

(28)

# भारतीय न्यायिक

भारत

कस  
रुपये

TEN  
RUPEES

रु. 10 RS. 10

INDIA

## INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

52AA 783142

Serial No. 11020

Serial No. 4606

Serial No. 1500

Serial No. 1200

Serial No. 16200

Serial No. 4608 26/10/12

Serial No. 4

Serial No. 20

Serial No. 16200

Serial No. 18600

Serial No. 4608

Serial No. 26/10/12

Signature: R. Chatterjee

26/10/12

Signature

26/10/12



REGISTRAR GENERAL OF INDIA  
CALCUTTA

*[Handwritten signature]*

REGISTRAR GENERAL OF INDIA  
CALCUTTA

2012 JUL 10 AM 10:10  
*[Handwritten signature]*

04013/2012

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

7909/12  
36-56-25A  
7/4/12



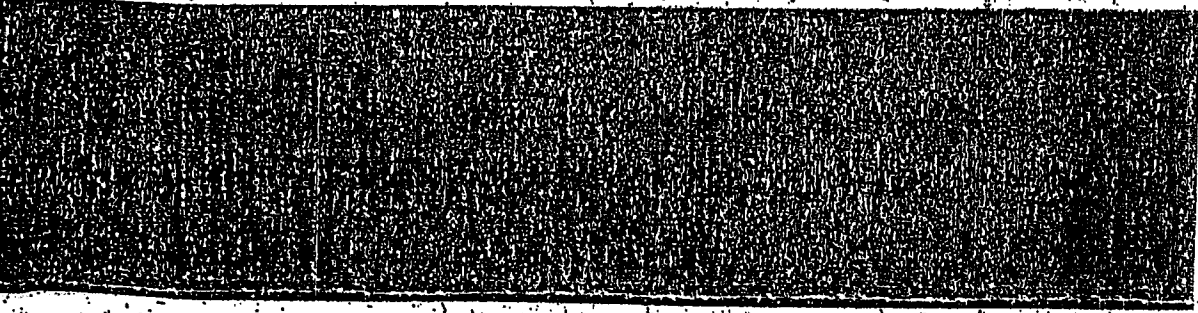
INDENTURE OF CONVEYANCE

This Indenture of conveyance is effected and executed at Kolkata, on this 7th day of April in the year Two Thousands Twelve (2012) A.D.

BY AND BETWEEN

Document is approved by Registrar of Assurances and an official stamp is placed thereon and the public is notified.

Signature





45431

Abhijit Gupta Adv.

G.O.P.O.S.

Vol-1

Ankur Kumar Sanchani

C-2436

*Rohit*

~~Rohit K. Sanchani~~

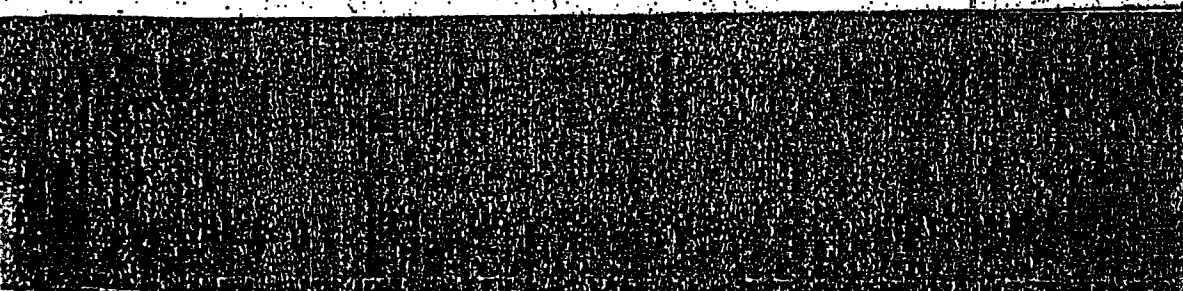
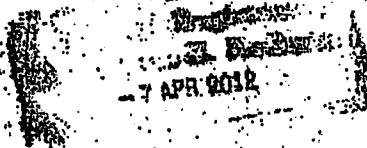
Express Bealtrada Pvt. Ltd.

