

00577

3-673711



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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 B. 1332/1
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भारतीय गैर न्यायिक
 एक सौ रुपये
 भारतीय गैर न्यायिक
 एक सौ रुपये

शु (1) 250.00
 शु (2) 300.00

 ₹ 550.00
 28/11/11
 28/11/11

7/11/11
 Public and Registrar,
 Public Registrar (S) of
 Registration Act 1908
 West Bengal
 9 JAN 2011

THIS INDENTURE made this 28 day of January in the year Two Thousand and Eleven.



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

Endorsement For Deed Number : I - 00673 of 2011
(Serial No. 00577 of 2011)

On

Payment of Fees:

On 28/01/2011

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

Presented for registration at 19.11 hrs on :28/01/2011, at the Private residence by Vivek Mahansaria ,Claimant.

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

Execution is admitted on 28/01/2011 by

1. Jitendra Agarwal, son of Moolchand Agarwal , 119 Netaji Subhas Ch Bose Rd , , Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700040 , By Caste Hindu, By Profession : Business
2. Pinky Agarwal, wife of Jitendra Agarwal , 119 Netaji Subhas Ch Bose Rd , , Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700040 , By Caste Hindu, By Profession : House wife
3. Vivek Mahansaria
Director, Mahansaria & Sons Pvt Ltd, 109 N.s.rd Harinavi, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700145 .
. By Profession : ---

Identified By Subir Kumar Dutta, son of , Allpore Civil & Cr Court, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 31/01/2011

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

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

Payment of Fees:

Amount By Cash

Rs. 49172/-, on 31/01/2011

(Under Article : A(1) = 49126/- , E = 14/- , H = 28/- , M(b) = 4/- on 31/01/2011)

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. 4466662/-



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

31/01/2011 16:58:00



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

Endorsement For Deed Number : I - 00673 of 2011
(Serial No. 00577 of 2011)

Certified that the required stamp duty of this document is Rs.- 312687 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 317423, Draft Date 28/01/2011, Bank Name State Bank of India, GARCHA, received on 31/01/2011
2. Rs. 49000/- is paid, by the draft number 317424, Draft Date 28/01/2011, Bank Name State Bank of India, GARCHA, received on 31/01/2011
3. Rs. 49000/- is paid, by the draft number 317425, Draft Date 28/01/2011, Bank Name State Bank of India, GARCHA, received on 31/01/2011
4. Rs. 49000/- is paid, by the draft number 317426, Draft Date 28/01/2011, Bank Name State Bank of India, GARCHA, received on 31/01/2011
5. Rs. 49000/- is paid, by the draft number 317427, Draft Date 28/01/2011, Bank Name State Bank of India, GARCHA, received on 31/01/2011
6. Rs. 49000/- is paid, by the draft number 317428, Draft Date 28/01/2011, Bank Name State Bank of India, GARCHA, received on 31/01/2011
7. Rs. 18600/- is paid, by the draft number 317429, Draft Date 28/01/2011, Bank Name State Bank of India, GARCHA, received on 31/01/2011

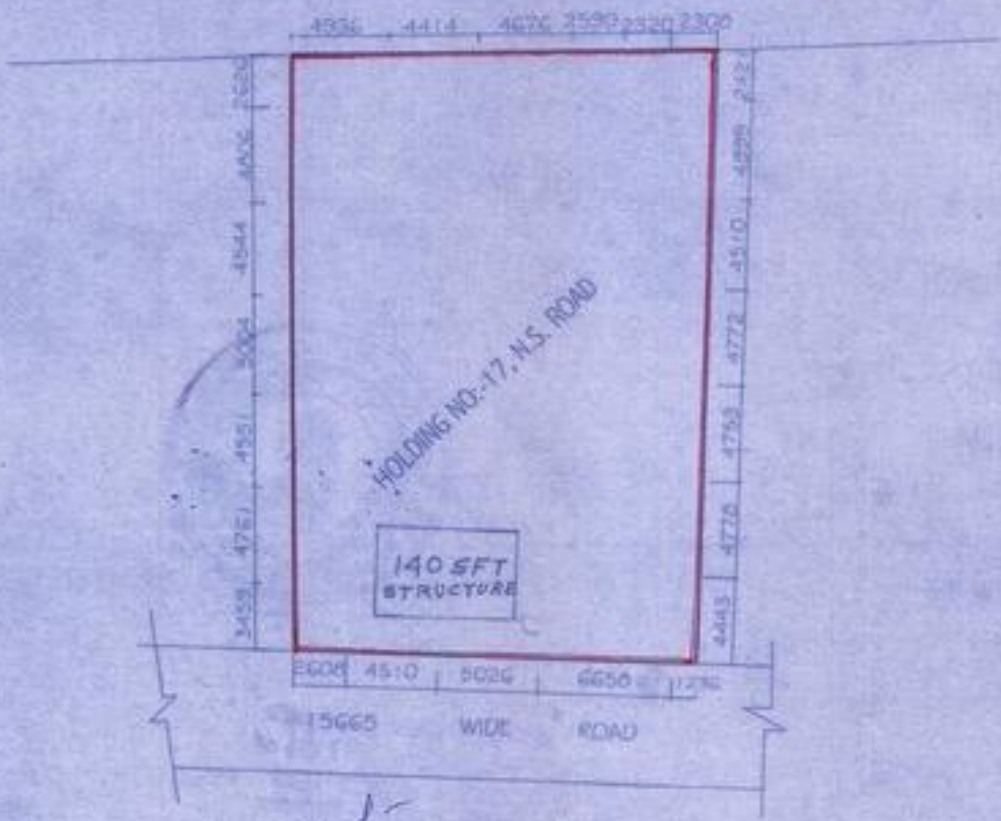
(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV




