

07147/12

07884/12



11/2/2012

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
22/8/12  
8-15/2012  
M. V. 537/2012

M 997242

Certified that the Document is properly  
Registration The Signature sheet and the  
endorsement sheets attached to this document  
are the part of this Document

Additional Registrar  
of Assurances-I, Kolkata:

22-8-12

THIS INDENTURE OF CONVEYANCE made this 22<sup>nd</sup> day of Aug  
August Two Thousand and Twelve BETWEEN DEBDUTTA SEN son of Late  
Amiya Nath Sen residing at 10/2 S. R. Das Road, P. S. Tollygunge, Kolkata-700026 having  
PAN ALDPS1560K hereinafter referred to as "the VENDOR" (which expression unless

*(Signature)*

*(Signature)*

667 35

DSP LAW ASSOCIATES  
4D N...  
1B & 2... Street,  
Kolkata - 700001

NAME  
ADD...  
Rs.....  
14 AUG 2012  
SURANJAN...  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K... Rev... K...

14 AUG 2012

14 AUG 2012

Identified by me  
Subhan Nankar  
S/o. Madan Nankar  
2, Hara Street  
Kol - 700001.  
Service.





ADDITIONAL REGISTRAR  
INSURANCES - I, KOLKATA  
22 AUG 2012

excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART AND PANCHSHREE DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700 017 having PAN:AAGCP4207R represented by its Director Shri Mahesh Karnani son of Late Shew Kumar Karnani hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and assigns) of the **OTHER PART**:

**WHEREAS:**

A. By the following three several Indentures of Conveyance all dated 30<sup>th</sup> November 1981 and registered with the District Registrar at Alipore, one Ajoy Nath Sen purchased **ALL THAT** the pieces or parcels of land containing a total area of 1.41 acres more or less comprising of (a) the entire R.S. Dag No. 27 recorded in R.S. Khatian No. 544 (formerly 388) (formerly C.S. Dag No. 26 recorded in C.S. Khatian No. 388) measuring 0.29 acres, (b) the entire R. S. Dag No. 29 recorded in R.S. Khatian No. 452 (formerly C.S. Dag No. 28 recorded in C. S. Khatian No. 388) measuring 0.09 acre, (c) the entire R.S. Dag No. 30 recorded in R.S. Khatian No. 544 (formerly 388) (formerly C.S. Dag No. 29 recorded in C.S. Khatian No. 388) measuring 0.10 acre, (d) the entire R.S. Dag No. 37 recorded in R.S. Khatian No. 349 (formerly C.S. Dag No. 36 recorded in C.S. Khatian No. 349) measuring 0.08 acre, (e) the entire R.S. Dag No. 40 recorded in R.S. Khatian No. 349 (formerly C.S. Dag No. 39 recorded in C.S. Khatian No. 349) measuring 0.18 acre, (f) divided and demarcated portion measuring 0.56 acre out of 0.70 acre comprised in R.S. Dag No. 41 recorded in R.S. Khatian Nos. 362 and 366 (formerly C.S. Dag No. 40 recorded in C.S. Khatian No. 362) and (g) divided and demarcated portion measuring 0.11 acre out of 0.16 acre comprised in R.S. Dag No. 42 recorded in R. S. Khatian No. 362 and 366 (formerly C.S. Dag No. 41 recorded in C.S. Khatian Nos. 362) all in Mouza – Baikunthapur, J.L. No. 36 under Police Station – Baruipur, in the District of South 24-Parganas (hereinafter collectively referred to as "the **1.41 Acre Property**"):-

- (i) Indenture of Conveyance registered in Book No. I, Volume No.397, Pages 122 to 131, Being No. 12957 for the year 1981, whereby one Sachindra Nath Nandi for the consideration mentioned therein sold conveyed and transferred his entire one-third undivided part or share of and in the 1.41 Acre Property absolutely and forever;
- (ii) Indenture of Conveyance registered in Book No. I, Volume No.397, Pages 132 to 141, Being No. 12958 for the year 1981 whereby one Ramendra Nath Nandi for the consideration mentioned therein sold conveyed and transferred



