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Additional Registrar of Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-1, Kolkata

18/10

THIS INDENTURE made this 11<sup>th</sup> day of October, 2012 BETWEEN (1) RAJENDRA CHANDRA MULLICK, son of Late Gagan Chand Mullick, residing at 32/1C, Suri Lane, Post Office- Entally; Police Station- Muchipara, Kolkata- 700 014, having Income Tax Pan No. AEUPM4040G, (2) JITEN MULLICK, son of Late Gagan Chand Mullick, residing at Angel Sripur Road, Gengutia, Pin Code- 713333, having Income Tax Pan No. AEUPM2112D, (3) SUSHIL MULLICK, son of Late Gagan Chand Mullick, residing at 15, Sankari Tola Street, Police Station- Muchipara, Kolkata- 700 012, having Income Tax Pan No. BDQPM0539J, (4) SUNIL MULLICK, son of Late Gagan Chand Mullick, residing at

Accept

282  
300  
582

11/10

SHIBAM GROUP  
Partner  
PARTNER



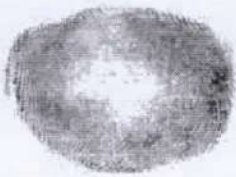


**R. N. GHOSE & ASSOCIATES**  
ADVOCATES  
10, OLD POST OFFICE STREET,  
1ST FLOOR, ROOM NO - 36A  
KOLKATA - 700 001

94789

Sold to.....
Address.....
<b>11 OCT 2012</b>
Value <u>000/-</u>
L. S. V. High Court A. S.

Ravi Pincha



e - 7163

**SOJIT SARKAR**  
LICENSED STAMP VENDOR  
High Court A. S.

for **BAHUBALI TIP-TIP PVT. LTD.**

Ravi Pincha  
Director

for **BARON SUPPLIERS PVT. LTD.**

Ravi Pincha  
Director

for **HEADMAN MERCANTILE PVT. LTD.**

Ravi Pincha  
Director

for **KASTURI TIE-UP PVT. LTD.**

Ravi Pincha  
Director

for **TRITON COMMERCIAL PVT. LTD.**

Ravi Pincha  
Director



Identified by me  
Aditi Sen  
Advocate  
High Court, Calcutta

**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-II, KOLKATA**  
**12 OCT 2012**



32/1C, Suri Lane, Post Office- Entally, Police Station- Muchipara, Kolkata- 700 014, (5) TARUN MULLICK, son of Late Gagan Chand Mullick, residing at 32/1C, Suri Lane, Post Office- Entally, Police Station- Muchipara, Kolkata- 700 014, (6) (SMT.) PRATIMA RANI MULLICK, alias (Smt.) Pratima Mullick, wife of Late Rabindra Nath Mullick, residing at 15, Sankharitolla Street, Police Station- Muchipara, Kolkata- 700 014, (7) JAYANTA MULLICK, son of Late Rabindra Nath Mullick, residing at 15, Sankharitolla Street, Police Station- Muchipara, Kolkata- 700 012, having Income Tax Pan No. AHGPM0087L, (8) PRASANTA MULLICK, son of Late Rabindra Nath Mullick, residing at 15, Sankharitolla Street, Police Station- Muchipara, Kolkata- 700 012, having Income Tax Pan No. AMTPM3423A, (9) (SMT.) RITA DUTTA, wife of Pinaki Dutta, residing at 101/C, Chitta Ranjan Avenue, Kolkata- 700 073, having Income Tax Pan No. BLSPD4574N, (10) (SMT.) MITA SAHA, wife of Krishnendu Saha, residing at 17, Sashi Bhusan Dey Street, Kolkata- 700 012, (11) RANJAN MULLICK, son of Late Gobinda Mullick, residing at 30/6B, Doctor Lane, Kolkata- 700 014, having Income Tax Pan No. BARPM2922B, (12) (SMT.) RUMA MULLICK, daughter of Late Gobinda Mullick, residing at 306/B Doctor Lane, Kolkata- 700 014, having Income Tax Pan No. BARPM5277P, (13) (SMT.) SIMA PYNE, wife of Late Satyajit Pyne, residing at 6B/1, Mrigendra Lal Mitra Road, Kolkata- 700 017 and (14) SOUMENDRALAL PAKRASHI, son of Ramendralal Pakrashi, residing at Murlidhar Pally, Post Office- Sodhpur, Police Station- Ghola, District- 24 Parganas (North), hereinafter collectively referred to as "the VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their successors-in-interest and/or assigns) of the FIRST PART, (1) DEBABRATA SAHA, son of Late Jogesh Chandra Saha, residing at 1, Nalta Bakulitala Lane, Post Office and Police Station- Dum Dum, Kolkata-700 028 and (2) SAILEN MONDAL, son of Late Bishnupada Mondal, residing at 514, P. K. Guha Road, Post Office and Police Station- Dum Dum, Kolkata-700 028 hereinafter collectively referred to as "the CONFIRMING PARTIES" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their successors-in-interest and/or assigns) of the SECOND PART AND (1) BAHUBALI TIE-UP PRIVATE LIMITED, (2) BARON SUPPLIERS PRIVATE LIMITED, (3) HEADMAN MERCANTILE PRIVATE LIMITED, (4) KASTURI TIE-UP PRIVATE LIMITED and (5) TRITON COMMERCIAL PRIVATE LIMITED, all are Companies incorporated under the Companies Act, 1956, all having their registered office at Bikaner Building, 1<sup>st</sup> Floor, 8/1, Lal Bazar Street, Kolkata-700 001, and all represented by their Director, Ravi Prekash Pincha, son of Late Sanchiya Lal Pincha, working for gain at 8/1, Lal Bazar Street, Kolkata-700 001, hereinafter collectively referred to as "the PURCHASERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their successors-in-interest and/or assigns) of the THIRD PART :