(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

PLAN AT HOLDING NO: 17, N.S. ROAD, DAG NO - 184, KHATIAN NO - 969 & 360
 L.R. NO: 79, MOUZA - MAHINAGAR, WARD NO - 20, DIST - SOUTH 24 PARGANAS
 KOLKATA - 145

SCALE: 1:100
 16 Satah equivalent to
 AREA OF LAND: 9COTT. - 10 CHR. - 39.2 SFT. = 647.454 SFT.
 (SHOWN IN RED BORDER)



1. *Sitara Agrawal*
2. *Pooja Agrawal*

VENDORS

MAHANSARIA & SONS PVT. LTD.
Mahansaria
 Director

PURCHASER

B. N. NASKAR
 TRACED BY
 SURVEYOR & D/MAN
 B. N. NASKAR
 P.O. - Vill-Moydab, P.S. - Jh

BETWEEN

(1) **JITENDRA AGARWAL**, having PAN AEQPA7987Q son of the Sri Moolchand Agarwal, a Hindu businessman by national Indian, residing at 119, Netaji Subhas Chandra Bose Road, P.S. Regent Park, Kolkata – 700040 and (2) **SMT PINKY AGARWAL**, having PAN ADAPA0448H wife of Sri Jitendra Agarwal, a Hindu house wife and Indian citizen residing at 119, Netaji Subhas Chandra Bose Road, P.S. Regent Park, Kolkata – 700040 both hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective executors administrators and agents) of the **ONE PART**

AND

MAHANSARIA & SONS (PRIVATE) LIMITED a company incorporated under the Companies Act, 1956 and having PAN AACC2999R having its registered office at 109, N. S. Road, Harinavi, Kolkata 145 represented by its Director Sri Vivek Mahansaria hereafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest agents and assigns) of the **OTHER PART**.

WHEREAS by and in pursuance of a conveyance dated 6th October, 2005 made between (1) Dr. Bijoy Roychowdhuri and (2) Smt. (Dr.) Tandra Roy Chowdhuri, both therein jointly referred to as the Vendors of the First Part and the above named Vendors both therein jointly referred to as the Purchasers of the Other Part and duly registered in Book No. 1, Volume No. 20, Pages 2825 to 2836, Being No. 03351 for the year 2005 with DSR Office, Alipore, 24-Parganas (South), the said Vendors for the consideration and in the premises therein mentioned purchased and acquired ALL THAT piece or parcel of Danga Land containing 16 Satak more or less Together With structures standing thereon being the portion of Dag No. 184, Khatian No. 969 and 300, J.L. No. 79 of Mouza



Sub-Registrar
District Sub-Registrar U/S T.C.
South 24 Parganas
28 JAN 2011

BETWEEN

(1) **JITENDRA AGARWAL**, having PAN AEQPA7987Q son of the Sri Moolchand Agarwal, a Hindu businessman by national Indian, residing at 119, Netaji Subhas Chandra Bose Road, P.S. Regent Park, Kolkata – 700040 and (2) **SMT PINKY AGARWAL**, having PAN ADAPA0448H wife of Sri Jitendra Agarwal, a Hindu house wife and Indian citizen residing at 119, Netaji Subhas Chandra Bose Road, P.S. Regent Park, Kolkata – 700040 both hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective executors administrators and agents) of the **ONE PART**