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- his entire one-third undivided part or share of and in the 1.41 Acre Property absolutely and forever;
- (iii) Indenture of Conveyance registered in Book No. I, Volume No.397, Pages 142 to 151, Being No. 12959 for the year 1981 whereby one Prodyut Kumar Nandi and Bidyut Kumar Nandi for the consideration mentioned therein sold conveyed and transferred their entire one-third undivided part or share of and in the 1.41 Acre Property absolutely and forever.
- B. The said Ajoy Nath Sen thus being absolutely seized and possessed of the said 1.41 Acre Property died on 16<sup>th</sup> October 2003 after making and publishing his Last Will and Testament dated 20<sup>th</sup> September 1996 whereby and whereunder he appointed Debductta Sen, the Vendor herein, as his Sole Executor and gave devised and bequeathed, amongst other properties, the said 1.41 Acre Property unto and to the Vendor herein.
- C. The Vendor herein as the Sole Executor appointed by the said Will of Ajoy Nath Sen applied for Probate of the said Will and the same was granted to him on 19<sup>th</sup> April 2004 by the Court of the District Delegate at Alipore in Probate Case No. 343 of 2003.
- D. The Vendor herein by his own acts assented and consented to be bequests and legacies contained in the said Will of Ajoy Nath Sen and made over the said 1.41 Acre Property to himself being the sole beneficiary thereof.
- E. By an Indenture of Conveyance dated 23<sup>rd</sup> February 2012 made between A. N. Instruments Private Limited therein referred to as the Vendor of the One Part and the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No. 4 Pages from 5130 to 5144 Being No. 1637 for the year 2012, the said A. N. Instruments Private Limited has for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein **ALL THAT** the piece or parcel of land containing an area of 0.11 acre or 6.7 Cottah be the same a little more or less situate lying at and being the entire R.S. and L.R. Dag No. 39 recorded in R.S. Khatian No.349, L. R. Khatian No(s). 365 (formerly C.S. Dag No. 38 recorded in C.S. Khatian No. 349) in Mouza Baikunthapur, J. L. No.36, under Police Station Baruipur in the District of South 24 Parganas (hereinafter referred to as "the **0.11 Acre Property**) absolutely and forever.
- F. The said 1.41 Acre Property and the said 0.11 Acre Property are hereinafter collectively referred to as "the **Larger Property**".



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- G. By an Indenture of Conveyance dated 24<sup>th</sup> February, 2012 made between the parties hereto and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No. 4 Pages 5169 to 5184 Being No. 1639 for the year 2012, the Vendor has for the consideration therein mentioned sold conveyed and transferred to Panchshree Dealer Private Limited **ALL THAT 5%** (equivalent to 1/20<sup>th</sup>) undivided part or share of and in the said Larger Property, absolutely and forever.
- H. The Vendor became fully seized and possessed of and well and sufficiently entitled as the sole and absolute owner of the 19/20<sup>th</sup> undivided part or share of and in the Larger Property and in khas vacant peaceful possession thereof and is paying khajana to the Government of West Bengal in respect thereof.
- I. The Vendor being in need of funds to meet its requirements and for various other reasons once again approached the Purchaser for the sale of **ALL THAT 13/140th** undivided part or share of and in the piece or parcel of land comprised in R.S. Dag Nos. 27, 39 and 40 recorded in R.S. Khatian Nos. 544 (formerly 388), and 349 (subsequently numbered as L.R. Dag No. 27, 39 and 40 in the recent Records of Rights published under the West Bengal Land Reforms Act, 1955 recorded in L. R. Khatian Nos. 365 and 366) containing a total area of 0.58 acre more or less together with like share of and in all structures and appurtenances thereof all morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the said Property") free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities of whatsoever or howsoever nature and with complete vacant peaceful possession thereof at or for a total consideration of Rs.5,37,000.00 (Rupees five lacs thirty-seven thousand) only.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.5,37,000.00 (Rupees five lacs thirty-seven thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto and to the Purchaser **ALL THAT 13/140th** undivided part or share of and in the piece or parcel of land containing an area of 0.58 acre more or less comprised in R.S. and L.R. Dag No. 27, 39 and 40 recorded in R.S. Khatian No. 544 (formerly 388), and 349, L. R. Khatian Nos. 365 and 366 in Mouza Baikunthapur, J. L. No.36, under Police Station Baruipur in the