WHEREAS :

- A. One Gagan Chand Mullick was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to inter alia, FIRSTLY ALL THAT the piece and parcel of Danga land measuring 2.58 Acres, more or less in J.L. No. 15, R.S. No. 101, Touzi No. 7, Mouza- Natagarh, R. S. Khatian No. 551, R.S. Dag No. 1907/2079, District Sub



Registration Office at Barrackpore, District – 24-Parganas (North), presently within Ward No. 33 of Panihati Municipality, and SECONDLY ALL THAT the piece and parcel of Bagan land admeasuring 134 Acres, more or less in J.L. No. 15, R.S. No. 101, Touzi No. 7, Mouza- Natagarh, R. S. Khatian No. 551, R. S. Dag No. 1908, District Sub Registration Office at Barrackpore, District – 24-Parganas (North), presently within Ward No. 33 of Panihati Municipality AGGREGATING IN ALL TO ALL THAT the piece and parcel of Danga and Bagan land admeasuring 3.92 Acres, more or less in J.L. No. 15, R.S. No. 101, Touzi No. 7, Mouza- Natagarh, R. S. Khatian No. 551, R.S. Dag Nos. 1907/2070 and 1908, District Sub Registration Office at Barrackpore, District – 24-Parganas (North), presently within Ward No. 33 of Panihati Municipality hereinafter referred to as "the LARGER PLOT";

- B. On or about 2<sup>nd</sup> February, 1984 the said Gagan Chand Mullick died after having made and published his last Will Testament dated 4<sup>th</sup> May, 1978 and a Codicil dated 8<sup>th</sup> July, 1981, hereinafter referred to as "the SAID WILL & CODICIL" whereby and whereunder the said Late Gagan Chand Mullick gave, devised and bequeathed inter alia the Larger Plot in favour of his 7 (Seven) sons, viz Rabindranath Mullick, Gobinda Chandra Mullick, Rajendra Chandra Mullick the vendor No. 1 herein, Jiten Chandra Mullick the vendor No. 2 herein, Sushil Mullick the vendor No. 3 herein, Sunil Mullick the vendor No. 4 herein and Tarun Mullick the vendor No. 5 herein in equal share subject to the life interest of his wife, (Smt.) Jyotsna Rani Mullick to the extent of 1/8<sup>th</sup> (One Eight) share therein.
- C. On or about 24<sup>th</sup> February, 1996 the said (Smt.) Jyotsna Rani Mullick also died and upon her death her 1/8<sup>th</sup> share and/or interest in the Larger Plot devolved upon her said 7 sons in terms of the Said Will & Codicil.
- D. On or about 8<sup>th</sup> September, 1993 the said Rabindranath Mullick who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his wife, (Smt.) Pratima Rani Mullick the vendor No. 6 herein, his 2 (Two) sons, Jayanta Mullick the vendor No. 7 herein and Prasanta Mullick the vendor No. 8 herein and his 2 (two) daughters, (Smt.) Rita Dutta the vendor No. 9 herein and (Smt.) Mita Saha the vendor No. 10 herein as his legal heirs and heiresses, hereinafter collectively referred to as "the SAID HEIRS OF LATE RABINDRANATH MULLICK" who jointly inherited the share of Late Rabindranath Mullick in the Larger Plot;
- E. On or about 16<sup>th</sup> February, 1996 the said Gobinda Charan Mullick who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate bearing behind him surviving his wife, (Smt.) Bela Rani Mullick, his one son, Ranjan Mullick the vendor No. 11 herein and 2 daughters, (Smt.) Ruma Mullick the vendor No. 12 herein and (Smt.) Seema Pyne the vendor No. 13 herein as his legal heirs and heiresses hereinafter collectively referred to as "the SAID HEIRS OF LATE GOBINDA CHARAN MULLICK" who jointly inherited the share of Late Gobinda Charan Mullick in the Larger Plot;