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(1) **JITENDRA AGARWAL**, having PAN AEQPA7987Q son of the Sri Moolchand Agarwal, a Hindu businessman by national Indian, residing at 119, Netaji Subhas Chandra Bose Road, P.S. Regent Park, Kolkata – 700040 and (2) **SMT PINKY AGARWAL**, having PAN ADAPA0448H wife of Sri Jitendra Agarwal, a Hindu house wife and Indian citizen residing at 119, Netaji Subhas Chandra Bose Road, P.S. Regent Park, Kolkata – 700040 both hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective executors administrators and agents) of the **ONE PART**

AND

MAHANSARIA & SONS (PRIVATE) LIMITED a company incorporated under the Companies Act, 1956 and having PAN AACC2999R having its registered office at 109, N. S. Road, Harinavi, Kolkata 145 represented by its Director Sri Vivek Mahansaria hereafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest agents and assigns) of the **OTHER PART**.

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ಪ್ರಾಥಮಿಕ ನೋಂದಣಿ
೨೪ ಪಂಚಾಯತ್ U/SI ೨,
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
28 JAN 2011

Mahinagar now within the limit of the Rajpur Sonarpur Municipality and known as Municipal Holding No. 17, N.S. Road (Mahinagar) Ward No. 20 of Rajpur – Sonarpur Municipality, P.S. Sonarpur, Kolkata, S.R. Office Sonarpur, District 24-Parganas TOGETHER WITH all easement right egress and ingress to draw electrical cables telephone connections drainage sewerage water line and all and every right easement and appurtenants hereto and butted and bounded on the North by Dag No. 185, on the South by Dag No. 184, on the East by Dag No. 182 and on the West by Kulpi road (Baruipur to Garia) and situation of which Danga land was shown and delineated with RED border on the plan thereto annexed which land is also fully described in the Schedule hereunder written and hereinafter called the said land.

AND WHEREAS :

- (a) the said Vendors have been in pursuance of the said Conveyance dated 6th October, 2005 in absolute khas possession control and enjoyment of the said land and
- (b) the said Vendors have duly recorded and mutated the said land in their own names in the records of Rajpur-Sonarpur Municipality and in the records of concerned BL & LRC Office and have been jointly in khas possession control and enjoyment of the said land and have been paying municipal taxes regularly and annual land revenue in respect of the said land and have not applied for conversion of the nature and use of the said land and have not created or suffered any encumbrances, charges, mortgages, and liabilities whatsoever on and in respect of the said land and the Vendors have assured the said purchaser that the said land is free from all encumbrances, liabilities, disputes and is not affected by any notice or scheme for acquisition, requisition alignment and that the said vendors are enjoying, possessing free from all encumbrances, mortgages.

mlv



ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಪಂಚಾಯತ್
ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಪಂಚಾಯತ್
28 JAN 2011

charges, liabilities, attachments, restrictions, alignments, acquisition and requisition and encumbrances whatsoever and that the Vendors are having heritable and transferable estate.

purchase document

AND WHEREAS the said Vendors have negotiated with the Purchasers for sale of land to the purchaser and accordingly the Vendors have, on the basis of said representations and in the premises and in pursuance of the same and after necessary searches being fully made and being fully satisfied about the title of the Vendors to the said land and construction ^{by the Plans and the Vendors} agreed to sell and transfer and the purchasers relying on the correctness thereof and believing the same to be true have agreed to purchase the said land at a price of Rs. 44,00,000/- (Rupees Forty Four Lakh) only and in the manner hereafter stated.

NOW THIS INDENTURE WITNESSETH as follows

That in the premises and in consideration of the said sum of Rs. 44,00,000/- (rupees Forty Four Lakh) only well and truly paid by the purchasers to the said Vendors (the receipt whereof the said Vendors do hereby as also by the receipt hereunder written admit and acknowledge and of and from the payment of the same hereby acquit release and discharge the said purchaser and the said land) **THEY** the said Vendors do hereby absolutely and indefeasibly grant convey sell transfer release assign and assure unto the Purchasers **ALL THAT** piece or parcel of land containing 16 Sataks of Danga land more or less **TOGETHER WITH** the structure containing about 140 square feet super built up area standing thereon or on part of the said land being demarcated portion in Dag No. 184, Khatian No. 669 and 360, J.L. No. 79, Mouza - Mahinagar, now within the limits of Rajpur-Sonarpur Municipality in Ward No. 20, being Municipal holding No. 17, N.S. Road (Mahinagar) P.S. Sonarpur, Kolkata - 700145, in the District of 24-Parganas (South) fully described in the Schedule hereunder written and situation

