

lispens debts and attachments whatsoever had made done executed occasioned and suffered by the Vendors into and upon the said property hereby granted transferred sold conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to alter defeat encumber or made void the same AND that notwithstanding any such act, deed, matter or thing whatsoever as aforesaid the Vendors has now itself good right full power and absolute authority to grant, transfer, convey, sale, assign and assure by these presents the said property hereby granted, transferred, sold, conveyed assigned and assured or expressed or intended so to be UNTO and to the use of the Purchaser in the manner aforesaid AND that the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enjoy the said land hereditament messuage building premises hereby granted, transferred, sold, conveyed, assigned and assured or expressed or intended to be unto and to the use of the Purchaser in the manner aforesaid, without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming or to claim from under or in trust for the Vendors and to receive the rents, issues and profits

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including the right to collect and receive any arrear rents, if any, AND that free and clear and freely and clearly and absolutely acquitted exonerated discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former or other estates rights, title, mortgages, charges, trust, debuttars, attachments, execution, lispendences, claims, demands and encumbrances whatsoever save and except done occasioned or suffered by the Vendors or any person or persons lawfully or equitably claiming or to claim by from through under or in trust for the Vendors in respect of the said property hereto conveyed AND further that the Vendors and all persons having or lawfully claiming any estate right title interest whatsoever in respect of the said property hereby granted, transferred, conveyed, sold, assigned and assured or any part thereof under or in trust for the Vendors shall or will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or caused to be done executed all such acts, deeds, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property hereby granted, transferred, conveyed, sold, assigned and assured for the use of the Purchaser in the manner aforesaid as shall or may be reasonably required. AND the Purchaser shall get

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its names mutated in the records of the Kolkata Municipal Corporation and shall have the right to inspect either by directors or through it's representatives to inspect the original Title Deed as and when required from the Vendors.

SCHEDULE ABOVE REFERRED TO

ALL THAT two storied brick built house having it's super built area of 5953 sq.ft. more or less erected on part of more or less four (4) cottahs, thirty five (35) square feet of revenue free land, being municipal premises No.29, Paikpara Row, P.S. Chitpore presently Tala, Kolkata - 700037, under Kolkata Municipal Corporation Ward No.4, within the limits of ADSR - Sealdah, Touzi No.1298/2833, Division-I, Sub-Division - 17, Holding No.97, Mouza - Paikpara in the District South 24-Parganas and butted and bounded by :-

On the North : partly by common passage and partly by Premises No.24, Paikpara Row;

On the South : Paikpara Row;

On the East : Premises No.30, Paikpara Row;

On the West : Premises No.28, Paikpara Row;

Together with right of use of common passage situated in the North and clearly delineated with RED BORDER in the attached plan herewith.

Contd..

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

SIGNED, SEALED AND DELIVERED in the presence of :

1. *Gulab Singh Seth*
Advocate
25/4/11A Anand Mohan Das
Lane, Kolkata - 700037

2. *Hirak Sinha*
Advocate.
High Court, Calcutta.
745, R. N. Tagore Road
Kolkata - 77.

Drafted by me :-

Hirak Sinha
Hirak Sinha
Advocate
High Court, Calcutta,
745, R.N. Tagore Road,
Kolkata - 700077.

Typed by -

Ramdy
Rathindranath Maity
C/o. MAITY-N-COPY
10, K.S. Roy Road,
Kolkata - 700 001.
Ph : 2243-8514

1. *Biswajit Bhowm.*

2. *Satyajit Bhowm.*

Signature of the Vendors

ATRA PVT LTD.

1. *[Signature]*

2. *[Signature]* Director PVT LTD.

3. *[Signature]* Director LTD.