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District of South 24 Parganas together with like part or share of and in all buildings and structures thereon morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID SHARE IN THE SAID PROPERTY**" **TOGETHER WITH** like share in all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, boundary wall on all sides areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim easement quasi easement privileges and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or his predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances, charges, conditions, uses, trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor hath not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties



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benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

- (iii) **AND THAT** notwithstanding any act deed matter or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or his predecessors-in-title;
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by them and every person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever created made done or suffered by the Vendor or any person or persons claiming as aforesaid or his predecessors-in-title;
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and



  
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will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

**III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-**

- a) **THAT** the said property or any portion thereof is not affected by any attachment including the attachment under any Certificate Case or any proceedings against them or any of them started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is not Certificate Case or proceedings against the Vendor for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any Acts for the time being in force.
- b) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any portion thereof is not affected by any notice or scheme of alignment of the Kolkata Metropolitan Development Authority or any other authority under the West Bengal Town and Country (Planning & Development) Act, 1979 or Highway Authority or Railway Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND FURTHER THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or the West Bengal Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or otherwise under any other Act or law for the Vendor to grant sell convey transfer assign and assure the properties benefits and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser.






  
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- e) **AND THAT** the Vendor represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has, until the sale of a part share to Panchshree Dealer Private Limited, been in uninterrupted exclusive ownership and possession and enjoyment of the Vendor and its predecessors-in-title recited above for last more than thirty one years without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendor hereinabove, the Vendor to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the above representation or assurances being found to be false.
- f) **AND THAT** all rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

**ALL THAT** 13/140th undivided part or share of and in piece or parcel of "bagan" land containing an area of 0.58 acre be the same a little more or less together with like share in the residential rooms on part thereof more or less situate lying at and being R.S. and L.R. Dag Nos. 27, 39 and 40 recorded in R.S. Khatian No.544 (formerly 388), and 349, L. R. Khatian No(s). 366 and 365 (formerly C.S. Dag No. 26, 38 and 39 recorded in C.S. Khatian No. 388 and 349) in Mouza Baikunthapur, J. L. No.36, R.S. No. 292, Touzi No. 63/64 Pargana Magura within Hariharpur Gram Panchayet under Police Station Baruipur in the District of South 24 Parganas as described hereinafter.

C. S. Dag and Khatian No.	R. S. Dag and Khatian No.	L R Dag and Khatian NO.	Total Area in Dag	Undivided corresponding area being subject matter of sale
Dag 26, Khatian 388	Dag 27, Khatian 544 (formerly 388)	Dag 27, Khatian No. 366	0.29 acre	0.0269 acre

*lfe*

*SA*



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**ADDITIONAL REGISTRAR  
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Dag 38, Khatian 349	Dag 39, Khatian 349	Dag 39, Khatian No. 365	0.11 acre	0.0102 acre
Dag 39, Khatian 349	Dag 40, Khatian 349	Dag 40, Khatian No. 366	0.18 acre	0.0167 acre

The entirety of the said Dag Nos. 27, 39 and 40 are together delineated in the plan annexed hereto duly bordered thereon in "RED" butted and bounded as follows.

On the North : Partly by Dag No. 28 and partly by Dag No. 29;  
 On the South : Partly by Dag No. 26 and Partly by Dag No. 41;  
 On the East : By portions of Dag Nos. 29 and 38; and  
 On the West : By Dag No. 26 and Dag No. 25.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that 13/140th undivided part or share of and in the said Property described above is equivalent to undivided 0.0538 acre or 3.258 Cottah more or less and the like share in the residential rooms is equivalent to undivided 100 Square feet more or less.

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

**SIGNED SEALED AND DELIVERED** by the withinnamed **VENDOR** at Kolkata in the presence of:

- ① N. Karnani
- ② Pratik Bagona  
Advocate

*Debutta Sen*  
(DEBUTTA SEN)

**SIGNED SEALED AND DELIVERED** by the withinnamed **PURCHASER** at Kolkata in the presence of:

- ① N. Karnani  
(N. Karnani)  
52A Shakespeare Sarani  
Kolkata - 700017
- ② Pratik Bagona  
Advocate  
c/o DSP Law Associates  
Advocates  
4D NICCO House  
18 & 2 More Street  
K-01

PANCHSHREE DEALER PVT. LTD.