[Signature]




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ಕರ್ನಾಟಕ ಸರ್ಕಾರ (ಸಿ) ಅ
ಸಂಖ್ಯೆ: 100
29 JAN 2011

whereof is shown within RED border on the plan thereof hereto annexed and herein before and hereinafter called the LAND TOGETHER WITH all easements, benefits, liberties, privileges, facilities and advantages appendages and appurtenants thereof and TOGETHER WITH all the legal incidents thereof and TOGETHER WITH all right title and interest of the said Vendors therein and upon the said land and TOGETHER WITH all the legal incidents thereof and TOGETHER WITH all right title and interest of the said Vendors therein and upon the said land and TOGETHER WITH all deeds, pattas, muniments, writings, and evidence of title which anywise relate to the said land or any part thereof which now are or shall hereafter be in custody control or power of the Vendors or any person from whom the said Vendors may procure the same without any action at law to TO HAVE AND TO HOLD the said land and every part thereof fully described in the Schedule hereunder written absolutely and for ever without any hindrances, interruption, disputes, claims or demands whatsoever from the Vendors or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or any trust for the said Vendors, as absolute heritable and transferable estate free from encumbrances, charges, mortgages, liabilities, dependences, acquisitions, requisitions alignments and attachments whatsoever and howsoever BUT subject to payment of annual land revenue and the Municipal taxes in respect of the said land from the date hereof

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

- (a) that notwithstanding any act deed matter or thing by the Vendors upon executed or knowingly suffered to the contrary THEY the said Vendors now are lawfully and absolutely seized and possessed of and otherwise well and sufficiently entitled to the said land and every part thereof for





Registrar and Company
Registrar (ST) of
Karnataka Act 1956
Bangalore
28 JAN 2011

perfect indefeasible heritable and transferable estate in fee simple in possession or estate equivalent thereto free from all encumbrances, charges, mortgages, liabilities, lispendences, acquisitions, requisitions, alignments, attachments whatsoever and howsoever.

- (b) That the Vendors have good right full power and absolute authority to grant transfer sell and assure release convey and assign the said land and every part thereof hereby granted transferred conveyed or expressed and intended so to be unto and to the use of the Purchasers in the manner aforesaid.
- (c) That the said land hereby transferred is free from all encumbrances, claims, demands, charges, mortgages, trust, liens, lispendences, made suffered or occasioned by the Vendors or any of their predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the said land are free from any scheme or notice of acquisition requisition or alignment by the Government or any statutory authority having jurisdiction in that behalf.
- (d) That the said Vendors have not changed the nature and use of the said land and the same is continued to be Danga land.
- (e) That the said Vendors hereby agree and covenant to indemnify and keep indemnified the purchasers and keep them indemnified from and against all encumbrances, mortgages, charges, liens, lispendences, attachments, disputes claims and demands whatsoever occasioned or suffered by the Vendors or any person or persons lawfully and equitably claiming from under or in trust for the said Vendors.





Registrar of Companies
U/S 15(1) of the Companies Act 1956
South India
28 JAN 2011

[Faint, illegible text]

- (f) That the said Vendors do not hold land in excess of the ceiling limit described under the West Bengal Land Reforms Act, 1955 and that the said land held by the Vendors and hereby transferred is not excess land.
- (g) That it shall be lawful for the purchasers from time to time and at all times hereafter to enter into and hold enjoy possess occupy and own the said land and every part thereof and receive rents issues and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the said Vendors and/or any person or persons lawfully and equitably claiming from the said Vendors or any trust for them.
- (h) That the said Vendors and all persons lawfully or equitably claiming from 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 execute and acknowledge and cause to be made done executed and acknowledged all such further and other acts deeds matters and things and assurances in respect of the said land hereby sold and transferred unto and to the use of the purchasers in the manner aforesaid as shall or may be reasonably required by the purchasers for better further effectuating and more perfectly assuring and transferring the said land hereby sold and transferred and intended to be so.
- (i) That the said Vendors shall duly pay and discharge and satisfy all Municipal rates and taxes and land revenue in respect of the said land as upto date hereof and shall keep the purchasers and the said land hereby sold indemnified and protected against all such liabilities.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Danga Land containing 16 Sataks equivalent to 9 Kattahs 10 Chattaacks 39.6 Sq.ft. more or less **TOGETHER WITH** structure

