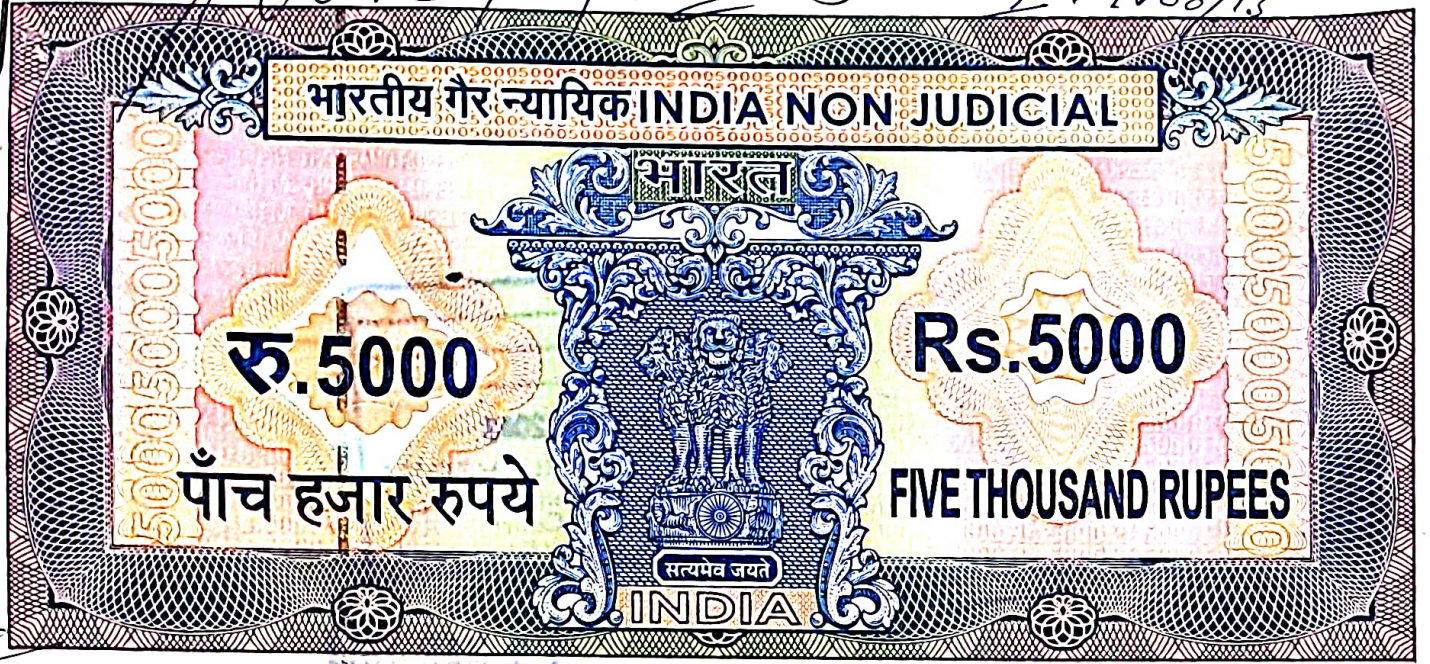


190/3A2/2013 (6)

J-1088/13



15.13
10.56

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A02

A 656942

Others - 3

Certified that this document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-I
Alipore South 24 Parganas

15 MAR 2013

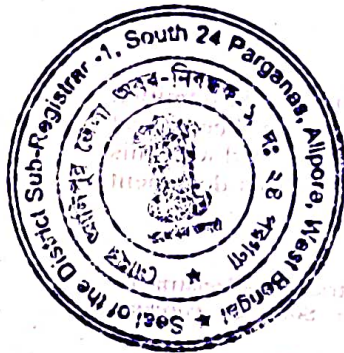
THIS DEED OF SALE made this *15th* day of *march* Two Thousand Thirteen **BETWEEN (1) SRI SWARAJ DAS (2) SRI SHYAMAL DAS AND (3) SRI SUBHAS DAS**, all sons of Late Prabin Kumar Das, all by faith-Hindu, all by occupation Business, all residing at No.3, Kali Mohan Banerjee Lane, Police Station- Bhowanipore, Kolkata - 700 025, hereinafter jointly referred to as the **"VENDORS"** (which expression shall unless excluded by or repugnant to the

