

8L.No. 001737/16

T114

I-1813/16

भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 943707

28/3/16

Q.No. 16131000099377/16

The endorsement sheets attached to this document are the part of this document

Add. Dist. Sub-Registrar
Bishnupur South 24 Pige.

THIS DEED OF CONVEYANCE

28/3/16

THIS DEED OF CONVEYANCE made this the 9th. day of March -

(2016) Two Thousand and Sixteen **BETWEEN (1) SOVEREIGN GLOBAL PROJECTS PVT. LTD.,** (PAN NO-AALCS2452C) a company incorporated under the provisions of The Companies Act, 1956, having its registered office at 16A, Shakespeare Sarani, Kolkata - 700071 and represented by its Director, **Mr. Abhishek Chamaria,** son of Late Raj Kumar Chamaria residing at 21N, New Alipore Road, Block-A, Kolkata-700053, hereinafter referred to as the **"VENDOR"**

(which expression shall unless excluded by or there be something repugnant to

v.e
311

v.c.m 9/3/16
9/3/16

Abhishek Chamaria

the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **ONE PART AND (2) SMJ EXIMP LIMITED**, (PAN NO-AAHCS2567G) a company incorporated under the provisions of The Companies Act, 1956, having its registered office at 23A, N. S. Road, 4th Floor, Room No.6, P.O. & P.S- Hare Street, Kolkata - 700001 and represented by its Director, **Mr. Lalit Kumar Bhutoria**, son of Mr. Prakash Bhutoria, residing at 4 no Pituria Street, Flat No. 2A, 2nd Floor, P.O. Little Rasal Street, P.S. Sexpear Sharani, Kolkata -700071, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **OTHER PART** :

WHEREAS by a registered Deed of Conveyance dated 20th February'2008, registered in the office of Additional Registrar of Assurance – I, Kolkata, in Book No. I, CD Volume No. 3, Pages 6126 to 6146, Being No. 01076 for the year 2010 made between Dinabandhu Naskar & Others therein referred to as the Vendors of the One Part and Sovereign Global Projects Pvt. Ltd., therein referred to as the Purchaser of the Other Part, the said Dinabandhu Naskar & Others sold transferred conveyed assigned and assured unto and in favour of the said Sovereign Global Projects Pvt. Ltd., All That piece and parcel of Sali (agricultural) land admeasuring 68 Decimals be the same a little more or less comprised in R.S. Dag No. 450, corresponding to L.R. Dag No.509 under L.R. Khatian No. 546, Touji No.1313, J.L. No. 19, R.S. No. 157, situate lying at Mouza

Nowabad, under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South), free from all encumbrances and charges, lien, lispensens, trusts, barga, requisition and acquisition, claims and demands whatsoever and the name of the said Sovereign Global Projects Pvt. Ltd. has been recorded in the L.R. record of Block Land and Land Reforms Office as absolute owner in L.R.Khatian No.1023 thereof;

AND WHEREAS by virtue of the aforesaid Deed the said Sovereign Global Projects Pvt. Ltd. being the Vendor herein are absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That piece and parcel of Sali (agricultural) land admeasuring 68 Decimals be the same a little more or less comprised in R.S. Dag No. 450, corresponding to L.R. Dag No.509 under L.R. Khatian No. 1023, Touji No.1313, J.L. No.19, R.S. No. 157, situate lying at Mouza Nowabad under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South) morefully described in the Schedule stated hereunder hereinafter referred to as the "said land" free from all encumbrances and charges, lien, lispensens, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS the Purchaser has approached the Vendor herein for purchase of All That piece and parcel of Sali (agricultural) land admeasuring 68 Decimals be the same a little more or less comprised in R.S. Dag No. 450, corresponding to L.R. Dag No.509 under L.R. Khatian No. 1023, Touji No.1313,

J.L. No.19, R.S. No. 157, situate lying at Mouza Nowabad under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South) free from all encumbrances and charges, lien, lispens, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS the Vendor has declared and represented to the Purchaser that the Vendor has not agreed to sell and transfer the said land to any one except to the Purchaser as stated herein;

AND WHEREAS the Vendor has declared and represented that the Vendor has not granted Power of Attorney to any one to negotiate and/or transfer the said land nor there is any court proceeding pending in any court of law relating to the said land and the said land is free from all encumbrances whatsoever;