(f) 



[Handwritten signature]

STATE OF SAN ROQUE
OFFICE OF THE GOVERNOR
28 JAN 2011



containing about 140 Sq. ft Super Built up area standing thereon being the portion of Dag No. 184, Khatian No. 669 and 360, J.L. No. 79 of Mouza Mahinagar, now within The Rajpur-Sonarapur Municipality and known and numbered as Holding No. 17, Netaji Subhas Road, (Mahinagar) Ward N. 20, Police Station-Sonarapur, Kolkata, Sub-Registrar at Sonarapur, District South 24-Parganas, along with all easement right of egress and ingress to draw electrical cables, telephone connection, drainage, sewerage, water line and all and every right of easement and appurtenant thereto. The said property is more clearly shown and delineated in the MAP/PLAN annexed hereto and marked with border RED. The said property is butted and bounded in the manner following that is to say :

ON THE NORTH BY	Dag No. 185.
ON THE SOUTH BY	Dag No. 184
ON THE EAST BY	Dag No. 182
ON THE WEST BY	<u>Kulpi Road (Baruipur to Garia).</u>

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

SIGNED SEALED AND DELIVERED by
the said VENDORS at Kolkata in the
presence of :

1. *Sitansu Kumar*
2. *Pinkay Agarwal*

SIGNED SEALED AND DELIVERED by
the said PURCHASER and COMMON
SEAL of the PURCHASER affixed by its
director SRI VIVEK MAHANSARIA at
Kolkata in the presence of :

MAHANSARIA & SONS PVT. LTD.
Vivek Mahansaria
Director

IN WITNESS WHEREOF



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಸರ್ಕಾರಿ ನೋಂದಣಿ
28 JAN 2011

RECEIVED of and from the within named Purchasers the within mentioned consideration money being Rs. 44,00,000/- (Rupees Forty Four Lakh) only in full as per Memo below:

Memo of Consideration

1. By transfer of funds from Purchaser's Account No. 09020500000045 at Bank of Baroda, 3B Camac Street, Kolkata - 16 through RTGS to the savings account of Jitendra Agarwal - number 045010100157582 with Axis Bank, Tollygunge Branch, RTGS No. UTIB0000045 vide UTR No. - BARBH11024859985 dated 24.1.2011.

Rs. 22,00,000/-

2. By transfer of funds from Purchaser's Account No. 09025000000045 at Bank of Baroda, 3B Camac Street, Kolkata - 16, through RTGS to the savings account number 045011070604 of Pinky Agarwal with Axis Bank Tollygunge Branch RTGS No. UTIB0000045 vide UTR No. BARBH11021848485 dated 21.1.2011.

Rs. 22,00,000/-

Total Rs. 44,00,000/-

(Rupees Forty Four Lacs) only

Witnessed by:
1. Sajjan Kumar Agrawal,
2871 Shalimar Park, Sason
Kolkata - 700017
2. Sunist Agarwal,
Drafted by
Kishore Kumar
Advocate,
WB/513/1469.

1. *[Signature]*
2. Pinky Agarwal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1431 to 1445
being No 00673 for the year 2011.







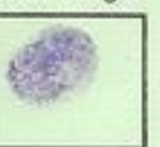






(Dulal Chandra Saha) 01-February-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



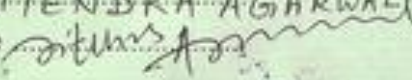
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Estado do Rio de Janeiro
de Registro nº 111
28 JAN 2011

Signature

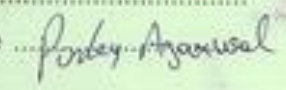
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left hand					
right hand					













Name JITENDRA AGARWAL
Signature 

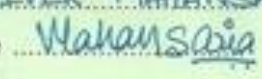
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left hand					
right hand					



Name
Signature 

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name VIVEK MAHANSARIA
Signature 

100747

27 JAN 2011

No.....Date.....

Sold to.....**B. M. BAGARIA & CO.**

Address.....**Solicitors & Advocates**

6, Old Post Office Street

Kolkata-700 001

L. S. VENDOR
HIGH COURT, CAL.

Wahansaria



219

MAHANSARIA & SONS PVT. LTD.

Wahansaria
Director



220

Wahansaria



221

Rinley Agarwal

Identified by me
Lutis Kumar Bhatia
Adv.

Hipne Girl & Central Court
Kolkata-27



Registrar of Companies
IV, South 24 P.W. Sec-1
Kolkata
28 JAN 2011