Signature of the Purchaser through it's Directors

PAN NO. AAHCA 0770 D

RECEIVED of and from within named Purchaser the within mentioned sum of Rs.58,00,000/- (Rupee Fifty eight lacs) only :

MEMO OF CONSIDERATION

- | | |
|--|-----------------|
| 1. By Cheque being No.711504 dt.27.04.2008 drawn on Bank of Baroda, Tala Park Br. in favour of Biswajit Biswas.
PAN NO. AAKPB 2239E | Rs. 7,50,000.00 |
| 2. By Cheque being No.711505 dt.27.04.2008 drawn on Bank of Baroda, Tala Park Br. in favour of Satyajit Biswas.
PAN NO. AATPB 6516B | Rs. 7,50,000.00 |
| 3. By Cheque being No.366301 dt.06.08.2008 drawn on Bank of Baroda, Tala Park Br. in favour of Biswajit Biswas. | Rs.21,50,000.00 |
| 4. By Cheque being No.366302 dt.06.08.2008 drawn on Bank of Baroda, Tala Park Br. in favour of Satyajit Biswas. | Rs.21,50,000.00 |
| | ----- |
| | Rs.58,00,000.00 |
| | ===== |

(Rupees Fifty eight lacs only)

WITNESSES :

1. *Jivish Sethi*
Advocate
2. *Hirak Suresh*
Advocate

1. *Biswajit Biswas*

2. *Satyajit Biswas*

Signature of the Vendors

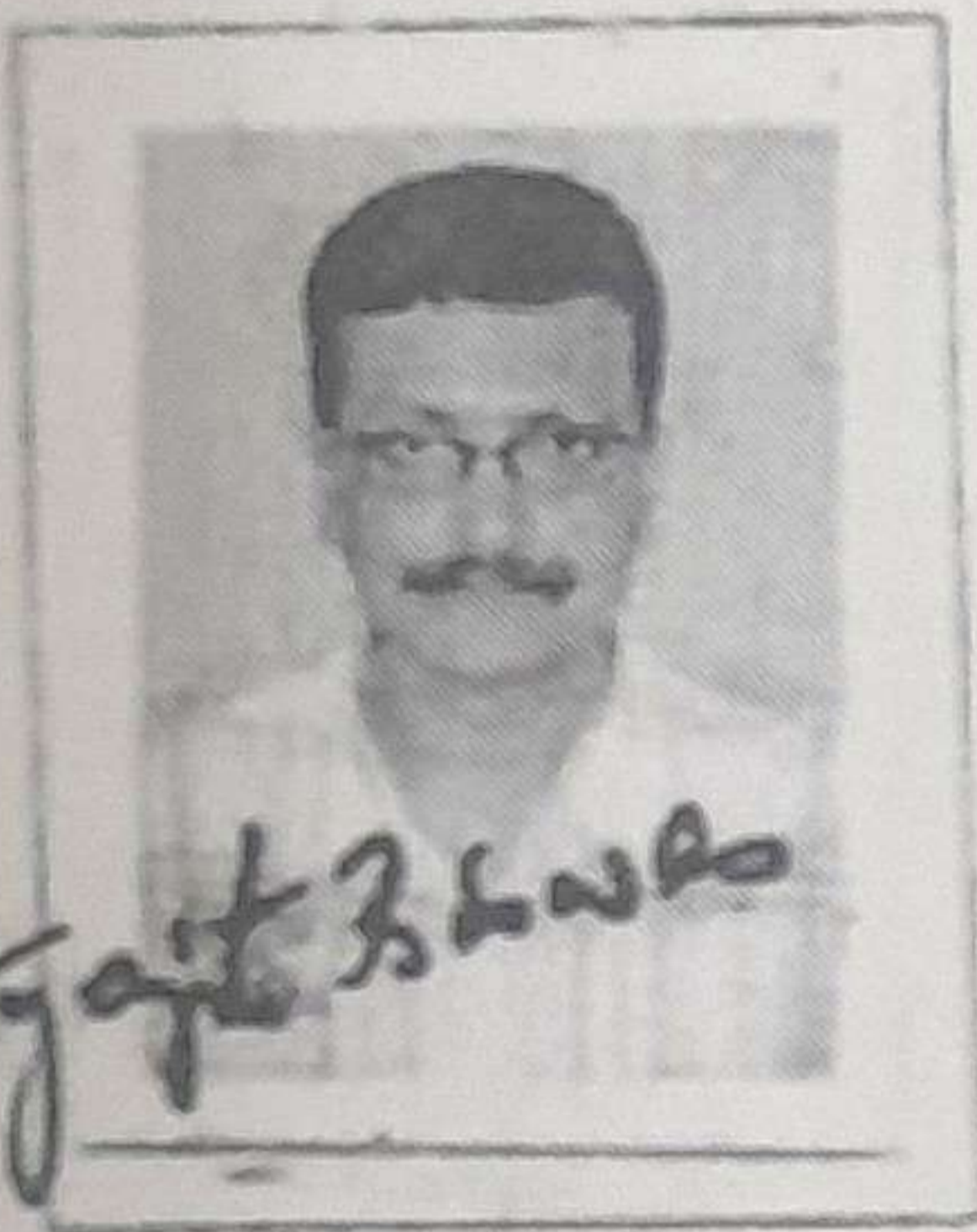
FINGERPRINTS OF PARTIES



Biswajit Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

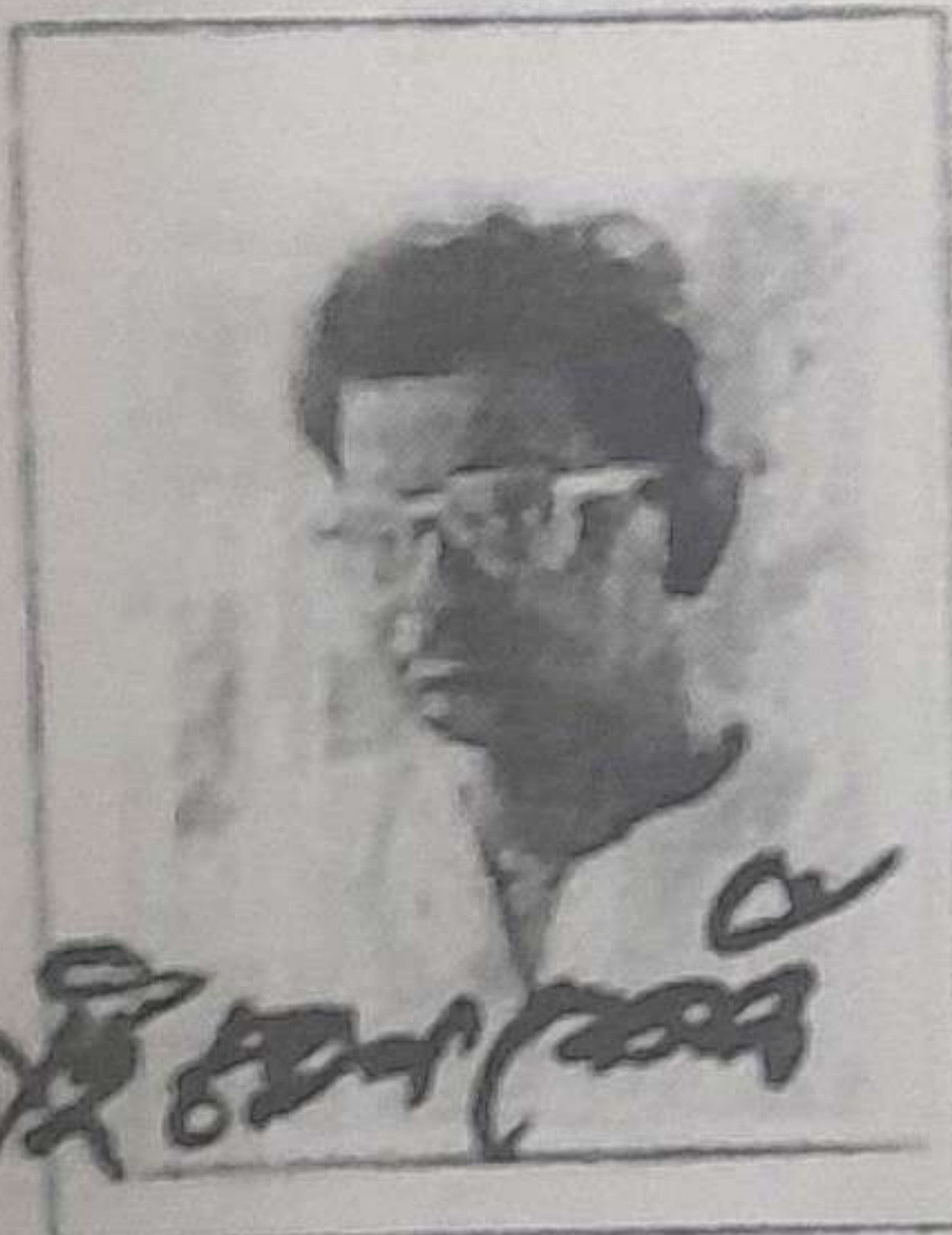
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Subrata Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Pratik Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