- F. By a Bengali Danpatra (Deed of Gift) dated 23<sup>rd</sup> May, 2002 made between the Said Heirs Of Late Rabindranath Mullick, the Said Heirs Of Late Gobind Charan Mullick, the said Rejendra Chandra Mullick, Jiten Mullick, Sushil Mullick, Sunil Mullick and Tarun Mullick, therein collectively referred to as the Donors of the One Part and the Vendor No. 14 herein, the said Soumendralal Pakrashi, therein referred to as the Donee of the of the Other Part and registered in the Office of the District Sub Registrar at Barrackpur in Book No.1, Volume No. 58, at Pages 209 to 220 Being No. 2143 for the year 2003 the Donors therein for the gratitude and respect they had for the Donee therein transferred and conveyed by way of gift in favour of the Donee therein a divided and demarcated portion of the Larger Plot being ALL THAT the peace and parcel of Danga land admeasuring 2 (Two) Cottahs, more or less in J. L. No.15, R. S. No. 101, Touzi No.155, Mouza-Natagarh, Khatian No. 551, Dag No. 1907/2079, Police Station- Kharda, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality, morefully and particularly described in the SECOND SCHEDULE hereunder written and hereinafter referred to as "the SAID LAND OF VENDOR NO. 14, SOUMENDRALAL PAKRASHI" ;
- G. On or about 26<sup>th</sup> August, 2007 the said (Smt.) Bela Rani Mullick who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate bearing behind him surviving his only son, the said Ranjan Mullick and her 2 daughters, the said (Smt.) Ruma Mullick and (Smt.) Seema Pyne as her legal heirs and heiresses, hereinafter collectively referred to as "the SAID HEIRS OF LATE BELA RANI MULLICK" who jointly inherited the share of Late Gobinda Charan Mullick in the remaining portion of the Larger Plot;
- H. By an agreement dated 10<sup>th</sup> August, 2012, hereinafter referred to as "the FIRST AGREEMENT" made between the said Jiten Mullick, Tarun Mullick, Sushil Mullick, Sunil Mullick and the Said Heirs Of Late Rabindra Nath Mullick, therein collectively referred to as the Owners of the First Part and the Confirming Parties/ Agreement Holders herein, therein collectively referred to as the Purchasers of the Second Part, the Owners therein for the consideration and on the terms and conditions therein mentioned agreed to sell transfer and convey a divided and demarcated portion of the remaining portion of the Larger Plot being ALL THAT the piece and parcel of Danga and Bagan land admeasuring 24 Cottahs, more or less in J. L. No.15, R. S. No. 101, Touzi No.155, Mouza- Natagarh, Khatian No. 551, Dag Nos. 1907/2079 and 1908, Police Station- Kharda, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality, hereinafter referred to as "the LAND AGREED TO BE SOLD UNDER THE FIRST AGREEMENT".
- I. By another agreement dated 10<sup>th</sup> August, 2012, hereinafter referred to as "the SECOND AGREEMENT" made between the Said Heirs Of Late Bela Rani Mullick, therein collectively referred to as the First Parties of First Part and the Confirming Parties/Agreement Holders herein, therein collectively referred to as the Second Parties of the Other Part the First Parties therein for the consideration and on the terms and condition therein mentioned agreed to sell transfer and convey a further divided and



demarcated portion of the remaining portion of the Larger Plot being ALL THAT the piece and parcel of Danga and Bagan land admeasuring 4 Cottahs 11 Chittaks and 28 Square Feet, more or less, in J. L. No.15, R. S. No. 101, Touzi No.155, Mouza- Natagarh, Khatian No. 551, Dag Nos. 1907/2079 and 1908, Police Station- Kharda, District- 24 Parganas (North), within Ward No. 33 of Panihati Municipality, hereinafter referred to as "the LAND AGREED TO BE SOLD UNDER THE SECOND AGREEMENT";

- J. Dispute and differences arose between the parties under the First Agreement and Second Agreement in respect of sale of the Land Agreed To Be Sold Under The First Agreement and the Land Agreed To Be Sold By Under The Second Agreement;
- K. Due to intervention of friends relatives and well wishers the dispute and differences between the parties to the First Agreement and the Second Agreement were amicably resolved and it was agreed between the parties under the First Agreement and the Second Agreement that the Owners and the First Parties under the First Agreement and Second Agreement respectively would sell transfer and convey the Land Agreed To Be Sold Under The First Agreement and the Land Agreed To Be Sold Under The Second Agreement in favour of buyers to be procured by the Confirming Parties/ Agreement Holders and such buyers will take the registration and conveyance of the Land Agreed To Be Sold Under The First Agreement by the Owners therein and the Land Agreed To Be Sold Under The Second Agreement by the First Parties therein as nominees of the Confirming Parties / Agreement Holders;
- L. In pursuance of the said understanding between the parties under the First Agreement and the Second Agreement the Vendor Nos. 1 to 13 herein with the consent and concurrence the Confirming Parties/ Agreement Holders have agreed to sell transfer and convey in favour of the Purchasers herein as the nominees of the Confirming Parties / Agreement Holders the Land Agreed To Be Sold Under First Agreement and the Land Agreed To Be Sold Under The Second Agreement and together with further land comprised in the Larger Plot being FIRSTLY ALL THAT the piece and parcel of Danga land admeasuring 22 Cottahs 1 Chittack and 16 Square Feet, more or less in J. L. No.15, R. S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551 Dag No. 1907/2079, Police Station- Khardah, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality, morefully and particularly described in PART- I of the FIRST SCHEDULE hereinunder written and SECONDLY ALL THAT the piece and parcel of Bagan land admeasuring 7 Cottahs 11 Chittacks and 15 Square Feet, more or less in J. L. No.15, R. S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551, Dag No. 1908, Police Station- Khardah, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality, morefully and particularly described in PART- II of the FIRST SCHEDULE hereinunder written AGGREGATING IN ALL TO ALL THAT the piece and parcel of Danga and Bagan land admeasuring 29 Cottahs 12 Chittacks and 31 Square Feet, more or less in J. L. No.15, R. S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551, Dag Nos. 1907/2079