Authorized Signatory

Internal Memo

C-2424

1. Durbhanga 2. by -  
Sanchani - Halmu  
St. Porishu Halmu  
Adhunik  
6, Old Post Office  
Street - 1st - J





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

Endorsement For Deed Number 1-04506 of 2012  
(Serial No. 04013 of 2012)

On

Payment of Fees:

On 07/04/2012

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

Presented for registration at 16.40 hrs on 07/04/2012, at the Private residence by Ashok Kumar Sekhani, Claimant

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

Execution is admitted on 07/04/2012 by

1. Naresh Chandra Saha, son of Late Kali Pada Saha, Rajarhat Road, Teghari, Kol. District-North 24-Parganas, WEST BENGAL, India, P.O. - Pin - 700157, By Caste Hindu, By Profession - Business

2. Ashok Kumar Sekhani  
Authorised Signatory, M/s Express Deultrade Pvt Ltd, 68/3/ 3 D, Bidhan Nagar Road, Kol. District-Kolkata, WEST BENGAL, India, P.O. - Pin - 700067.  
By Profession: Others

Identified By Somnath Habishyast, son of - , 6, Old Post Office Street, Kol, District-Kolkata, WEST BENGAL, India, P.O. - Pin - 700001, By Caste: Hindu, By Profession: Advocate.

(Ashok Kumar Dey)  
ADDL. REGISTRAR OF ASSURANCES-II

On 09/04/2012

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. 30,00,000/-

Certified that the required stamp-duty of this document is Rs. 210010/- and the Stamp duty paid is Impressive Rs. 100/-

(Ashok Kumar Dey)  
ADDL. REGISTRAR OF ASSURANCES-II

On 23/04/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under Article 17, Article number 23, 5 of Indian Stamp Act 1899.

(Ashok Kumar Dey)  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 1 of 2

23/04/2012 11:57:00





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

Endorsement For Deed Number : I - 04605 of 2012  
(Serial No. 04013 of 2012)

Payment of Fees:

Amount By Cash

Rs. 33080.00/-, on 23/04/2012

( Under Article : A(1) = 32989/- , E = 7/- , J = 55/- , M(a) = 25/- , M(b) = 4/- - on 23/04/2012 )

Deficit stamp duty

Deficit stamp duty Rs. 210010/- is paid 84998207/04/2012 State Bank of India, PARK STREET, I. received  
on 23/04/2012

( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II

Ad

23/04/2012 11:57:00

( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 2 of 2



NARESH CHANDRA SAHA, son of Late Kall Pada Saha, by Jain Hindu, by Occupation - Business, by Nationality- Indian, residing at Rajarini Road, Teghari, P.S. Bagulahi, Kolkata - 7000157, Dist. North 24 Parganas, West Bengal, hereinafter for the sake of brevity in these presents called, referred to and identified as the "OWNER/ VENDOR" (which term and /or expression shall unless contrary and/ or repugnant to the subject and/or context be deemed to mean, imply and include his respective heirs, successors, legal representatives, authorized representatives, executor, administrators, nominees and/or assigns) of the FIRST PART.