*M. Karnani*  
Director  
(CHAHESH KARNANI)



*[Handwritten signature]*  
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**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** by the withinnamed Vendor the withinmentioned sum of Rs.5,37,000.00 (Rupees five lacs thirty-seven thousand) only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

- |    |  |                      |
|----|--|----------------------|
| 1. | By Cheque No. 545714 dated 28-03-2012 drawn on Bank of Baroda, Tollygunge Branch, Kolkata for ...  | Rs.5,00,000/-        |
| 2. | By Cheque No. 470702 dated 13-08-2012 drawn on Karnataka Bank, Park Street Branch, Kolkata for ... | <u>Rs. 37,000/-</u>  |
|    | Total:   | <u>Rs.5,37,000/-</u> |

(Rupees five lacs thirty-seven thousand) only

*Debdutta Sen*  
(VENDOR)  
(DEBDUTTA SEN)

**Witnesses:**

- ① N. Karnani  
(Nikhil Karnani)  
② Ratik Bagaria

**Drafted by me:**

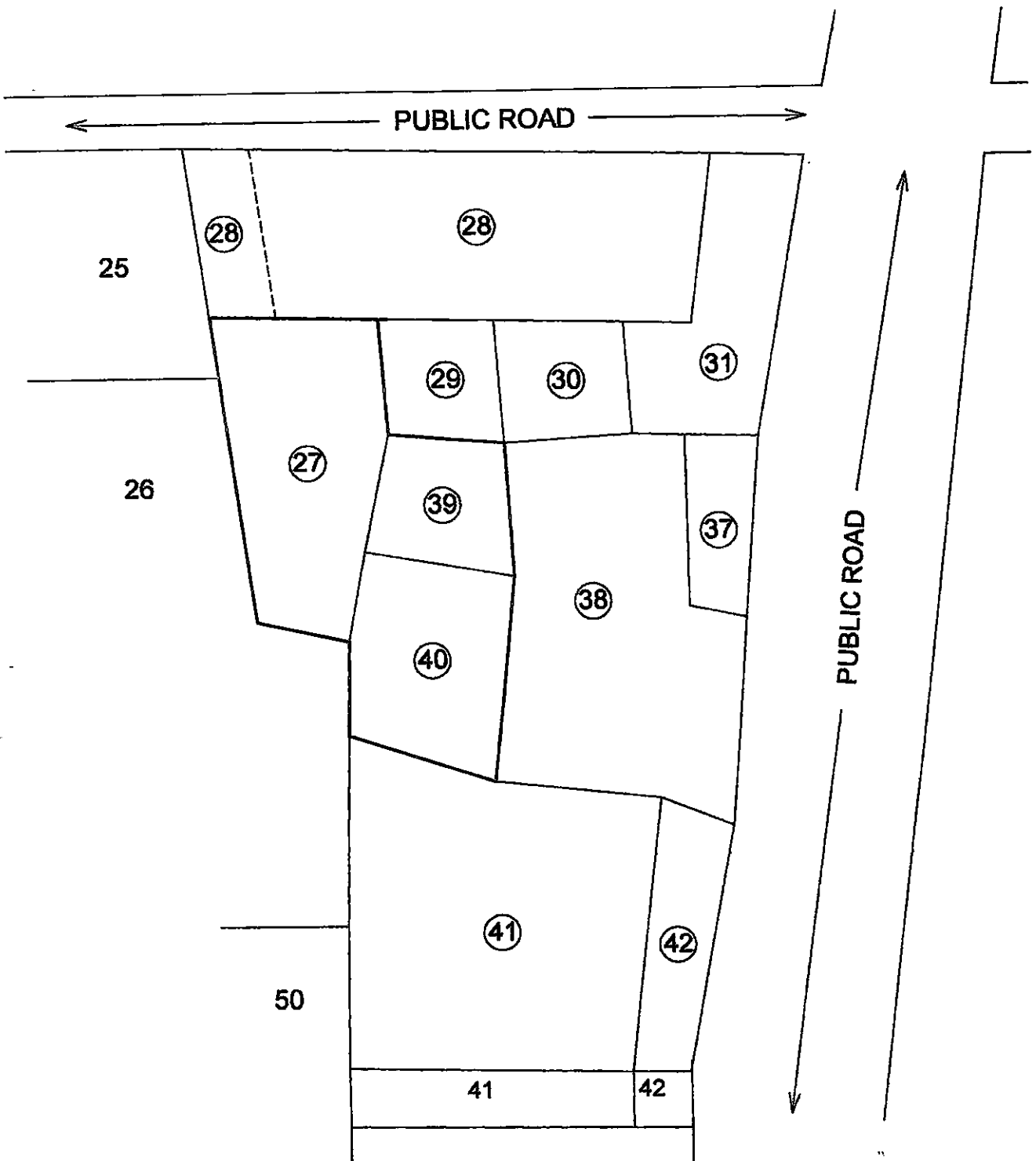
*Ratik Bagaria*  
Advocate,  
for DSP Law Associates  
Advocates,  
4D Nicco House, 1B & 2 Hare  
Street, Kolkata-700001