and 1908, Police Station- Khardah, District- 24 Parganas (North), presently within Ward No. 33 of Panihati Municipality, morefully and particularly described in various parts of the FIRST SCHEDULE hereunder written hereinafter referred to as "the SAID LAND OF VENDOR NOS. 1 TO 13, RAJENDRA CHANDRA MULLICK & 12 OTHERS " and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon for the consideration and on the terms and conditions hereinafter mentioned;

- M. The Confirming Parties/Agreement Holders have to joined these presents in order to give their no objection and/or consent for the sale of the Said Land Of Vendor Nos. 1 To 13, Rajendra Chandra Mullick & 12 Others by the Vendor Nos. 1 to 13 in favour of the Purchasers herein;
- N. Similarly the Vendor No. 14 herein has agreed to sell and the Purchasers have agreed to purchase the Said Land Of Vendor No. 14, Soumendralal Pakrashi, more fully and particularly described in the SECOND SCHEDULE hereunder written and delineated on the map or plan annexed hereto and bordered in colour "BLUE" thereon for the consideration and on the terms and conditions hereinafter mentioned;

NOW THIS DEED WITNESSETH as follows :

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs. 1,74,86,180/- (Rupees One Crore Seventy Four Lacs Eighty Six Thousand One Hundred Eighty) only of the lawful money of the Union of India paid by the Purchasers Firstly to the Vendor Nos. 1 to 13 (through the Confirming Parties Agreement Holders) and Secondly to the Vendor No. 14 as will appear from the memo of consideration hereunder written (the receipt whereof the Vendor No. 1 to 13 do and each of them doth hereby admit and acknowledge to have been received through the Confirming Parties/ Agreement Holders and the Vendor No. 14 doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchasers as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendors do hereby with the consent and concurrence of the Confirming Parties/Agreement Holders indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers the Said Land Of The Vendor Nos. 1 to 13 i.e. FIRSTLY ALL THAT the piece and parcel of Danga land admeasuring 22 Cottahs 1 Chittack and 16 Square Feet, more or less in J. L. No.15, R. S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551 Dag No. 1907/2079, Police Station- Khardah, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality, morefully and particularly described in PART- I of the FIRST SCHEDULE hereinunder written and SECONDLY ALL THAT the piece and parcel of Bagan land admeasuring 7 Cottahs 11 Chittacks and 15 Square Feet, more or less in J. L. No.15, R.



S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551, Dag No. 1908, Police Station- Khardah, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality, morefully and particularly described in PART- II of the FIRST SCHEDULE hereunder written AGGREGATING IN ALL TO ALL THAT the piece and parcel of Danga and Bagan land admeasuring 29 Cottahs 12 Chittacks and 31 Square Feet, more or less in J. L. No.15, R. S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551, Dag Nos. 1907/2079 and 1908, Police Station- Khardah, District- 24 Parganas (North), presently within Ward No. 33 of Panihati Municipality, morefully and particularly described in various parts of the FIRST SCHEDULE, hereunder written and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon AND the Vendor No. 14 doth hereby with indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers the Said Land Of The Vendor No. 14 i.e. ALL THAT the peace and parcel of Danga land admeasuring 2 (Two) Cottahs, more or less in J. L. No.15, R. S. No. 101, Touzi No.155, Mouza- Natagarh, Khatian No. 551, Dag No. 1907/2079, Police Station- Kharda, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality, morefully and particularly described in the SECOND SCHEDULE hereunder written and delineated as the Map or Plan annexed hereto and bordered in Colour BLUE thereon and also all dwelling units and structures thereon absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens OR HOWSOEVER OTHERWISE the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 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 appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or



persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 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 Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever and the Confirming Parties/Agreement Holders confirm the same.

2. AND the Vendors do and each of them doth hereby covenant with the Purchasers that the Vendors are the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendors do hereby covenant with the Purchasers that the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 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 Vendors may or can be prevented from granting selling conveying assigning and assuring the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors and each one of them at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 hereby granted sold conveyed transferred assigned assured or expressed so 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 AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid and the Confirming Parties/Agreement Holders confirm the same.
3. AND THAT the Vendors the Confirming Parties/Agreement Holders and each one of them have duly made over possession of the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 to the Purchasers herein and the Purchasers have



received and accepted the same without any dispute, demand or claim whatsoever against the Vendors and the Confirming Parties/Agreement Holders in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 or otherwise whatsoever and the Confirming Party/Agreement Holders confirm the same.

4. AND THAT the Purchasers shall and may at all times hereafter at their 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of his predecessors in title or any one of them AND THAT the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors 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 licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise and the Confirming Parties/Agreement Holders confirm the same.
  
5. AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchasers and the Confirming Parties confirm the same whatsoever and the Confirming Parties/Agreement Holders confirm the same.
  
6. AND THAT the Vendors and each one of them never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (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 Vendors for the acquisition of the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors 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 in force affecting the Said Land Of The Vendor Nos. 1 to 13 and the Said



Land Of The Vendor No. 14 or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required and the Confirming Parties/Agreement Holders confirm the same.

7. AND FURTHER THAT the Confirming Parties/Agreement Holders do and each of them hereby covenant with the Purchasers and the Vendors that the Confirming Parties simultaneously with the execution hereof the have surrendered and/or relinquished and/or released and/or disclaimed all their right, title and/or interest of every nature whatsoever in the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 in favour of the Purchasers AND THAT the Confirming Parties/Agreement Holders shall not at any time in the future claim any right, title and/or interest of any nature in the Said Land Of The Vendor Nos. 1 to 13 and the Said Land Of The Vendor No. 14 and/or otherwise.

AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendors and the Confirming Parties covenant and assure the Purchasers that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchasers shall produce or caused to be produced to the Purchasers or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the original title deeds documents and writings and also at the like request and cost deliver to the Purchasers such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchasers may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobliterated and uncanceled.

**SHIBAM GROUP**  
PARTNER



THE SCHEDULE

(The Said Land Of The Vendor Nos. 1 to 13 Rajendra Nath Mullick & 12 Others)

(Part-I)

ALL THAT the piece and parcel of Danga land admeasuring 22 Cottahs 1 Chittack and 16 Square Feet, more or less in J. L. No.15, R. S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551 Dag No. 1907/2079, Police Station- Khardah, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality;

(Part-II)

ALL THAT the piece and parcel of Bagan land admeasuring 7 Cottahs 11 Chittacks and 15 Square Feet, more or less in J. L. No.15, R. S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551, Dag No. 1908, Police Station- Khardah, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality;

AGGREGATING IN ALL TO ALL THAT the piece and parcel of Danga and Bagan land admeasuring 29 Cottahs 12 Chittacks and 31 Square Feet, more or less in J. L. No.15, R. S. 101, Touzi No.155, Mouza- Natagarh, Khatian No.551, Dag Nos. 1907/2079 and 1908, Police Station- Khardah, District- 24 Parganas (North), presently within Ward No. 33 of Panihati Municipality and delineated on the Map or Plan and bordered in colour RED thereon and bounded in the manner as follows:

ON THE NORTH : By Dag No. 1909  
ON THE EAST : By Purnadas Lane  
ON THE SOUTH : By Purnadas Road  
ON THE WEST : By Purnadas Lane

OR HOWSOEVER the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE

( The Said Land Of Vendor No.14, Soumendralal Pakrashi)

ALL THAT the peace and parcel of Danga land admeasuring 2 (Two) Cottahs, more or less in J. L. No.15, R. S. No. 101, Touzi No.155, Mouza- Natagarh, Khatian No. 551, Dag No. 1907/2079, Police Station- Kharda, District- 24 Parganas (North) within Ward No. 33 of Panihati Municipality which is merged within the above referred Map or Plan ~~thereon~~ and bounded in the manner as follows:

ON THE NORTH : By Dag No. 1909  
ON THE EAST : By Purnadas Lane  
ON THE SOUTH : By Purnadas Road  
ON THE WEST : By Purnadas Lane

OR HOWSOEVER the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.



IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the VENDORS at

Kolkata in the presence of:

Subendranath Chakraborty.

S/o. D.T. Kijendra Nath Chakraborty.

3/2 Doctor Lane  
Kolkata-700014.

Sambhu Chakraborty  
S. Gokul Boral St.  
Kolkata-700012

Rajendra Ch. Mukherjee

Jitendra Mukherjee.

Sunil Mukherjee

Pranta Mukherjee.

Rita Dutta

স্বপ্না সীতা

Ranjan Mukherjee.

Seema Pyne

Jayanta Mukherjee

Mita Saha

Ruma Mukherjee

Tarun Mukherjee

Susil Mukherjee

Abananda Mukherjee

Read over and explained to the Vendors by me in their own vernacular.

SHIBAM GROUP

Partner



SIGNED AND DELIVERED by the  
CONFIRMING PARTIES/AGREEMENT  
HOLDERS at Kolkata in the presence of :

*Abendra Nath Ghosh.*

*Sambhu oja*  
*5. Gokul Boud St.*  
*K-1-12*

*Abendra Nath Ghosh*  
*Kolkata, 20/11/12*

Read over and explained to the  
Confirming Parties/Agreement  
Holders by me in their own vernacular.

SIGNED AND DELIVERED by the  
PURCHASERS at Kolkata in the presence of :

*Abendra Nath Ghosh.*

*Sambhu oja*

for BAHUBALI TIP-TIP PVT. LTD

*Ravi Pinha*  
Director

for BARON SUPPLIERS PVT. LTD.

*Ravi Pinha*  
Director

for HEADMAN MERCANTILE PVT. LTD.