AND

M/S. EXPRESS DEALTRADE PRIVATE LIMITED, a private limited company incorporated within the meaning and under the provisions of the companies Act, 1956, having its registered office at, 68/3/3D, Bidhan Nagar Road Kolkata - 700067, having PAN NO AACCE4852H, hereinafter in these present for the sake of brevity called, referred to and identified as the "PURCHASER" (which term and or expression shall unless excluded by and /or repugnant to the subject or context or be deemed to mean, imply and include its successor and/or successors-in-office, Director, executors, administrators, authorized representatives, nominees in assigns) of the SECOND PART. Represented by *ASHOK KUMAR SEKHARI, Son of Suresh Chandra Sekharia (authn. and signing)*

WHEREAS:

- A) One Madhusudan Kundu by virtue of a registered deed of sale upon valuable consideration from its erstwhile owner Nur Mohammad Gani executed at Cossipore Dum Dum Sub registry office and entered in book No.1, being deed No.4980 for the year 1981 became the absolute and exclusive owner and possessor of land admeasuring 4 couths be il a little.



more or less in C.S. Dag No.142 corresponding to R. S. Dag No.144 appertaining to C.S. Khattar No.254 corresponding to R.S. Khattar No.180 within Mouza Aghara, J.L. No.10, Touzi No. 172, Re. Sa. No.133, P.S. Rajarhat now New Town, Dist. North 24 parganas. (hereinafter shall be referred to as the said property)

- B) The said Madhusudan Kundu was seized and possessed and otherwise sufficiently entitled to the said property and exercised his rights of exclusive ownership over the said property. subsequently on 05.06.1981 said Madhusudan Kundu sold, transferred and conveyed 2 cottahs of land out of the said property in favour of Shankar Kumar Ghosh by virtue of and operation of a registered deed of sale (Saf Bekroy Kobala) duly registered in the office of Cossipore Dum Dum, Sub Registry office recorded in Book No.1, volume No.130, pages 200 to 203 being deed No.5846 for the year 1981 and delivered physical and khas possession in respect of the said property.
- C) The said Shankar Kumar Ghosh again for valuable consideration sold, transferred and conveyed the aforesaid land measuring 2 cottah more or less to one Chabi Paul, wife of Sankar Paul vide a registered deed of Conveyance duly registered on 04.10.1989 in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No.1, Vol. No. 168, pages 445 to 452, being deed No.7678 for the year 1989.

WHEREAS in the aforesaid deed bearing No.7676 for the year 1989, executed by the said Sankar Kumar Ghosh in favour of the said Chabi Paul the R.S. Dag Number was wrongly noted 145 instead of actual R.S. Dag No. 144, the same rectified, by the strength of a Registered deed of Rectification, registered on



10.05.1995 in the office of the A.D.S.R. Bidhannagar, Salt Lake and recorded in Book No.1, Vol No.50, pages 189 to 192, being Deed No.2263 for the year 1995.

D. WHEREAS the said Chhabi Paul, then sold, transferred and conveyed the aforesaid land measuring 2 cottahs be it a little more or less in C.S. Dag No.142 corresponding to R. S. Dag No.144 appertaining to C.S. Khatian No.234 corresponding to R.S. Khatian No.180, L.R. Khatian No.470 within Mouza Athghara, J.L. No.10, Taluza No. 172, Ra. Sa. No.133, P.S. Rajarhat now New Town, Dist. North 24 parganas to Gouri Bakuli by the strength of a registered Deed of Conveyance duly registered on 18.10.1995 in the office of A.D.S.R. Bidhannagar, Salt Lake City and recorded in Book No.1, Vol No.91, pages 391 to 400, being Deed No.4169 for the year 1995.

WHEREAS the said Gouri Bakuli mutated her name in the record of the concerned Rajarhat Gopalpur Municipality in respect of the holding No.A/S/98/97.

E. The said Gouri Bakuli thereafter sold, transferred and conveyed the aforesaid schedule land measuring 2 cottah more or less to one Nares Chandra Saha, son of Late Kali Pada Saha the vendor herein vide a registered deed of Conveyance duly registered on 30.09.2011 in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No.1, Vol. No.19, pages 14576 to 14596, being deed No.11844 for the year 2011.

