

04468

R 04385/2014



12.10 km

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is submitted to registration, signature specimens and the endorsement sheets attached with this document are part of this document. Di 766938

R 9746/14

[Signature]
 District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas

13 JUN 2014 16 JUN 2014

THIS INDENTURE made this 13th day of June in the year Two Thousand Fourteen BETWEEN (1) SRI DIGBASAN BANERJEE, having Income Tax Permanent Account No. (PAN) "AEMPB4567K", (2) SRI DHURJOTI BANERJEE, having Income Tax Permanent Account No. (PAN) "ADXPB0562G", both sons of Radharaman Banerjee, both by Caste - Hindu, both residing at 3, Suren Tagore Road, Kolkata - 700 019, Police Station - Gariahat, (3) SRI SUBRATA BANERJEE son of Late Laxmi Narayan Banerjee, having Income Tax Permanent Account No. (PAN) "AHPPB8877Q", by Caste - Hindu, residing at Patak Para, P.S. Bishnupur,

ক্রমিক নং 3941 তারিখ 27-05-14
 মূল্য :- 1000/-
 ক্ষেত্র :- ARUN KUMAR BHAUMIK
 পেশা :- Advocate
 ঠিকানা :- Calcutta High Court
 কোমার :- Rangitpur
 লাইসেন্স নং
 কাশিপুর
 ভেভারের নাম - রঞ্জিতা পাল

রেজিস্ট্রেশন নং :-
 ডিউর :- 23 MAY 2014
 ডায়েরী নং :-
 ডায়েরী নং :- 25000

✓ 847111

Sunil Gaba



1782

13 JUN 2014



For Meridian Devcon Pvt. Ltd.

Sunil Gaba
 Director

1783



Subasen Banerjee 13 JUN 2014

for Self and as Constituted
 Attorney of Sri Bhurjib Banerjee
 and Sri Subrata Banerjee

District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 13 JUN 2014



1784

13 JUN 2014

Manish Trading Private Limited

Manish Kumar Sharda
 Director

Subscribed by on
 Dipankar Das
 Mr. Dipankar Das



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04385 of 2014
(Serial No. 04468 of 2014 and Query No. 1604L000009746 of 2014)

On 13/06/2014

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

Presented for registration at 18.10 hrs on :13/06/2014, at the Private residence by Sunil Gadia , one of the Executants.

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

Execution is admitted on 13/06/2014 by

1. Digbasan Banerjee, son of Radharaman Banerjee , 3 Suren Tagore Rd, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
 2. Sunil Gadia
Director, Meridian Devcon Pvt Ltd, Meridian Plaza 209 C R Avenue, District:-Kolkata, WEST BENGAL, India, Pin :-700006.
, By Profession : Business
 3. Sanjay Kumar Sharda
Director, Malinath Trading Pvt Ltd, B/13 Central Plaza 41 Bipin Behari Ganguly St, District:-Kolkata, WEST BENGAL, India, Pin :-700012.
, By Profession : Others
- Identified By Dipak Kumar Das, son of . , Alipore, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Digbasan Banerjee, son of Radharaman Banerjee , 3 Suren Tagore Rd, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Dhurjoti Banerjee 2. Subrata Banerjee is admitted by him.
Identified By Dipak Kumar Das, son of . , Alipore, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

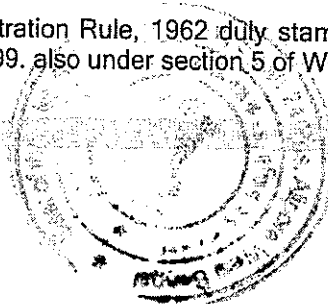
On 16/06/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04385 of 2014
(Serial No. 04468 of 2014 and Query No. 1604L000009746 of 2014)

Rs. 69625/- is paid , by the draft number 792872, Draft Date 13/06/2014, Bank Name State Bank of India, NAGERBAZAR DUM DUM, received on 16/06/2014

(Under Article : A(1) = 59994/- B = 9592/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/06/2014)