AND WHEREAS the Vendor has declared and represented to the Purchaser that no part of the aforesaid land is vested with the Government or semi-government and the Vendor has not received any notice of such vesting;

AND WHEREAS the Vendor has also declared and represented that there is no bargadar in respect of any part of the said land save and except the Vendor as stated hereinabove none else has any right title and interest therein;

AND WHEREAS by virtue of aforesaid the purchaser is satisfied with the right, title, interest and possession of the vendor and the Vendor has agreed to transfer by way of sale of All That piece and parcel of Sali (agricultural) land admeasuring 68 Decimals be the same a little more or less comprised in R.S. Dag No. 450, corresponding to L.R. Dag No.509 under L.R. Khatian No. 1023, Touji No.1313, J.L. No.19, R.S. No. 157, situate lying at Mouza Nowabad under

Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South) morefully described in the Schedule stated hereunder hereinafter referred to as the "said land" at a total consideration of Rs.20,60,500/- (Rupees Twenty Lakhs Sixty Thousand Five Hundred) only free from all encumbrances mortgage, charges, liens, lispens, trust, requisition and acquisition, barga, claims and demands whatsoever and howsoever as stated hereunder ;

AND WHEREAS by virtue of the aforesaid the Purchaser has requested the Vendor to execute and register the Deed of Conveyance in respect of the said land which the Vendor has agreed to do on the terms and conditions stated hereunder;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.20,60,500/- (Rupees Twenty Lakhs Sixty Thousand Five Hundred) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit release and discharge the said land and every part thereof as also the Purchaser) the Vendor doth hereby sell grant convey transfer by way of sale assign and assure unto and in favour of the Purchaser All That piece and parcel of Sali (agricultural) land admeasuring 68 Decimals be the same a little more or less comprised in R.S. Dag No. 450, corresponding to L.R. Dag No.509 under L.R. Khatian No. 1023, Touji No.1313, J.L. No.19, R.S. No. 157, situate lying at Mouza Nowabad under Rashpunja Gram Panchayat, P.S. Bishnupur,

A.D.S.R. Bishnupur, in the District of 24-Parganas(South) the details whereof are morefully described in the Schedule stated hereunder hereinafter called the said land TOGETHER WITH all homestead, trees, hedges, ditches ways, fences, lights, water courses, sewers, rights thereon and all liberties privileges, easements, advantages and appurtenances whatsoever thereunto belonging or held used or enjoyed or reputed as part or member thereof or appurtenant thereto AND ALL estate right title interest use possession benefit claim and demand whatsoever of the Vendor into upon or in respect of the said land messuages tenements, hereditaments and every part thereof and All deeds pattahs writings muniments evidences of title relating thereto or any part thereof which now are or may hereafter in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) THAT NOTWITHSTANDING any act deed or thing done hereto before executed or knowingly suffered, to the contrary the Vendor is now lawfully seised and possessed of the said land free from any encumbrances attachments or defect in title whatsoever and the Vendor has good right full power and absolute authority to sell grant convey transfer assign and assure the said land unto and to use of the Purchaser in the manner aforesaid;

- b) THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land in khas possession 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 claiming from under or in trust for the Vendor or its predecessors-in-title;
- c) THAT the Purchaser shall hold the said land free and clear and freely and clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and well and sufficiently saved and defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever and made executed occasioned and suffered by the Vendor or its predecessors-in-title or any person or persons having or lawfully claiming as aforesaid;
- d) THAT the Vendor and all persons having or lawfully claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendor or from or under any of its predecessors-in-title shall and will at all times hereafter at the request and cost of the Purchaser to execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land or every part thereof unto and to the use of the Purchaser as may be reasonably required ;
- e) THAT the Vendor doth hereby further covenant and assure the Purchaser that no part of the said land being conveyed under these presents is vested with the Government or any Semi-Government Authority in any way and there is no bargadar in respect of the said land or any part thereof;