The owner/ vendor is presently seized and possessed of ALL THAT piece and parcel of SALI land ad-measuring 2 cottahs 0 chittaks 0 sqft be the same a little more or less lying and situate at Mouza Athghara, J.L. No.10 in C.S. Dag No.142 corresponding to R. S. Dag No.144 appertaining to C.S. Khatian No.234 corresponding to R.S. Khatian





No.186, L.R. Khatian No.470, Touzi No. 172, Re. 54, No.133, pargana  
Kalkapur, P.S. Rajarhat now New Town, A.D.S.R.O. Bidhannagar, Salt  
Lake City, within the local limits of Rajarhat Municipality, having  
Municipal Holding No.A/S/88/87, in Ward No.9 in the District of  
North 24 Parganas, West Bengal, Free from all encumbrances, charges,  
liens, lispendence, acquisitions, attachment, requisitions, barga right,  
debtors, wakfs, trusts, mortgages, vesting, liabilities etc. hereinafter  
shall be referred to as the said land more fully and particularly described  
in the schedule hereunder written. ( hereinafter shall be referred called  
and identified as the said land)

- F) That the purchaser herein approached the owner/ vendor for purchase of  
the said land and the owner /vendor agrees to sell and confirms the sale  
with the execution of these presents thereby and thereof surrendering,  
releasing, extinguishing and relinquishing each and every part thereof  
and all the respective right, title, interest and privileges over on and in  
respect of the said land to, for and in favour of the purchaser herein.
- G) The aforesaid contiguous Salt land admeasuring more or less 2 colahs  
and 0 chittaks 0 sqft. is under sale and/or the subject matter of sale by  
execution of these presents is hereafter called and referred to as the said  
land for the sake of brevity. The owner/vendor agreed to execute the  
Deed of conveyance and/or transfer and respect of the said land directly to  
for and in favour of the purchaser herein which the owner/vendor have  
agreed to do subject to the terms and condition hereinafter appearing. The  
purchaser has agreed to purchase and acquire the said land as mentioned  
in the schedule hereunder written, free from all encumbrances, charges,  
liens, lispendence, acquisitions, attachments, requisition barga right,  
debtors, wakfs, for a or upon consideration amounting to



Rs. 12,42,718/- only which shall be paid by the purchaser to the owner/vendor for sale and transfer of the said land as mentioned in the schedule hereunder written free from all encumbrances, charges, liens, liens, acquisition, attachment, requisition, barga rights, debittars, wakfs, Trust, mortgages, vesting etc. at or before the execution of this indenture the Owner/Vendor have assured and unqualifiedly represented to the purchasers as follows:

- I. That the owner/ vendor is the sole, exclusive and absolute owner of 2 cottah 0 chittak 0 sq. ft land which is more fully and particularly mentioned and described in the schedule below at the foot of these presents.
- II. That the said land is absolutely free from the all encumbrances, charges, liens, liens, acquisitions, attachments, requisitions, barga rights, debittars, wakfs, trusts, mortgages, vesting liabilities etc. whatsoever, howsoever.
- III. That the owner/ vendor have authentic and marketable title in respect of the said land and has the right, power and authority to sell.
- IV. That the said land is not subject to any notice and/ or proceedings of vesting, acquisition and/ or requisition and there are no proceedings initiated and or pending under the Estate Acquisition Act and/or Land Reforms Act Urban Land Ceiling and Regulation Act and/or any other Act.
- V. That the owner/ vendor has not entered into any agreement for sale, transfer and/ or lease, nor has created any interest of any third party into or upon the said land or any part or portion thereof.