*Ravi Pinha*  
Director

for KASTURI TIE-UP PVT. LTD.

*Ravi Pinha*  
Director

for TRITON COMMERCIAL PVT LTD

*Ravi Pinha*  
Director



RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 1,74,86,180/- (Rupees One Crore Seventy Four Lacs Eighty Six Thousand One Hundred Eighty) only towards full and final payment of the total Consideration for sale of the Said Land in the following manner :

SL. NO.	Date	Bank Draft No.	Bank & Branch	Amount	Favouring
1.	11.10.2012	006198	AXIS Bank, Kolkata	Rs. 600000.00	SOUMENDRALAL PAKRASHY
2.	11.10.2012	308693, 308694, 308695	OBC, Chowringhee Rd.	Rs. 2500000.00	RAJENDRACHANDRA MULLICK
3.	11.10.2012	308692	do	Rs. 800000.00	JITEN MALLICK
4.	11.10.2012	006199	AXIS Bank, Kolkata	Rs. 800000.00	SUNIL MULLICK
5.	11.10.2012	006200	do	Rs. 800000.00	SUSHIL MULLICK
6.	11.10.2012	006201	do	Rs. 800000.00	TARUN MULLICK
7.	11.10.2012	308691	OBC, Chowringhee Rd.	Rs. 400000.00	PRATIMA MULLICK
8.	11.10.2012	006213	AXIS Bank, Kolkata	Rs. 200000.00	RANJAN MULLICK
9.	11.10.2012	006203	do	Rs. 200000.00	SIMA PYNE
10.	11.10.2012	006204	do	Rs. 200000.00	RUMA MULLICK
11.	11.10.2012	006205	do	Rs. 200000.00	PRASANTTA MULLICK
12.	11.10.2012	006206	do	Rs. 200000.00	JAYANTTA MULLICK
13.	11.10.2012	006207	do	Rs. 100000.00	RITA DUTTA
14.	11.10.2012	006208	do	Rs. 100000.00	MITA SAHA
15.	11.10.2012	006209	do	Rs. 5000000.00	SAILEN MANDAL
16.	11.10.2012	006210	do	Rs. 4586180.00	DEBABRATA SAHA

(Rupees One Crore Seventy Four Lacs Eighty Six Thousand One Hundred Eighty).

WITNESSES :

Alexandra Khatun Ghosh,

Sambhu Saha

Rajendra Ch. Mullick

Jiten Mullick

Sunil Mullick

Pratima Mullick

Pratima Mullick

Rita Dutta

Mita Saha



Smit Mallik  
Tarun Mallik

Ranjan Mallik.  
Seema Pyne

Ruma Mallik

Rajendra Kumar

Zacchar & Co VENDORS

Debabrata Saha,

CONFIRMING PARTIES

Read over and explained to the  
Confirming Parties by me in their own  
vernacular.

Rajit Kumar Pyne

DRAFTED BY ME:  
RAGHUNATH GHOSE  
ADVOCATE,  
HIGH COURT, CALCUTTA



THE SITE PLAN OF R.S. DAG NO. 1908, 1907/2079 KH NO.  
551 MOUJA. NATAGARH. J.L. NO. 15, R.S. NO. 101, TOUJI NO. 155  
P.S. GHOLA, DIST.- 24 PGS(N) UNDER. PAWHATI. MUNICIPALITY. WARD NO. 33