- f) THAT the Vendor doth hereby declare that there are no encumbrances, lien, trust, attachment, claim, charges, agreement of sale whatsoever now subsisting on the said land and that the said land is not the subject matter of any litigation or proceeding and is not charged in favour of any court, public revenue or other authorities and the Vendor hereby agree to keep the Purchaser saved and harmless against any loss or damage that may be incurred by the Purchaser in defending any suit, action or proceeding by any person or persons at any time;
- g) THAT the Vendor shall and will at all times hereafter at the request and cost of the Purchaser produce to the Purchaser or as the Purchaser shall direct the deeds and writings for evidencing the title in respect of the said land and also furnish to the Purchaser copies of or extracts from the said Deeds and writings and shall and will in the meanwhile keep the same safe unobliterated, damage by fire or other accident excepted;
- h) THAT the Vendor shall and will sign all papers, affidavit declaration, or prescribed forms for the purpose of mutation of the name of the Purchaser in respect of the said land in appropriate records of the Government;
- i) THAT the Vendor hereby declare that the Vendor has been in absolute possession of the said land and none else has any right title and interest therein;
- j) THAT the Vendor hereby confirm to has delivered peaceful and vacant possession of the said land to the Purchaser before the execution of these presents and accordingly the Purchaser is in possession of the said land;
- k) THAT the Vendor doth hereby irrevocably nominate constitute and appoint and ordain in their place and stead and depute the Purchaser as its true and

lawful Attorney for and on behalf and in the name of the Vendor but at the expense of the Purchaser to appear before the appropriate authorities for the purpose of mutation of its name in respect of the said land and for that purpose to sign and execute all documents applications papers in respect thereof and the Vendor doth hereby ratify and confirm the same;

THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of Sali (agricultural) land admeasuring 68 Decimals be the same a little more or less comprised in R.S. Dag No. 450, corresponding to L.R. Dag No. 509, under L.R. Khatian No. 1023, Touji No.1313, J.L. No.19, R.S. No.157, situate lying at Mouza Nowabad, under Rashpunja Gram Panchayat, P.S. Bishnupur, A.D.S.R. Bishnupur, in the District of 24-Parganas(South);

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of :-

1. Susmita Jomanta
Ramchondronogon
2. Deepti Mamo
Kangamburia

Sovereign Global Projects Pvt Ltd.

Abhishek Chandra

Director

RECEIVED by the Vendor of and from within named Purchaser the within mentioned sum of Rs.20,60,500/- (Rupees Twenty Lakhs Sixty Thousand Five Hundred) only being the full consideration money as per memo below:-

MEMO OF CONSIDERATION

<u>D.D.No./CASH</u>	<u>DATE</u>	<u>BANK & BRANCH</u>	<u>AMOUNT (Rs.)</u>
243964 .	09.03.16 .	HDFC BANK LTD . Kolkata . 750 501	Rs . 20,60,500 . 00 .

Total Rs.20,60,500.00

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(Rupees Twenty Lakhs Sixty Thousand Five Hundred only)

WITNESSES:

1. *Susmit Somanta*
vill+p.o - Ramchandranagar
P. S - Bishnupur
2. *Sudipta Manna*
vill+p.o - Korumbarua.
P.S - Bishnupur

Sovereign Global Projects Pvt Ltd.

Abhishek Chandra

(Director

SIGNATURE OF THE VENDORS

Prepared by me,

Pamela Gopal Maiti
w/3 537/64

Advocate.

Computer typed by

Rehmat A Khan

Bishnupur,



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16131000099377/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Abhishek Chamaria 16A, Shakespeare Sarani, P.O:- Salt Lake, P.S:- Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700071	Representative of Seller [SOVEREIGN GLOBAL PROJECTS PVT. LTD.]			<i>Abhishek Chamaria</i> 16/03/2016
2	Mr Lalit Kumar Bhutoria 23A, N. S. Road, 4th Floor, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Buyer [SMJ EXIMP LIMITED]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Surojit Samanta Son of Shri Ajoy Samanta Ramchandranagar, P.O:- Ramchandranagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503	Mr Abhishek Chamaria, Mr Lalit Kumar Bhutoria		<i>Surojit Samanta</i>	

(Abu Hena Mobassir)
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BISHNUPUR
South 24-Parganas, West
Bengal



Name... **For SMJ Eximp Ltd.**

Signature... *[Signature]*

Director

Right Hand

Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Name... **Sovereign Global Projects Pvt Ltd**

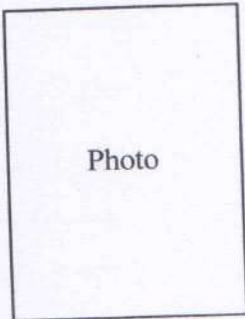
Signature... *Abhishek Chauhan*

Director

Right Hand

Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Right Hand

Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Name.....