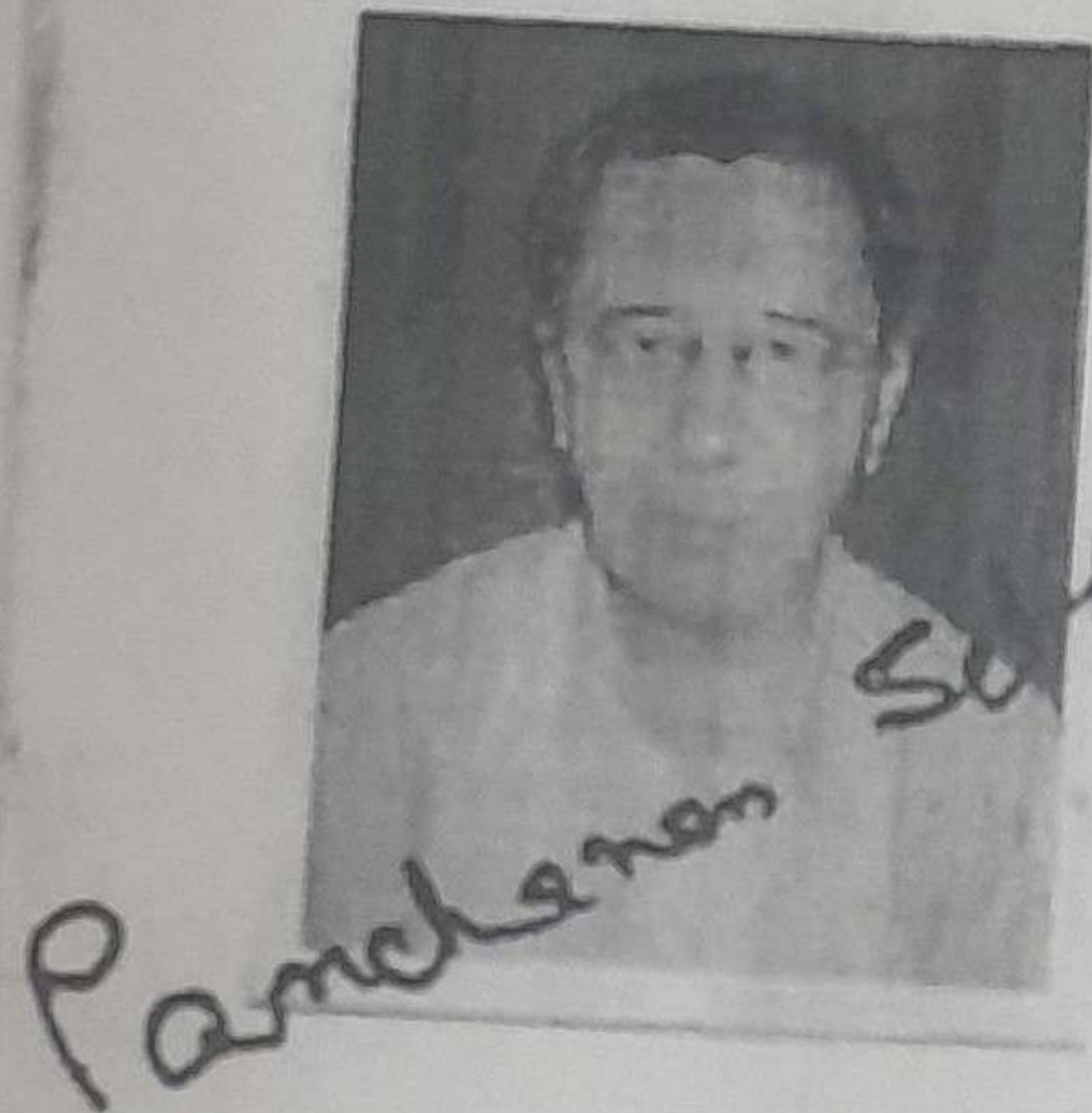


Keya Chh.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