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.-54,54,600/-

Certified that the required stamp duty of this document is Rs.- 327287 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 327190/- is paid , by the draft number 792847, Draft Date 12/06/2014, Bank : State Bank of India, NAGERBAZAR DUM DUM, received on 16/06/2014

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



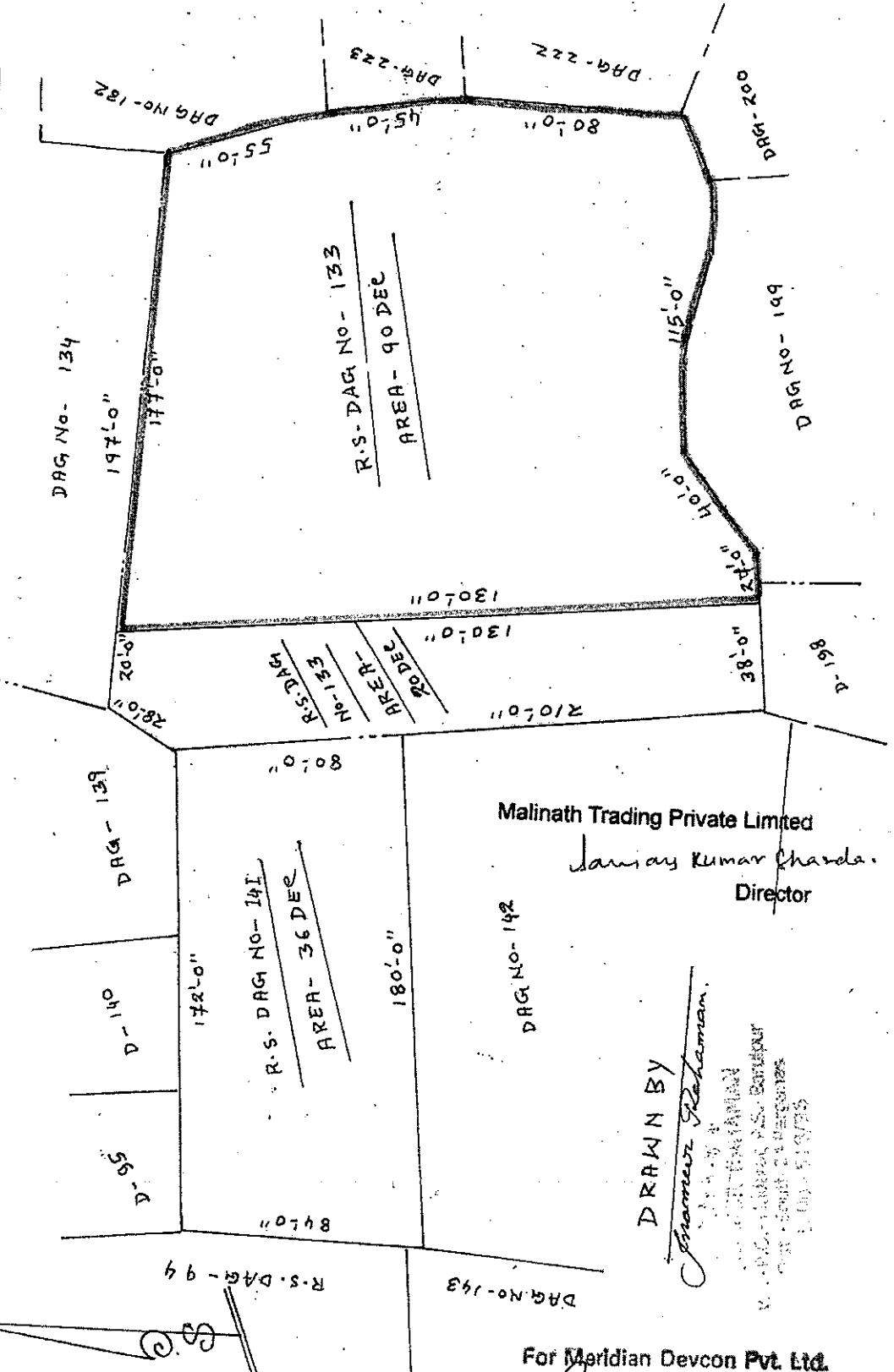
(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV

PLAN OF THE R.S. DAG NO- 133, 141, AT MOUKA- SULTAN PUR,
 J4 NO- 16, P.S- BARUIPUR, DIST- 24 PGS(S) UNDER MALICK PUR
 GRAM PANCHAYET. AREA OF LAND SHOWN IN RED

PLOT NO- 133 AREA- 90 DEC SCALE: 1"= 50'0"

PLOT NO- 133 & 141 AREA - (20 + 36) = 56 DEC



Malinath Trading Private Limited
 Jaijay Kumar Chanda.
 Director

DRAWN BY
 Shamer Rahman.

Shamer Rahman
 Surveyor
 P.O. Barui Pur, P.S. Barui Pur
 Dist. 24 PGS(S) Under Malick Pur
 Gram Panchayat
 10/11/2023

For Meridian Devcon Pvt. Ltd.
 Sunil Gaba
 Director

Dy. Basan Ranjan



[Signature]
Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
South 24 Parganas
13 JUN 2014

in the District of Bankura, presently 3, Suren Tagore Road, Kolkata – 700 019, all are by Occupation – Business, all are Indian Citizen, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators and agents) of the **FIRST PART**. The Vendor Nos. 2 and 3 herein, represented by their Constituted Attorney **SRI DIGBASAN BANERJEE**, the Vendor No. 1 herein, vide Power of Attorney dated 21.03.2012 registered at the office of the Addl. District Sub-Registrar Alipore, copied in Book No. IV, CD Volume No. 2, Pages 4495 to 4506, Being No. 00777 for the year 2012.

AND

MERIDIAN DEVCON PVT. LTD; a private limited company, having Income Tax Permanent Account No. (PAN) "**AAHCM1792M**", having its office at "Meridian Plaza", 4th floor, 209, C.R. Avenue, Kolkata – 700 006, represented by its Director viz; **SRI SUNIL GADIA** son of Ratan Lal Gadia, having Income Tax Permanent Account No. (PAN) "**AFOPG2202F**", by faith – Hindu, by Occupation – Business, residing at CF-71, Salt Lake City, Kolkata – 700064, Indian Citizen, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective successors-in-interest, agents and assigns) of the **SECOND PART**.



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AND

MALINATH TRADING PVT. LTD; having Income Tax Permanent Account No. (PAN) "AAECM1558L", a company incorporated under the Companies Act, 1956 having its registered office at B/13 2nd Floor, Central Plaza, 41, Bipin Behari Ganguly Street, Kolkata – 700 012, represented by its Director **SRI SANJAY KUMAR SHARDA** son of Late Kameshwar Prasad Sharda, having Income Tax Permanent Account No. (PAN) "AHWPS4375Q", by Cast – Hindu, by Occupation – Business, residing at P.O. Barajamda, in the District of Singhbhum (W), Pin – 833221, Jharkhand, Indian Citizen, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective successors-in-interest, agents and assigns) of the **THIRD PART**.

WHEREAS by a Deed of Conveyance dated 03.10.2008 registered at the office of the Addl. District Sub-Registrar Baruiipur, copied in Book No. I, CD Volume No. 26, Pages 4207 to 4233, Being No. 05869 for the year 2008, Smt. Saraswati Dey, sold, transferred and conveyed to Sri Digbasan Banerjee, Sri Dhurjoti Banerjee, Sri Subrata Banerjee, ALL THAT piece or parcel of land measuring an area 110 Satak out of 110 Satak comprised in R.S. Dag No. 133 under Khatian No. 314, L.R. Khatian No. 586, at Mouza – Sultanpur, Police Station – Baruiipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.



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AND WHEREAS Sri Digbasan Banerjee, Sri Dhurjoti Banerjee, Sri Subrata Banerjee, the Vendors herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 110.00 Satak out of 110 Satak comprised in R.S. Dag No. 133 under L.R. Khatian No. 586, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule hereunder written and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS the said Vendors have assured that ever since the date of the said deed the Vendors are in khas possession of the said land and are exercising absolute and exclusive ownership without any resistance disputes challenges and denial by any other person and are entitled to sell the same in their own decision.