157436

NAME *Shourpasi Enclave*
 ADD. *Pr. Rd.*
 Rs. *62/1 B*
 13 MAR 2013
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 58-3, R. S. Roy Road, Koi-1

13 MAR 2013

13 MAR 2013



15 MAR 2013

District Sub-Registrar-I
Alipore, South 24 Parganas

15 MAR 2013

R. D. Das
Advocate
High Court, Cal.

context be deemed to mean and include their respective heirs, successors and legal representatives) of the **ONE PART AND SHREEPATI ENCLAVE PVT. LTD.** a company registered under the provision of Companies Act, 1956 being represented by it's Directors (1) Sri Sadhan Roy son of Late Subodh Roy and (2) Sri Binod Kumar Chawdhury son of Late Kishan Lal Chowdhury having it's registered office at no.62/1B, Diamond Harbour Road, Police Station- Ekbalpur, Kolkata -700 023 hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's successors-in-office and assigns) of the **OTHER PART.**

WHEREAS at all material times, one Parimoyee Dasi wife of Late Atul Chandra Dey of 61, Banchharam Ackrur Lane, Calcutta -700 012 was the rightful absolute owner in respect of the land measuring as per record 3 Kottahs but in actual physical measurement 2 kottahs 12 Chittak 24 sq. ft. more or less situated at premises No.3, Kali Mohan Banerjee Lane, Kolkata -700 025 along with other property which she got and obtained by way of a Deed of Partition wherein the said Parimoyee Dasi was cited as the party of the 4th part and the said Partition Deed was duly executed on 16th day of October, 1966 and registered at the office of the District Registrar at Alipore and recorded in Book No.I, Volume No.119, Pages 52 to 60, Being No.5233, for the year 1966.

AND WHEREAS the said Parimoyee Dasi, subsequently got her name mutated and/or recorded with the Calcutta Municipal Corporation as

owner of the aforesaid property situated at premises No.3, Kali Mohan Banerjee Lane, P.S. Bhowanipore, Calcutta -700 025, being Assessee No.11-072-16-0002-6, and while remained in peaceful possession and enjoyment of the said property by paying rates and taxes thereof, the said Parimoyee Dasi died intestate on 22.04.1988 leaving behind her heirs, successors and legal representatives namely Chandi Charan Dey and twelve others being her sons, daughters, grand-sons and grand-daughters as her only legal heirs and successors who jointly became the owners of the said property being Premises No.3, Kali Mohan Banerjee Lane, P.S. Bhowanipore, Calcutta -700 025, along with other property left by said Parimoyee Dasi, since deceased.

AND WHEREAS by and under a registered Deed of Conveyance dated 27.07.2001 registered in the office of the A.D.S.R. Alipore in Book No.I, C.D. Volume No.25, pages 537 to 563, being No.5748 for the year 2011, the said Chandi Charan Dey and twelve others jointly sold, transferred and conveyed the said property being premises No.3, Kali Mohan Banerjee Lane, Kolkata -700 025 forever and absolutely to and unto the said Swaraj Das, Shyamal Das and Subhas Das free from all encumbrances and at a valuable consideration mentioned therein.

AND WHEREAS after such purchase the said Swaraj Das, Shyamal Das and Subhas Das the Vendors herein having had mutated their names in the record of K.M.C as owners thereof have been and/or are jointly occupying and possessing the said premises No.3, Kali Mohan Banerjee Lane, Kolkata -700 025 by paying taxes regularly as owners thereof.

AND WHEREAS the vendors herein expressed their intention to sell out the aforesaid entire property being premises No.3, Kali Mohan Banerjee Lane, P.S. Bhowanipore, Kolkata -700 025 as fully described in the schedule hereunder written and having come to know such intention and desire of the vendors, the purchasers approached the vendors and offered to purchase the said entire property at and for a lump sum price of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs) only and the vendors herein accepted the said offer and agreed to absolute sale of the said property, as more fully mentioned in the schedule hereunder written, at the said price or consideration of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs) only, unto and in favour of the purchaser, free from all encumbrances, liens, attachments, lispendents whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs) only paid by the purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do hereby and also by the memo of consideration hereunder written, admit and acknowledge and of and from the payment of the same, the Vendors for ever release, discharge, acquit and exonerate the purchaser and the said property hereby sold, transferred and conveyed) the Vendors do hereby grant, sell, transfer, convey, assign and assure unto and in favour of the purchaser herein forever and absolutely ALL THAT piece and parcel of Homestead land