Signature..... *[Signature]*

Seller, Buyer and Property Details

Buyer Details

Presentant Details

SL No.	Name and Address of Presentant
1	Mr Abhishek Chamaria 16A, Shakespeare Sarani, P.O:- Salt Lake, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700071

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	SOVEREIGN GLOBAL PROJECTS PVT. LTD. 16A, Shakespeare Sarani, P.O:- Salt Lake, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700071 PAN No. AALCS2452C,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Abhishek Chamaria 16A, Shakespeare Sarani, P.O:- Salt Lake, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Representative; Date of Execution : 09/03/2016; Date of Admission : 09/03/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details

Name, Address, Photo, Finger print and Signature

1	SMJ EXIMP LIMITED 23 A, N. S. ROAD, 4TH FLOOR, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAHCS2567G,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Lalit Kumar Bhutoria 23A, N. S. Road, 4th Floor, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Representative; Date of Execution : 09/03/2016; Date of Admission : 09/03/2016; Place of Admission of Execution : Pvt. Residence

B. Identifier Details**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Surojit Samanta Son of Shri Ajoy Samanta Ramchandranagar, P.O:- Ramchandranagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Abhishek Chandra, Mr Lalit Kumar Bhutoria	

C. Transacted Property Details**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad	RS Plot No:- 450 , RS Khatian No:- 0	68 Dec	20,60,500/-	20,60,500/-	Proposed Use: Organisation, ROR: Shali

D. Applicant Details**Details of the applicant who has submitted the requisition form**

Applicant's Name	Yeakub Sk
Address	Amtala, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Others

Office of the A.D.S.R. BISHNUPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161301813 / 2016

Deed No/Year	16131000099377/2016	Serial no/Year	1613001737 / 2016
Deed No/Year	I - 161301813 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Abhishek Chamaria	Presented At	Private Residence
Date of Execution	09-03-2016	Date of Presentation	09-03-2016

Remarks

On 04/03/2016

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 20,60,500/-



(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 09/03/2016

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

Presented for registration at 20:58 hrs on : 09/03/2016, at the Private residence by Mr Abhishek Chamaria ,

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

Execution is admitted on 09/03/2016 by

Mr Abhishek Chamaria DIRECTOR, SOVEREIGN GLOBAL PROJECTS PVT. LTD., 16A, Shakespeare Sarani, P.O:- Salt Lake, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700071 Mr Abhishek Chamaria, Son of Late Raj Kumar Chamaria, 16A, Shakespeare Sarani, P.O: Salt Lake, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700071, By caste Hindu, By profession Others
Indetified by Shri Surojit Samanta, Son of Shri Ajoy Samanta, Ramchandranagar, P.O: Ramchandranagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, By caste Hindu, By Profession Business

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

Execution is admitted on 09/03/2016 by

Mr Lalit Kumar Bhutoria DIRECTOR, SMJ EXIMP LIMITED, 23 A, N. S. ROAD, 4TH FLOOR, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Lalit Kumar Bhutoria, Son of Mr Prakash Bhutoria, 23A, N. S. Road, 4th Floor, P.O: Hare Street, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Others
Indetified by Shri Surojit Samanta, Son of Shri Ajoy Samanta, Ramchandranagar, P.O: Ramchandranagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, By caste Hindu, By Profession



(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 29/03/2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,674/- (A(1) = Rs 22,660/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 22,674/-

Description of Draft

1. Rs 22,674/- is paid, by the Draft(8554) No: 000405533212, Date: 24/03/2016, Bank: STATE BANK OF INDIA (SBI), COMMERCIAL BR N S ROAD.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,045/- and Stamp Duty paid by Draft Rs 1,03,050/-, by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 46, Purchased on 04/03/2016, Vendor named N N Kayal.

Description of Draft

1. Rs 1,03,050/- is paid, by the Draft(8554) No: 000405533195, Date: 24/03/2016, Bank: STATE BANK OF INDIA (SBI), COMMERCIAL BR N S ROAD.



(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Registration under section 60 and Rule 69.

in Book - I

number 1613-2016, Page from 41569 to 41587

No 161301813 for the year 2016.



Digitally signed by ABU HENA
MOBASSIR

Date: 2016.03.31 18:14:53 +05:30

Reason: Digital Signing of Deed.

(Abu Hena Mobassir) 31-Mar-16 6:14:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)