- VI. That the owner/ vendor is in actual physical khas possession of the entirety of the said land and at present neither the owner/vendor nor any person authorized by them causes cultivation and/or farming on it.
- VII. That no person excepting owner/ vendor have any right of easement or any other right of way/ ingress/ egress of whatsoever or howsoever nature and character over, on and in respect of the said land.
- VIII. That there is no pending litigation and / or proceedings active or inactive in any court and/ or judicial forum and/ or statutory body in respect of the said land and/ or any part or portion thereof.
- IX. That there is no water body fishery, tank, pond, Bill, Doba etc actually present in the said land or present in the LR records or other statutory records.
- X. That the owner/ vendor have duly approved this deed of conveyance and sale of the said land to the purchaser above named and also the financial transaction as laid down in these presents.
- XI. That the owner/vendor has not executed any registered or unregistered Power Of Attorney in respect of the below schedule Property to, for and in favour of any person or persons till the execution of these presents.
- XII. That the no person or persons whatsoever have/had/has any right of preemption over and in respect of the said Property or any part thereof.
- XIII. That the no tax in respect of the said Property is due to the Rajarhat Gopalpur Municipality and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.
- XV. That the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.



2) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the purchaser has agreed to purchase and acquire the said land and but for the aforesaid representations the purchaser would not have otherwise agreed to acquire the said land nor would have parted with the amount of consideration as hereinafter stated.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

That in consideration of the aforesaid Agreement and a sum of Rs. 12,427/12 only of the lawful money of India well and truly paid by the purchaser to the owner/ vendor at or before the execution of these presents (the receipt whereof the owner/ vendor doth hereby and also by the receipt hereunder written admit and acknowledge the payment of the same and every part thereof doth hereby acquit release and discharge the purchaser the said land as mentioned in the schedule hereunder written, hereby intended to be sold, transferred and conveyed and doth hereby, irrevocably grant, sell, transfer, convey, assign and assure unto and to the purchaser all the said land ad-measuring 2 cottahs 0 chittaks 0 sqft be the same a little more or less lying and situate at Mouza Athghara, J.L. No. 10 in C.S. Dag No. 142 corresponding to R. S. Dag No. 144 appertaining to C.S. Khatian No. 284 corresponding to R.S. Khatian No. 180; L.R. Khatian No. 470, Tandi No. 172, Ra. Sa. No. 183, pargana Kalikapur, P.S. Rajarhat now New Town, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limits of Rajarhat Municipality, having Municipal Holding No. A/6/95/97, in Ward No. 9 in the District of North 24 parganas, West Bengal, more fully mentioned in the schedule hereunder written. OR HOWSOEVER OTHERWISE the said land or any part or portion thereof now is or was at any time or times heretofore was or were situated butted or bounded called, known, numbered, described or distinguished TOGETHER WITH all benefits and advantages of ancient and others rights, all yards, courtyards, areas, sewers, drains, ways, water course, ditches, fences, paths and enclosures.





privileges, walls, fences, advantages, appurtenances and appurtenances, whatsoever to the said land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof, now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said land and of any and every part thereof AND all the lineal incidence thereof AND all the estate right, title, interest, inheritance, possession, use /trust land, claims and demand whatsoever both at law and in equity of the owner/vendor into or upon and in respect of the said land or any every part thereof herein comprised and hereby sold, granted and transferred TOGETHER WITH all deeds, pattahs, muments and evidences of title, which in any wise exclusively relate to or concern the said land or any part or parcel thereof, which now are or hereafter shall or may be in the custody, power, possession or control of the owner/vendor or any person or persons from whom the owner/vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said land hereby granted sold, conveyed, transferred assigned, assured or expressed or intended so to be, with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demand, liabilities, trusts, attachments, acquisitions, requisitions and dependents whatsoever or howsoever.