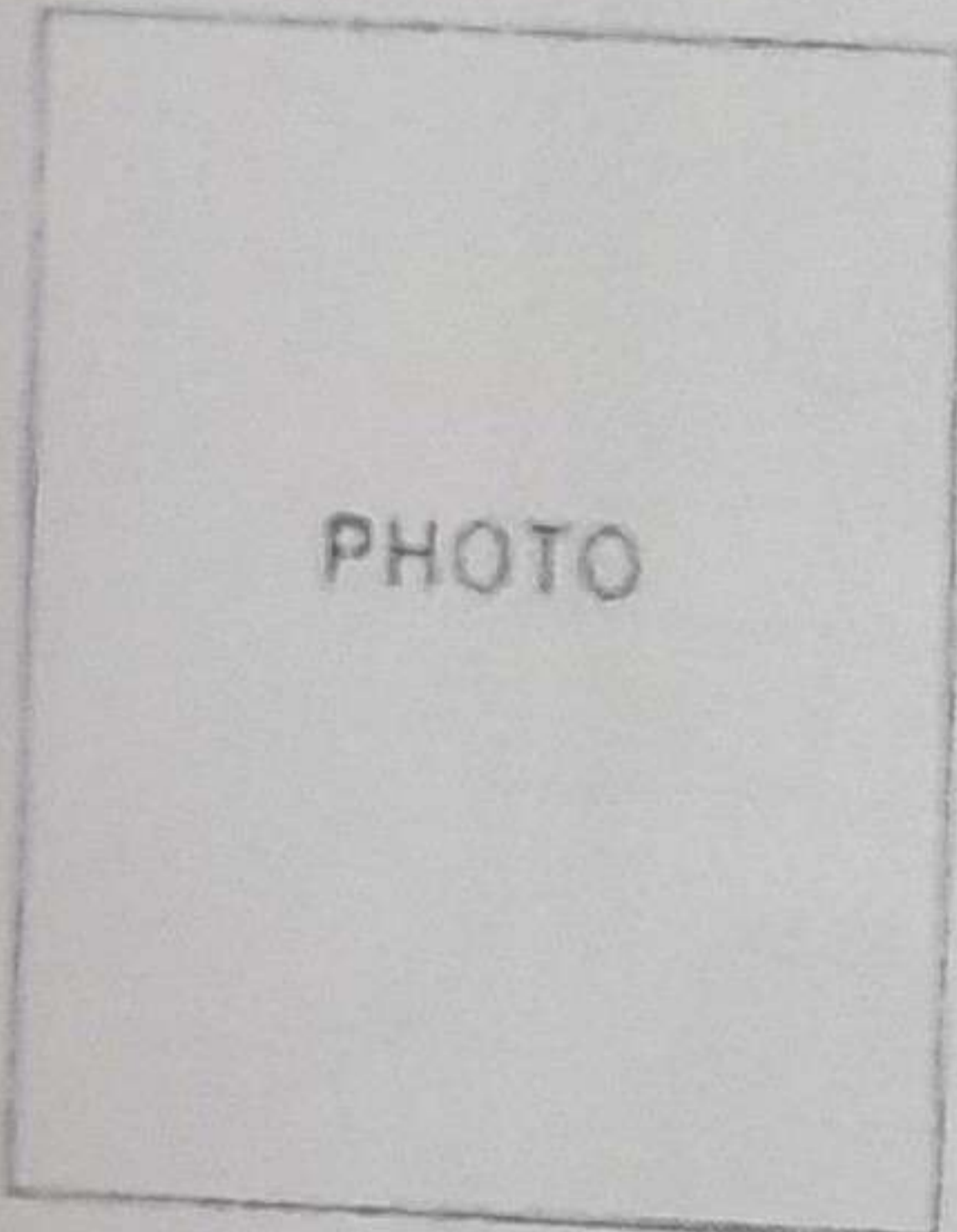
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