measuring more or less 2 (two) cottahs 12 (twelve) Chittaks 24 (twenty four) sq. ft. as per physical measurement but as per reord 3 Kottahs more or less together with an old single storied building situated at premises No.3, Kali Mohan Banerjee Lane, P.S. Bhowanipore, Calcutta -700 025, which is more fully and particularly described in the Schedule hereunder written TOGETHER WITH all user and easementary right, on paths and passage, stairs, roofs etc. and other rights and liberties exclusively and to use and enjoy sewers, drains, pipes, stair, roof, tank, pump, motor, fittings and fixtures, electrical and telephone connections, benefits, advantage and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances thereto (hereafter collectively called "the said property") free from all encumbrances AND all the Estate, title, interest, inheritance, use, trust possession property claim and demand whatsoever both at law and in equity of the vendors into and upon the said property hereby granted, sold, transferred conveyed assigned and assured or intended so to be AND also Deeds, pattahs, Muniments, writings and evidences of title whatsoever relating to or concerning the same or any part thereof which now are or is or at any time heretofore were or was or hereafter shall or may be in the custody, possession or power of the Vendors or of any person or persons from whom the Vendors can or may procure the same without any action or suit at law and in equity to the Purchaser TO HAVE AND TO HOLD the said property hereby sold, granted, transferred, conveyed, assured, assigned or expressed or intended to so be unto and to the use of the purchaser absolutely and forever for a perfect and indefeasible estate

of inheritance in fee simple in possession free from all encumbrances and the Vendors do hereby covenant with the Purchaser that NOTWITHSTANDING any act, thing, deeds, matters whatsoever made done or executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell or expressed or intended so to be unto and to the use of the said purchaser in the manner aforesaid for ever and for good for the exclusive, uninterrupted use and enjoyment of the Purchaser AND THAT the purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property and every part thereof on payment of taxes to the Kolkata Municipal Corporation as owner thereof and to receive the rents, issues, profits benefits thereof with the absolute right and liberty to sell, convey and transfer or any way dispose of the said property in any manner at it's absolute right, desire and discretion, without any lawful eviction, interruption, claim and demand whatsoever of the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the vendors or any of their predecessors-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged saved harmless and keep the purchaser indemnified from any charges, encumbrances, created by the vendors or by any others of their predecessors-in-title and the Vendors state that the said property is free from all encumbrances whatsoever and the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said property or any or every part thereof from under or in trust for the vendors shall and will from time to time

or at all times hereafter at the costs and request of the purchaser do and execute all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property unto and in favour of the purchaser as shall or may be reasonably required.

The vendors further declare that the said property has not been previously sold, leased, mortgaged, gifted or transferred and there is no charge, lien or lispendens. There is no case, suit or proceeding pending case before any court of law in respect of the said property and is in no way encumbered and is free from all encumbrances.

The vendors doth hereby further declare that the purchaser shall be solely and exclusively entitled to get it's name mutated in the record of Kolkata Municipal Corporation as owner thereof and for such purpose the vendors shall, if necessary, be bound to sign and execute the necessary deeds and documents as to be required by the purchaser herein.

If any of the representations or covenants made hereinbefore by the Vendors are subsequently found to be false or incorrect whereby or by reason whereof, the purchaser may suffer any loss or damages the vendors shall be liable to compensate the loss or damages as may be sustained by the purchaser.

If any error or omission in the recital or this Deed transpires at a later date the vendors at the cost and request of the purchaser shall do and execute or cause to be done or executed any supplementary deed or deeds rectification in favour of the purchasers or in favour of it's executors, administrators, successors and/or assigns;

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of Homestead land measuring as per record 3 Kottahs more or less but in actual physical measurement 2(two) Cottahs 12 (twelve) Chittaks 24 (twenty four) square feet more or less together with a sixty years old single storied residential building having an area of 900 sq. ft. standing thereon, lying and situate at K.M.C. Premises No.3, Kali Mohan Banerjee Lane, P.S. Bhowanipore, Calcutta -700 025, within K.M.C. Ward No.72, being Assessee No.11-072-16-0002-6, Sub-Registry Office Alipore, together with all user and easementary rights on paths, passages, stairs, roof, drainage, sewerage, electrical and Telephone lines, pump motor, over Head Tank, underground Reservoir, and all other facilities, privileges, advantages, and benefits etc. attached therein and thereto, which is more specifically delineated in the sketch map or plan depicted in RED border lines attached hereto, being the part and parcel of this indenture, which is butted and bounded as follows:-

ON THE NORTH : By premises No.11, S.P. Mukherjee Road,

ON THE SOUTH : By 16' feet wide Kali Mohan Banerjee Lane.