**II THE OWNER/VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

a. That the Owner/Vendor is the absolute and lawful owner and well and sufficienty seized and possessed of and entitled to the said land and every part there of free from all encumbrances, charges and liabilities, of whatsoever nature.



b. That the Owner/Vendor has not at any time heretofore done or executed or knowingly suffered or party or privy to any act deed or thing hereby or by reason whereof the said lands hereby granted, sold, conveyed, transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the owner/vendor may or can be prevented from granting, selling, conveying, assigning and assuring the said land or any part thereof in the manner as aforesaid.

c. AND THAT NOTWITHSTANDING any act deed or thing by the Owner/Vendor done executed or knowingly suffered to the contrary the owner/vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said land hereby granted, sold, conveyed, transferred assigned, assured, or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same.

d. AND THAT NOTWITHSTANDING any such act deed of things whatsoever as aforesaid the Owner/Vendor now as in themselves good right, full and absolutely power to grant, sell, convey, transfer, assure, and assign the said land hereby granted, sold, conveyed, transferred and assured or expressed so to the use of the purchaser in the manner and on the conditions aforesaid,

e. And that the purchaser shall may at all times hereafter at its own costs charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from



or by the owner/ vendor or any person or persons lawfully or equitably claiming from under or in trust for the owner/ vendor.

f. And that the purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the owner/ vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, execution, prohibitions, restrictions, easements and stipendens whatsoever suffered or made or liabilities created in respect of the said land by the owner/ vendor or by any person or persons lawfully and equitably claiming from under or in trust for the owner/ vendor as aforesaid or otherwise.

g. And that the owner/ vendor never held and do not hold any excess vacant lands within the meaning of the Estate Acquisition Act, 1953 The Land Reforms Act 1955, and the Urban Lands (Ceiling and regulation) Act, 1976 and the said land/ property or any part or portion thereof has not and never been affected or vested under the Estate Acquisition Act, the Land Reforms Act and the Urban Lands Ceiling & regulation) Act, 1976 and that no certificate proceedings and/ or notice of attachment is subsisting under the Income Tax Act, 1961 and that no notice, which is or may be subsisting has been served on the owner/ vendor for the acquisition of the said land or any part thereof under the Land Acquisition Act, 1894 or under any law or acts and/ or Law rules made or framed there under and the owner/ vendor have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/ or rules for the time being enforced affecting the said lands or any part thereof AND THAT no suit and/ or proceeding is pending in any court



of law affecting the said property and/ or the said land or any part or portion thereof nor the same has been lying under any writ or attachment of any court or revenue authority AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any right, title, interest or estate whatsoever into or upon or over the said land or any part thereof from through under or in trust for the owner/ vendor shall and will from time to time and at all times hereafter at the request and costs of the owner/ vendor make, do, acknowledge and execute all such further and lawful acts, deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said land and every part thereof unto and to the use of the purchaser as shall or may be reasonable required.

b. And That all rates, taxes and other impositions, and/or outgoings including Khuzana and revenue payable in respect of the said land upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the owner/ vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the purchaser.

AND THIS DEED FURTHER WITNESSETH that the owner/ vendor has put the purchaser in complete peaceful vacant physical (Khas) possession of the said and that the purchaser shall be entitled to hold possess and enjoy the same as the absolute exclusive owner thereof absolutely and forever.

iii. AND THIS DEED FURTHER WITNESSETH and the owner/ vendor do hereby assure and covenant with the purchaser that in the event of there being any defect in the title it shall be the obligation of the owner/ vendor, to remedy and/ or cure such defects entirely at their own cost and the





owner/ vendor agreed to indemnify and keep the purchaser and/ or his directors saved, harmless and fully indemnified from and against all charges, claims, actions, suits and proceedings including litigation costs.

THIS DEED FURTHER WITNESSETH that under all circumstances the owner/vendor shall pay back the consideration amount in addition to damages along with interest if due in any whatsoever reason any defect in title of the said land is found or any pre existing acquisition proceedings leading to acquisition of the said land is found after the execution of this presents.

AND THIS DEED FURTHER WITNESSETH that the owner/ vendor has put the purchaser in complete peaceful vacant physical (Dhara) possession of the said and and that the purchaser shall be entitled to hold possess and enjoy the same as the absolute exclusive owner thereof absolutely and forever.