AND WHEREAS Vendors have agreed to sell and the Confirming Party has agreed to purchase the said Land being All That Land piece or parcel of Sali Land containing in total an area 110 Satak out of 110 Satak situated within Mouza Sultanpur with Rayat Swatta Bisisto Sali Land comprised J. L. No. 16, R.S. No. 47 and Touji No. 250 and R.S. Dag No. 133, L.R. Khatian No. 586, within Mallikpur Gram Panchayat Pargana Modanmolla, P.S. & A.D.S.R. Baruipur District 24-Parganas (South) and fully described in the Schedule hereunder written at a price of Rs. 84,000/- (Rupees Eighty Four Thousand only) per cottah free from encumbrances mortgages, charges, claims, demands, disputes, liabilities, attachments, acquisitions, requisitions, leases, trusts, lispensens,



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whatsoever but subject to payment annual Land Khajana payable to the Collector of Collector of 24-Pargana South as hereinafter stated.

AND WHEREAS due to unavoidable circumstances the Confirming Party herein, not desirous to register the Deed of Conveyance in its favour and requested the Vendors to register the Deed of Conveyance in favour of the Purchaser, as nominee of the Confirming party and the said Vendor has agreed to sell and transfer the said lands in favour of the said purchasers on the terms and conditions contained in the said agreement dated 3rd May 2014, in one or more lots.

AND WHEREAS the said Vendors have assured the Purchaser as follows:-

- (a) That ever since the dates of the said registered conveyance, the said respective Vendors are absolutely seized and possessed of the said land and the Vendors have paid annual land revenue and have good right, full power and absolute right to sell the said land.
 - (b) That the said land is free from vesting under the West Bengal Land Reforms Act, 1955 and is not in excess of ceiling limit of holding land under the West Bengal Land Reforms Act, 1955.
 - (c) The said nature of land has always been and is still now 'Sali' and the nature of said land has never been changed.
-




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- (d) There is no right or interest of any Third Party as Bhagchasi / Bargadar / Jotedar or otherwise and the Vendors have maintained the nature and use of the said lands as sali.
 - (e) The Vendors shall duly pay and remain responsible to bear and pay land revenue and all other outgoings in respect of the said land upto the date of sale and transfer of the same and execution of the sale deed in respect thereof in pursuance of this Conveyance.
 - (f) Neither the said Vendors have entered into agreement for sale, mortgage, lease or transfer of the said land with any other person; nor have they received any consideration or advance money from any other person as part payment or otherwise for in respect of the said land.
 - (g) There are no disputes/litigations in respect of the said land either initiated or pending in any Court nor threatened/to be initiated by anybody.
 - (h) The Vendors do not/does not suffer from any restraint/inability/restriction in selling the said land as per this Conveyance.
 - (i) Save the said Vendors, no other person has any right claim interest in the said land.
-



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- (j) At or immediately before the execution of the sale deed/conveyance of the said land the Vendors shall give vacant and peaceful possession of the said land to the Purchaser.

AND WHEREAS on the basis of his said representations and assurances, the Vendors have agreed to sell and relying on the correctness thereof and believing the same to be true and correct the purchasers have agreed to purchase the said land and pay the consideration money and obtain the sale deed thereof.

AND WHEREAS the Vendors herein, have agreed to sell and the Confirming Party herein, has agreed to confirm and the Purchaser has agreed to purchase the said plot of land measuring an area 90.00 Satak out of 110 Satak comprised in R.S. Dag No. 133 under L.R. Khatian No. 586, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of Rs. 54,54,600/- (Rupees Fifty Four Lac Fifty Four Thousand Six Hundred) only. (Be it noted that the Vendors will get Rs. 45,81,800/- and the Confirming Party will get Rs. 8,72,800/-).