ON THE EAST : By Premises No.2, Kali Mohan Banerjee Lane.

ON THE WEST : By Premises No.13, S.P. Mukherjee Road,
Kolkata.

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties abovenamed at
Kolkata in presence of -

Witnesses:

1. Nanda Das.
3. Kali Mohan Banerjee Lane.
Cal. 25

2. Gaurav Chowdhary
37 D.H Road
KOL-38

1. *Buanaaj Das*
AMYPD0235G

2. *Shyamal Das*
ADTPD7402K

3. *Subhas Das.*
ADNPD9442M

SIGNATURE OF THE VENDORS

SHREEPATI ENCLAVE PVT. LTD.

Sudhanu Ray

Director

AANC56818C

SHREEPATI ENCLAVE PVT. LTD.

Binod Chowdhary

Director

AANC56818C

SIGNATURE OF THE PURCHASER

Drafted by
RMD
H.C. Advocate
Cal.

RECEIVED of and from the above named purchaser the within mentioned sum of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs) only being the full and final price or consideration as per memo below:-

MEMO OF CONSIDERATION

<u>Cheque No.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount</u>
1. 597664	15.03.2013	HDFC Bank Kolkata in favour of Swaraj Das, the Vendor No.1.	35,00,000/-
2. 597665	15.03.2013	HDFC Bank Kolkata in favour of Subhas Das, the Vendor No.3.	35,00,000/-
3. 597666	15.03.2013	HDFC Bank Kolkata in favour of Shyamal Das, the Vendor No.2.	17,50,000/-
4. 597667	15.03.2013	HDFC Bank Kolkata in favour of Shyamal Das, the Vendor No.2.	17,50,000/-
Total			<u>1,05,00,000/-</u>

(Rupees One Crore Five Lakhs only)

WITNESSES :-

1. Nanda Das

1. Swaraj Das

2. Shyamal Das

3. Subhas Das

SIGNATURE OF THE VENDORS

2. Gaurav Chaudhary
37 D.H Road
Kol- 38

←



KALI MOHAN
BANERJEE LAN

(II)

(I)
PRE. NO.-5
16435

11738

(I)
PRE. NO.-3

10734

5164

(IV)
11/A

16372

4898

VACANT
15

PRE. NO.-13
(II)



4221
30242

34525

SHYAMA PRASAD
MUKHERJEE ROAD

District Sub-Registrar-I
Alipore, South 24 Parganas

(III)
8A

District Sub-Registrar-I
Alipore, South 24 Parganas
10A

15 MAR 2013
28A

12 MAR 2013
SITE PLAN

SHREEPATI ENCLAVE PVT. LTD.

Director

Shyamal Das
Subhas Das

SHREEPATI ENCLAVE PVT. LTD.

SITE PLAN AT PRE. NO.- 3, KALI MOHAN Director

BANERJEE LANE, KOLKATA- 700025,

WARD NO.- 72, UNDER K.M.C.

TOTAL LAND AREA-200.67 SQ.M./ 03 KH.-00 CH.-00 SQ.FT.

SCALE- 1:500



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

Endorsement For Deed Number : I - 01088 of 2013
(Serial No. 01342 of 2013)

On 15/03/2013

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 Draft

Rs. 142430/- is paid , by the draft number 089016, Draft Date 13/03/2013, Bank Name State Bank of India, GOKHALE ROAD, received on 15/03/2013

(Under Article : A(1) = 142384/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 15/03/2013)

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.-1,29,45,000/-

Certified that the required stamp duty of this document is Rs.- 906170 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 901200/- is paid , by the draft number 089015, Draft Date 13/03/2013, Bank : State Bank of India, GOKHALE ROAD, received on 15/03/2013

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

Presented for registration at 11.07 hrs on :15/03/2013, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Binod Kumar Chawdhury , one of the Claimants.