For BAHUBALI TIE-UP PVT. LTD

*Ravi Sinha*  
Director

For KASTURI TIE-UP PVT. LTD

*Ravi Sinha*  
Director

DAG NO. 1908 7K-11CH-15SFT

DAG NO. 1907 24K-01CH-16SFT  
2079

TOTAL 31K-12CH-31SFT

For BARON SUPPLIERS PVT. LTD,

*Ravi Sinha*  
Director

For TRITON COMMERCIAL PVT LTD

*Ravi Sinha*  
Director

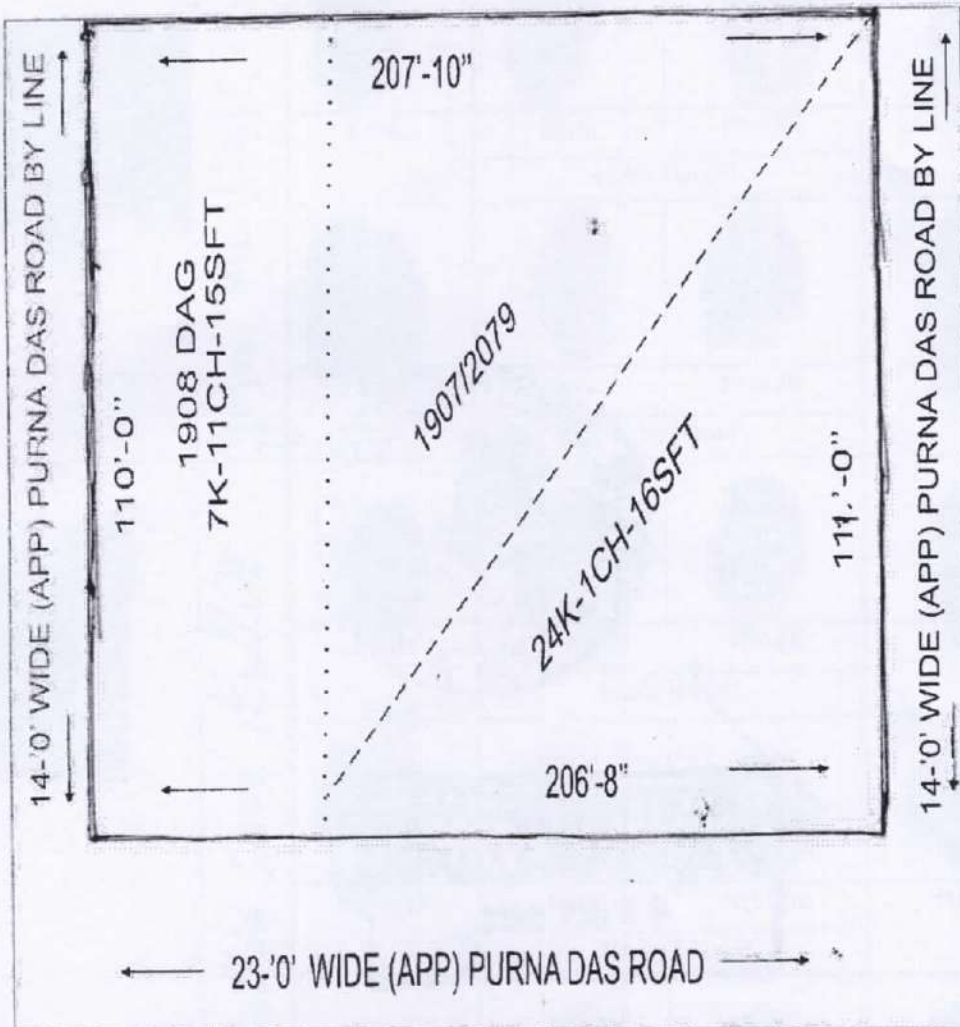
For HEADMAN MERCANTILE PVT LTD

*Ravi Sinha*  
Director

*Rajendra Chandra...*

DAG NO. 1909 LAND

seema Pyne



- श्रीमती सतीश*
- Jayanta Mukherjee*
- Rita Dutta*
- Nibasara*
- Ruma mukick*
- Pranta Mukherjee*
- Gitanu Mallick*
- Sunil Mallick*
- Tarun Mukherjee*
- Sumanta Kumar*

VANDAR

**SHIBAM GROUP**  
PARTNER

*Debasmita...*





**ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
12 OCT 2012**



39  
SPECIMEN FORM FOR TEN FINGERPRINTS



Gayendra Chandra

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Jitendra Malik

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sunil Madhav Sarda

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SHIBAM GROUP  
Sarda  
PARTNER



SPECIMEN FORM FOR TEN FINGERPRINTS



*Tarun Mullik*

(Left Hand)				
(Right Hand)				



*Ajit Sarda*

(Left Hand)				
(Right Hand)				



*Jayanta Mukherjee*

(Left Hand)				
(Right Hand)				



*Prasanta Mukherjee*

(Left Hand)				
(Right Hand)				



**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Rite Duda*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Nita Saha*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Ranjan Mullick*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				























































































*RUBA MULICK*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Tarun Mullik</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little		
(Right Hand)						
	<i>Shilpa Sarda</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little		
(Right Hand)						
	<i>Jyanta Mullik</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little		
(Right Hand)						
	<i>Pranav Mullik</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little		
(Right Hand)						



SPECIMEN FORM FOR TEN FINGERPRINTS



*Seema Pyne*

(Left Hand)				
(Right Hand)				



*Nandana Das*

(Left Hand)				
(Right Hand)				



*Debabrata Saha*

(Left Hand)				
(Right Hand)				



*Zoran Singh*

(Left Hand)				
(Right Hand)				



SPECIMEN FORM FOR TEN FINGERPRINTS



*Nari Singh*

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)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

**SHIBAM GROUP**  
*Nari Singh*  
**PARTNER**





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

Endorsement For Deed Number : I - 13242 of 2012  
(Serial No. 12379 of 2012)

On 12/10/2012

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

Presented for registration at 17.09 hrs on :12/10/2012, at the Private residence by Ravi Pincha  
,Claimant.