THE SCHEDULE ABOVE REFERRED TO:

(Description of land)

ALL THAT piece and parcel of BAILI land ad-measuring 2 cottaks 0 sqft be the same a little more or less lying and situate at Mouza Athghara, J.L. No.10 in C.S. Dag No.142 corresponding to R. S. Dag No.144 appertaining to C.S. Khatian No.234 corresponding to R.S. Khatian No.180 L.R. khatian No.470, Toudi No. 172, Re. Sa. No.133, pargana Kalkapur, P.S. Rajarhat now New Town, A.D.S.R.O. Bidhanagar, Salt Lake City, within the local limits of Rajarhat Municipality, having Municipal Holding No.A/6/38/97, in Ward No.9 in the District of North 24 parganas, West Bengal, together with all easement right, with electricity, water, sewerage connection. The annual proportionate rates is payable to the Collectorate of North 24 parganas on behalf of the Govt. of West Bengal. The land is hereby sold



with all easementary right, with all amenities, facilities and appendages and easements attached to the said land. The said land is bounded and bounded by

ON THE NORTH : By R.S. Dag No. 140.

ON THE SOUTH : By R.S. Dag No. 144 (P) & 8 ft. wide common passage.

ON THE EAST : By R.S. Dag No. 144 (P).

ON THE WEST : By R.S. Dag No. 144 (P).

The contents of this entire Deed of Conveyance is read over and explained to the owner/vendor in vernacular language before executing these presents.

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

SIGNED, SEALED AND DELIVERED

At KOLKATA in the presence of

WITNESSES:

1. Sh. Mohinuddin Ahmed  
of 131/3, Com. Ptn. Rajahat  
117-125

2. *[Signature]*  
R.D. 21 Rajahat  
K.C. P.S. Rajahat

*[Signature]*  
SIGNATURE OF THE VENDOR

Express Dealtrade Pvt. Ltd.

*[Signature]*  
Authorized Signatory  
SIGNATURE OF THE PURCHASER



Addl. District Sub Registrar  
Bidhan Nagar (Salt Lake City)

3.11.2022



Drafted by:  
*Avishk Gupta*  
Abhishek Gupta  
Advocate.

**MEMO OF CONSIDERATION**

RECEIVED of and from the within named Purchaser the within mentioned sum of Rupees *Ten lakh forty two thousand seven hundred eighty only* as and by way of consideration for sale of the above said land mentioned in the schedule hereinabove written in following manner:

| Bank                                | cheque no. | cheque date | Amount      |
|-------------------------------------|------------|-------------|-------------|
| P.N.B<br>Shakespeare Swam<br>Branch | 422913     | 7/19/2012   | 12,42,718/- |

*Munish Ch. Saha*  
SIGNATURE OF THE VENDOR

1. *Sri Mahindran. Arumal*

2. *[Signature]*



**SPECIMEN FORM FOR TEN FINGERPRINTS**



*INDRANIL CH. SINGH*

|             |      |        |      |       |
|-------------|------|--------|------|-------|
|             |      |        |      |       |
| Little      | Ring | Middle | Fore | Thumb |
| (Left Hand) |      |        |      |       |

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |



*Ashok Kumar Sankar*

|             |      |        |      |       |
|-------------|------|--------|------|-------|
|             |      |        |      |       |
| Little      | Ring | Middle | Fore | Thumb |
| (Left Hand) |      |        |      |       |

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

PHOTO

|             |      |        |      |       |
|-------------|------|--------|------|-------|
|             |      |        |      |       |
| Little      | Ring | Middle | Fore | Thumb |
| (Left Hand) |      |        |      |       |

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

PHOTO

|             |      |        |      |       |
|-------------|------|--------|------|-------|
|             |      |        |      |       |
| Little      | Ring | Middle | Fore | Thumb |
| (Left Hand) |      |        |      |       |

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 5319 to 5338  
being No 04806 for the year 2012.



*Abani Kumar Dey*  
(Abani Kumar Dey) 09-May-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

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26/10/12