NOW THIS INDENTURE WITNESSETH THAT in the premises aforesaid and in consideration of the said sum of Rs. 54,54,600/- (Rupees Fifty Four Lac Fifty Four Thousand Six Hundred) only well and truly to the Vendors and the Confirming Party paid by the Purchaser at or with the execution of these presents (the receipt whereof the



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said Vendors and Confirming Party do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release and discharge the said Purchasers and the said land) THEY the said Vendors do hereby absolutely and indefeasibly grant convey transfer sell assure release and assign and Confirming Party hereby confirm unto and to the use of the said purchasers absolutely for ever free from all encumbrances, charges, claims, demands, liabilities, liens, trust, mortgages, lispences, attachments, acquisitions, requisitions, alignments, and leases All That Land piece or parcel of Sali Land containing in total an area 90 Satak out of 110 Satak situated within Mouza Sultanpur with Rayat Swatta Bisisto Sali Land comprised J.L. No. 16, R.S. No. 47 and Touji No. 250 and R.S. Dag No. 133, L.R. Khatian No. 586, within Mallikpur Gram Panchayat Pargana Modanmolla P.S. & A.D.S.R. Baruipur District 24-Parganas (South) fully described in the Schedule hereunder written and shown within RED border on the plan thereof hereto annexed and hereinbefore and hereinafter referred to as the said land TOGETHER WITH all the legal incidents thereof and TOGETHER WITH all easements, quasi-easements, privileges, appurtenances, appendages, liberties AND all the estate right title interest claim and demand whatsoever in Law and in equity of the said Vendors in to or upon the said Land hereby sold or any part thereof AND TOGETHER WITH all original title deeds and muniments exclusively relating thereto and every part thereof TO HAVE AND TO HOLD the same absolutely and for ever UNTO AND TO THE USE and benefit of the Purchasers as heritable and transferable estate free from all encumbrances, attachments, claims, demands, liabilities, mortgages, trusts, acquisitions, requisitions, alignments, restraints, restrictions, leases whatsoever BUT subject to the payment of annual land revenue thereof from the date hereof.



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The said Vendors do hereby covenant with the said purchasers as follows:-

1. That notwithstanding any act deed matter or thing whatsoever by the said Vendors made done committed executed or suffered to the contrary THEY the said Vendors have full right title and interest and absolute ownership of the said land and the said Vendors are absolutely seized and possessed and are well and sufficiently entitled to the said land hereby granted sold transferred conveyed assigned assured or expressed or intended so to be and every part thereof as for good, perfect and absolute and indefeasible estate of inheritance in fee simple in possession without any of condition use trust or power of revocation or any restraint or restriction whatsoever so as to alter change defeat encumber revoke or make void the same save that lands are subject to payment of annual land Khajana and that purchasers shall pay the annual land Khajana / revenue in respect of the said Land from the date hereof.

 2. AND THAT it shall be lawful for the purchasers from time to time and at all times hereafter peaceably and quietly to enter upon use occupy possess enjoy and hold the said Land hereby granted conveyed sold transferred assigned and assured with their appurtenances; and receive the rents issues and profits thereof and do all lawful acts / uses thereat and for their own use and benefit without any suit or lawful eviction, interruption, claim, demand and denial whatsoever from or by the Vendors or any
-



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person lawfully or equitably claiming or to claim by from under or in trust for them.

3. AND THAT free and clear and freed and cleared and absolutely acquitted exonerated and released or otherwise by and at the costs of the Vendors keep the said Lands and the said purchasers well and sufficiently saved defended kept harmless and indemnified from and against all and all manner of former and other estates titles troubles charges liens debts and encumbrances disputes whatsoever had, made, executed, occasioned or suffered by the Vendors and their predecessors-in-title.
 4. AND THAT the Vendors have not changed the nature and use of the land of the said Land A.N D that the said Land ever since the purchase thereof by the Vendors had been and is in khas possession use control and enjoyment of the Vendors without any interference claim dispute objections denial by any other person and also free from acquisition by the statutory authorities AND the Vendors had/have been paying land revenue etc. and exercising rights of absolute ownership.
 5. AND THAT the said Vendors shall always at the requests and costs of the purchaser make do and register and cause to be made done and registered all such further acts deeds and things that shall be required for more perfectly assuring transferring selling conveying and assuring the
-



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said Land in favour of the purchasers as shall be from time to time reasonably required by the purchasers.