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

Execution is admitted on 12/10/2012 by

1. Rajendra Chandra Mullick, son of Late Gagan Chand Mullick , 32/1 C, Suri Lane, Kol, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
2. Jiten Mullick, son of Late Gagan Chand Mullick , Angel Sripur Road, Gengutia, , Thana:-Kulti, P.O. :- ,District:-Burdwan, WEST BENGAL, India, Pin :-713333, By Caste Hindu, By Profession : Others
3. Sushil Mullick, son of Late Gagan Chand Mullick , 15, Sankari Tola Street, Kol, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste Hindu, By Profession : Others
4. Sunil Mullick, son of Late Gagan Chand Mullick , 32/1 C, Suri Lane, Kol, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
5. Tarun Mullick, son of Late Gagan Chand Mullick , 32/1 C, Suri Lane, Kol, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
6. Smt Pratima Rani Mullick Alias Pratima Mullick, wife of Late Rabindra Nath Mullick , 15, Sankharitolla Street, Kol, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
7. Jayanta Mullick, son of Late Rabindra Nath Mullick , 15, Sankharitolla Street, Kol, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste Hindu, By Profession : Others
8. Prasanta Mullick, son of Late Rabindra Nath Mullick , 15, Sankharitolla Street, Kol, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste Hindu, By Profession : Others
9. Smt Rita Dutta, wife of Pinaki Dutta , 101/ C, C R Avenue, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700073, By Caste Hindu, By Profession : Others
10. Smt Mita Saha, wife of K Saha , 17, S B Dey Street, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste Hindu, By Profession : Others
11. Ranjan Mullick, son of Late Gobinda Mullick , 30/6 B, Doctor Lane, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
12. Smt Ruma Mullick, daughter of Late Gobinda Mullick , 306 / - Doctor Lane, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others



( Dulal chandraSaha )

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 3

18/10/2012 17:22:00





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

Endorsement For Deed Number : I - 13242 of 2012  
(Serial No. 12379 of 2012)

13. Smt Sima Pyne, wife of Late S Pyne , 6 B/ 1, Lal Mitra Road, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste Hindu, By Profession : Others
14. Soumendralal Pakrashi, son of R Pakrashi , Murlidhar Pally, Thana:-Ghola, P.O. :-Sodhpur ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
15. Debabrata Saha, son of Late J C Saha , 1, Nalta Bakulitala Lane, Kol, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Hindu, By Profession : Others
16. Sailen Mondal, son of Late B Mondal , 514, P K Guha Road, Kol, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Hindu, By Profession : Others
17. Ravi Pincha  
Director, Bahubali Tie Up Pvt Ltd, Bikaner Building, 1st Floor, 8/1, Lal Bazar Street, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
  
Director, Baron Suppliers Pvt Ltd, Bikaner Building, 1st Floor, 8/1, Lal Bazar Street, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
  
Director, Headman Mercantile Pvt Ltd, Bikaner Building, 1st Floor, 8/1, Lal Bazar Street, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
  
Director, Kasturi Tie Up Pvt Ltd, Bikaner Building, 1st Floor, 8/1, Lal Bazar Street, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
  
Director, Triton Commercial Pvt Ltd, Bikaner Building, 1st Floor, 8/1, Lal Bazar Street, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others  
  
Identified By Aditi Sen, son of - , High Court, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

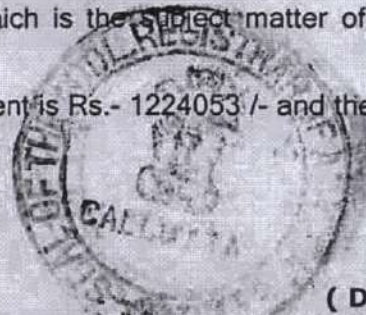
( Anup Kumar Mandal )  
ADDL REGISTRAR OF ASSURANCES-II

On 16/10/2012

**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.-1,74,86,180/-

Certified that the required stamp duty of this document is Rs.- 1224053 /- and the Stamp duty paid as: Impressive Rs.- 1000/-



( Dulal chandraSaha )  
ADDL REGISTRAR OF ASSURANCES-II

18/10/2012 17:22:00

SHIBAM GRO  
PARTNER

EndorsementPage 2 of 3





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

Endorsement For Deed Number : I - 13242 of 2012  
(Serial No. 12379 of 2012)

( Anup Kumar Mandal )  
ADDL. REGISTRAR OF ASSURANCES-II

On 17/10/2012

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 17/10/2012

Amount by Draft

Rs. 192444/- is paid , by the draft number 995574, Draft Date 11/10/2012, Bank Name State Bank of India, Samridhi Bhavan, 1, Strand Rd, received on 17/10/2012

( Under Article : A(1) = 192346/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 17/10/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 1223053/- is paid 995573 11/10/2012 State Bank of India, Samridhi Bhavan, 1, Strand Rd, received on 17/10/2012

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

On 18/10/2012

**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 18/10/2012

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

SHIBAM GROFF  
PARTNER



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

18/10/2012 17:22:00


EndorsementPage 3 of 3



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 51  
Page from 1872 to 1899  
being No 13242 for the year 2012.



  
(Dulal chandra Saha) 19-October-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

SHIBAM GROUP  
  
PARTNER



\*\*\*\*\*  
DATED THIS 11<sup>th</sup> DAY OF OCTOBER, 2012  
\*\*\*\*\*

BETWEEN

RAJENDRA CHANDRA MULLICK & ORS.;

... .. VENDORS

DEBABRATA SAHA & ANR.;

... .. CONFIRMING PARTIES

- AND -

BAHUBALI TIE-UP PRIVATE LIMITED. & ORS.

... .. PURCHASERS

INDENTURE

R.N. GHOSE & ASSOCIATES,  
ADVOCATES,  
10, OLD POST OFFICE STREET,  
FIRST FLOOR, ROOM NO.36A,  
KOLKATA - 700 001.