P.S:- Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. PLATINUM COMMOTRADE PRIVATE LIMITED (as AUTHORIZED SIGNATORY)

Identifier Details :

Sl.No	Name/Address/Block/Sector/Local Address and Pincode
	Mr JAI KUMAR SURANA Son of Mr ABHAY SINGH SURANA 3A, MANGO LANE, P.O:- GPO, P.S:- Hare Street, Kolkata, 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 1.1		
Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KUMAR GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.38 Dec
2	Smt SHANTA GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.38 Dec
3	Smt JOYASRI GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.38 Dec
Transfer of property for 1.2		
Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KUMAR GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.03333 Dec
2	Smt SHANTA GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.03333 Dec
3	Smt JOYASRI GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.03333 Dec
Transfer of property for 1.3		
Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KUMAR GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.23667 Dec
2	Smt SHANTA GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.23667 Dec
3	Smt JOYASRI GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-1.23667 Dec
Transfer of property for 1.4		
Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KUMAR GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-0.2 Dec
2	Smt SHANTA GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-0.2 Dec
3	Smt JOYASRI GHOSH	M/S. PLATINUM COMMOTRADE PRIVATE LIMITED-0.2 Dec

Endorsement For Deed Number : I - 190403048 / 2017

Date: 29-03-2017

Digitally signed by Asit Kumar Joarder (M/2/2017) DN: cn=Asit Kumar Joarder, o=

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,22,733/-



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

Date: 29-03-2017

Digitally signed by Asit Kumar Joarder (M/2/2017) DN: cn=Asit Kumar Joarder, o=

Presented for registration at 19:38 hrs on 29-03-2017, at the Private residence by Mr AJIT KUMAR GHOSH , one of the Executants.

Digitally signed by Asit Kumar Joarder (M/2/2017) DN: cn=Asit Kumar Joarder, o=

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: Bellaghata, , 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: Bellaghata, , 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, PARK MARKET, HIRAPUR, P.O: CMPF, Thana: DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession House wife

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

Digitally signed by Asit Kumar Joarder (M/2/2017) DN: cn=Asit Kumar Joarder, o=

Execution is admitted on 29-03-2017 by Mr DHIRAJ KUMAR SURANA, AUTHORIZED SIGNATORY, M/S. PLATINUM COMMOTRADE PRIVATE LIMITED, 96A, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700018

Indetified by Mr JAI KUMAR SURANA, . . Son of Mr ABHAY SINGH SURANA, 3A, MANGO LANE, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, 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

18/04/2017

Payment of Stamp Duty

Certified that required Registration Fees payable for this document is Rs 64,325/- (A(1) = Rs 64,227/- ,E = Rs 14/- , J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 64,325/-
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: 192016170055162731 on 29-03-2017, Amount Rs: 64,325/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 312528872 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. 4,49,611/- and Stamp Duty paid by by online = Rs 4,49,611/-
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: 192016170055162731 on 29-03-2017, Amount Rs: 4,49,611/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 312528872 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

18/04/2017

Stamp Duty and Registration Fees Paid by Online Payment

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. 4,49,611/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 129227, 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 121146 to 121180
being No 190403048 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.04.18 17:08:58 +05:30
Reason: Digital Signing of Deed.

ASIT

(Asit Kumar Joarder) 18-04-2017 17:08:58
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)