THE SHCEULE ABOVE REFERRED TO:

All That piece or parcel of Sali Land containing an area 90 Satak out of 110 Satak situated within Mouza Sultanpur with Rayat Swatto Bisistto Sali Land comprised J.L. No. 16, R.S. No. 47 and Touji No. 250 and R.S. Dag No. 133, L.R. Khatian No. 586, within Mallikpur Gram Panchayat Pargana Modanmolla P.S. & A.D.S.R Baruipur District 24-Parganas (South). AND butted and bounded –

On the North	-	By Part R.S. Dag No. 134.
On the South	-	By Part R.S. Dag No. 199 and 200.
On the East	-	By Part R.S. Dag No. 222, 223, 182.
On the West	-	By Part R.S. Dag No. 133.

the situation of which Land is shown within red border on the annexed plan.



[Signature]
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IN WITNESS WHEREOF the parties hereto have signed and delivered this Agreement the day month and year first above written.

SIGNED AND DELIVERED by the VENDORS at Calcutta in the presence of:-

Sumon Rahman
Vill + P.O - Madaxat
P.S - Baraipur
Dist - 24 Pgs(S)

Dipankar Das
Adv.

Digbasan Banerjee
For Self and as Constituted
Attorney of Sri Dhrujoti
Banerjee and Sri Subrata
Banerjee.

SIGNED AND DELIVERED by the CONFIRMING PARTY at Calcutta in the presence of:-

Sumon Rahman
Vill + P.O - Madaxat
P.S - Baraipur
Dist - 24 Pgs(S)

Dipankar Das
Adv.

For Meridian Devcon Pvt. Ltd.
Smit Ghosh
Director


SIGNED AND DELIVERED by the PURCHASER at Calcutta in the presence of:-

Sumon Rahman

Dipankar Das
Adv.

Malinath Trading Private Ltd.
Jaiyay Kumar Sharda
Director




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Received of and from the within named Purchaser the within mentioned sum of Rs. 54,54,600/- (Rupees Fifty Four Lac Fifty Four Thousand Six Hundred) only as part payment of the consideration money as per memo below:-

Memo of Consideration

1) Paid by Cheque in favour of the Vendor.	Rs. 45,81,800.00
2) Paid by Cheque in favour of the Confirming Party.	Rs. 8,72,800.00
Total :	Rs. 54,54,600.00

(Rupees Fifty Four Lac Fifty Four Thousand Six Hundred) only

Witness :-

1. *Jamun Rahman.*

Debjit Banerjee
for Self and as Constituted Attorney
of Sri Dhrujoti Banerjee and Sri
Subrata Banerjee
SIGNATURE OF THE VENDORS

2. *Dipankar K. Das*
D.K.

for Meridian Devcon Pvt Ltd.
Sunil Guha
Director

SIGNATURE OF THE CONFIRMING PARTY

Drafted by: -

Arun K. Bhaumik
ARUN KUMAR BHAUMIK (Advocate)
Calcutta High Court,
Registration No. 905/1983
63/21, Dum Dum Road, Kolkata – 700 074
Surer Math, Dial 2560-2531.



[Signature]
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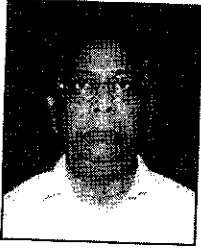

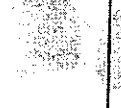


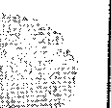



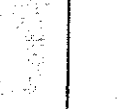

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SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO









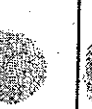


UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS












R.H. BOX - THUMB TO SMALL PRINTS

 <i>Digbasan Banerjee</i>	LH.					
	RH.					

ATTESTED: *Digbasan Banerjee*

 <i>Janying Kumar Sharda</i>	LH.					
	RH.					

ATTESTED: *Janying Kumar Sharda*

 <i>Sunil Gadia</i>	LH.					
	RH.					

ATTESTED: *Sunil Gadia*



[Signature]
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South 24 Parganas
13 JUN 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 669 to 687
being No 04385 for the year 2014.



(Tridip Misra) 17-June-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