*[Handwritten signature]*  
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**PLAN SHOWING R.S DAG NOS. - 27,28,29,30,31,37,38,39,40,41 & 42 AT MOUZA - BAIKUNTHAPUR, J.L. NO. - 36, POLICE STATION - BARUIPUR, 24 - PARGANAS (SOUTH).**

NOT TO SCALE






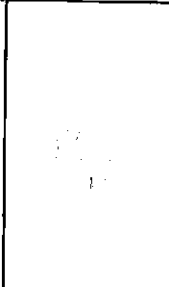
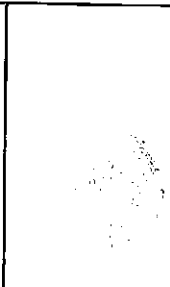
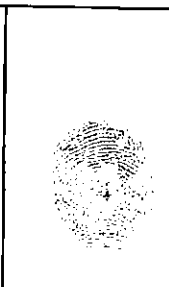
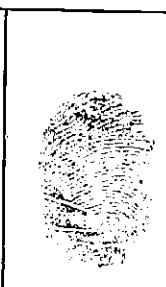




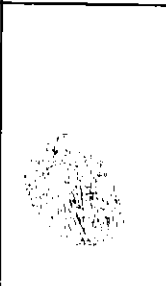
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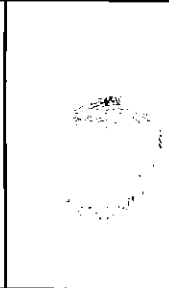

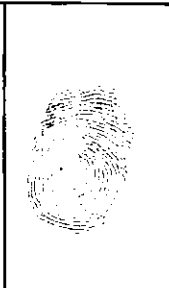
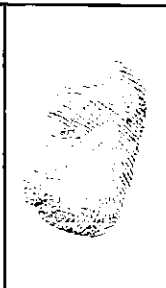

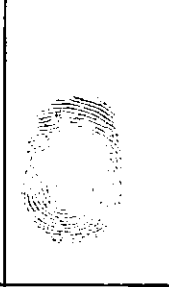
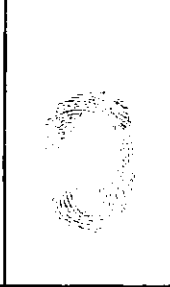
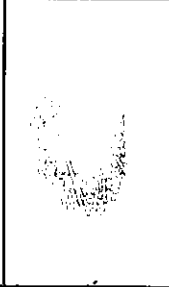

*H. Kanwar*  
Director

DAG NO.	LAND AREA OF SUBJECT PROPERTY (ACRES)
27	0.29
39	0.11
40	0.18
<b>TOTAL</b>	<b>0.58</b> (OF WHICH 13/140TH SHARE IS SUBJECT MATTER OF SALE)



  
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22 AUG 2017

<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
<b>(Right Hand)</b>					

<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
<b>(Right Hand)</b>					



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22 AUG 2017





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

**Endorsement For Deed Number : I - 07882 of 2012**  
**(Serial No. 07147 of 2012)**

**On**

**Payment of Fees:**

**On 22/08/2012**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 22/08/2012

Amount by Draft

Rs. 6005/- is paid , by the draft number 883798, Draft Date 21/08/2012, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 22/08/2012