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

Execution is admitted on 15/03/2013 by

1. Swaraj Das, son of Late Prabin Kumar Das , 3 , Kali Mohan Banerjee Lane, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Business
2. Shyamal Das, son of Late Prabin Kumar Das , 3 , Kali Mohan Banerjee Lane, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Business
3. Subhas Das, son of Late Prabin Kumar Das , 3 , Kali Mohan Banerjee Lane, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Business
4. Sadhan Roy
Director, Shreepati Enclave Pvt Ltd, 62/1 B, Diamond Harbour Road, Kolkata, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023.
, By Profession : Others

(Humayun Ali)

DISTRICT SUB-REGISTRAR-I



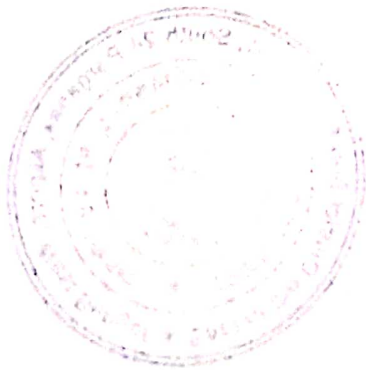
Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01088 of 2013
(Serial No. 01342 of 2013)

5. Binod Kumar Chawdhury
Director, Shreepati Enclave Pvt Ltd, 62/1 B, Diamond Harbour Road, Kolkata, Thana:-Ekbalpore,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023.
, By Profession : Others

Identified By R N Das, son of . . , High Court, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST
BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.



(Humayun Ali)
DISTRICT SUB-REGISTRAR-I





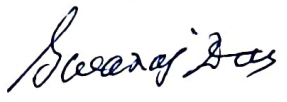





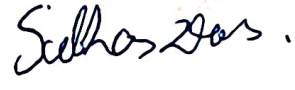



(Humayun Ali)
DISTRICT SUB-REGISTRAR-I
EndorsementPage 2 of 2

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01342 / 2013, Deed No. (Book - I , 01088/2013)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Binod Kumar Chawdhury 62/1 B , Diamond Harbour Road, Kolkata, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-70023	 15/03/2013	 LTI 15/03/2013	Binod Chawdhury 15-03-2013.

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Swaraj Das Address -3 , Kali Mohan Banerjee Lane, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 15/03/2013	 LTI 15/03/2013	
2	Shyamal Das Address -3 , Kali Mohan Banerjee Lane, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 15/03/2013	 LTI 15/03/2013	
3	Subhas Das Address -3 , Kali Mohan Banerjee Lane, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 15/03/2013	 LTI 15/03/2013	
4	Sadhan Roy Address -62/1 B , Diamond Harbour Road, Kolkata, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-70023	Self	 15/03/2013	 LTI 15/03/2013	 SHREEPATI ENCLAVE PVT. LTC Directc


(Humayun Ali)

DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Binod Kumar Chawdhury Address -62/1 B , Diamond Harbour Road, Kolkata, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-70023	Self		 LTI	SHREEPATI ENCLAVE PVT. LTD Binod chowdhury Directo
			15/03/2013	15/03/2013	

Name of Identifier of above Person(s)


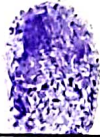
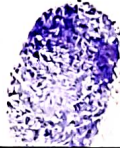



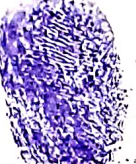



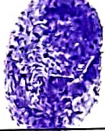
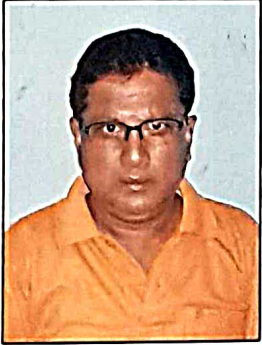












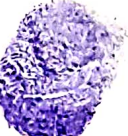





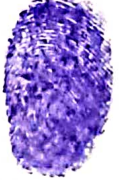


R N Das
 High Court, Kolkata, Thana:-Hare Street,
 District:-Kolkata, WEST BENGAL, India, Pin :-700001

Signature of Identifier with Date














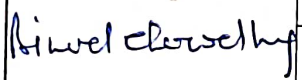










R N Das, ADV.
 15/3/13



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ Vendors/ Developers presentants					
	 <i>Sudarshan Das</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	 <i>Shyamal Das</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	 <i>Sudhar Das</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ Vendors/ Developers presentants					
	 					
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
	 					
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little