( Under Article : A(1) = 5907/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 22/08/2012 )

**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.-5,37,902/-

Certified that the required stamp duty of this document is Rs.- 26915 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 26915/- is paid 88379621/08/2012 State Bank of India, SHAKESPEAR SARANI, received on 22/08/2012

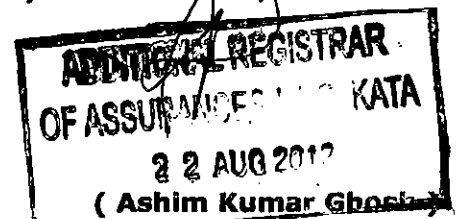
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.12 hrs on :22/08/2012, at the Office of the A.R.A. - I KOLKATA by Mahesh Karnani ,Claimant.

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

Execution is admitted on 22/08/2012 by

1. Debductta Sen, son of Lt. Amiya Nath Sen , 10/2, S. R. Das Road, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others



**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**

**EndorsementPage 1 of 2**

**22/08/2012 14:17:00**



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

**Endorsement For Deed Number : I - 07882 of 2012**

**(Serial No. 07147 of 2012)**

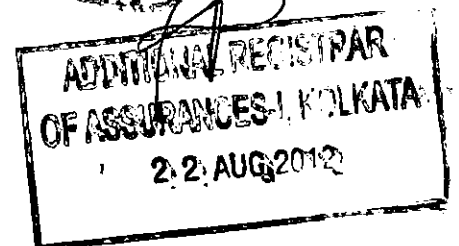
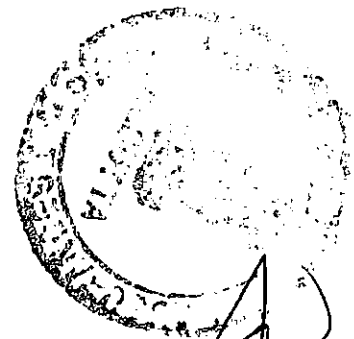
2. Mahesh Karnani

Director, Panchshree Dealer Pvt. Ltd., 304, Chandan Niketan, 52 A, Shakespear Sarani, Kolkata,  
Thana:-Beniapukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017.  
, By Profession : Others

Identified By Subhas Naskar, son of Madan Naskar, 2, Hare Street, Kolkata, Thana:-Hare Street,  
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession:  
Service.

( Ashim Kumar Ghosh )

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



( Ashim Kumar Ghosh )


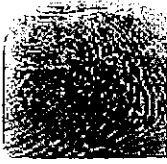
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

22/08/2012 14:17:00





EndorsementPage 2 of 2

**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 07147 / 2012**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Mahesh Karnani 304, Chandan Niketan, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	 22/08/2012	 LTI 22/08/2012	<i>M. Karnani</i> 22-08-12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Debdutta Sen Address -10/2, S. R. Das Road, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 22/08/2012	 LTI 22/08/2012	<i>Debdutta Sen</i>
2	Mahesh Karnani Address -304, Chandan Niketan, 52 A, Shakespear Sarani, Kolkata, Thana:-Beniapukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	Self	 22/08/2012	 LTI 22/08/2012	<i>M. Karnani</i>

**Name of Identifier of above Person(s)**  
Subhas Naskar  
2, Hare Street, Kolkata, Thana:-Hare Street, P.O. :-  
,District:-Kolkata, WEST BENGAL, India, Pin :-700001

**Signature of Identifier with Date**

*Subhas Naskar*  
22.08.2012.



**ADDITIONAL REGISTRAR**  
**OF ASSURANCES KOLKATA**  
22 AUG 2012

**(Ashim Kumar Ghosh)**  
**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**  
**Office of the A.R.A. - I KOLKATA**

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 17  
Page from 222 to 238  
being No 07882 for the year 2012.



(Ashim Kumar Ghosh) 27 August-2012  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal

DATED THIS 22<sup>nd</sup> DAY OF August 2012

BETWEEN

DEBDUTTA SEN

... VENDOR

AND

PANCHSHREE DEALER PRIVATE LIMITED

... PURCHASER

CONVEYANCE

DSP LAW ASSOCIATES  
Advocates  
4D NICCO HOUSE, 1B & 2 HARE STREET  
KOLKATA-700001