FINGERPRINTS OF PARTIES



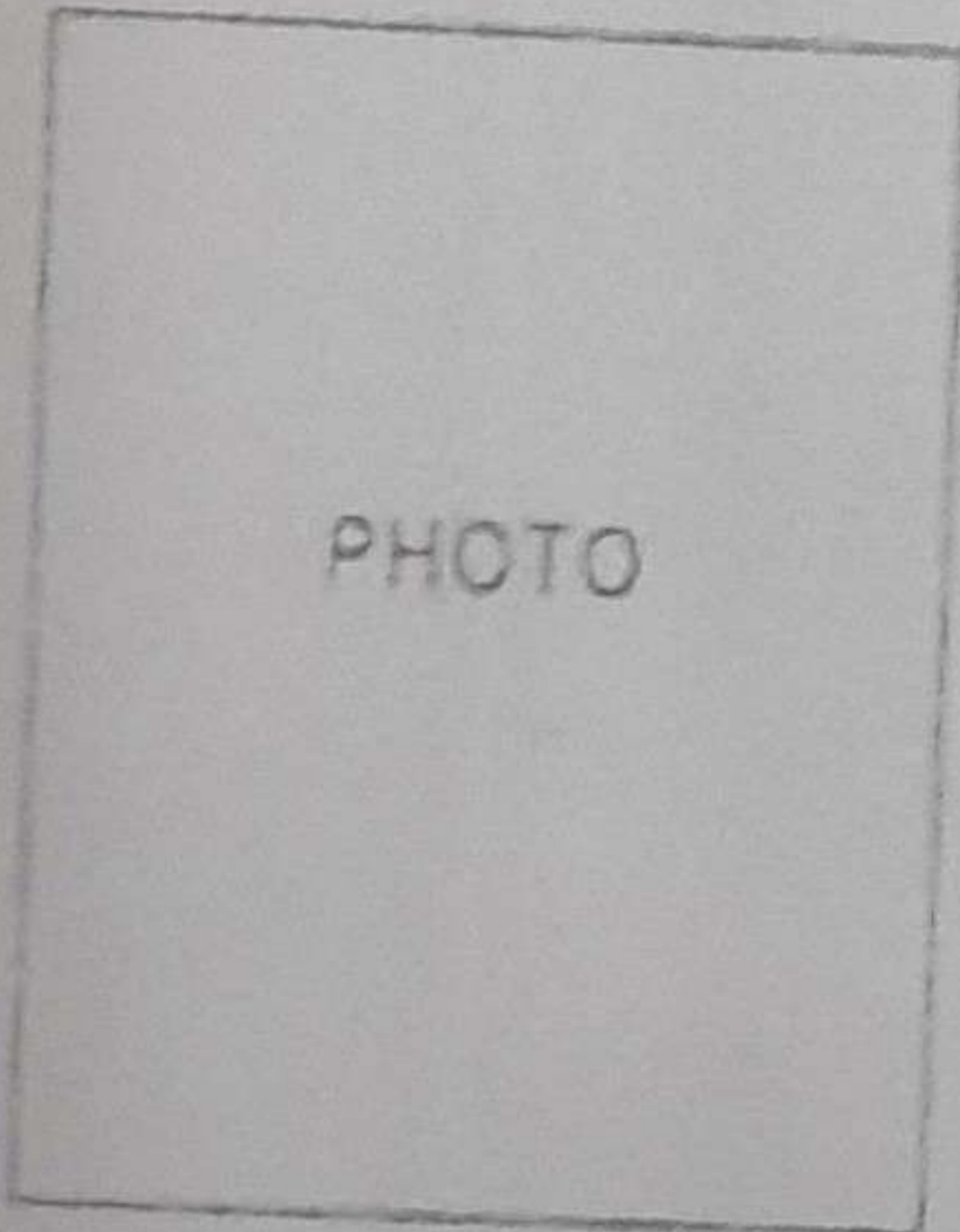
LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



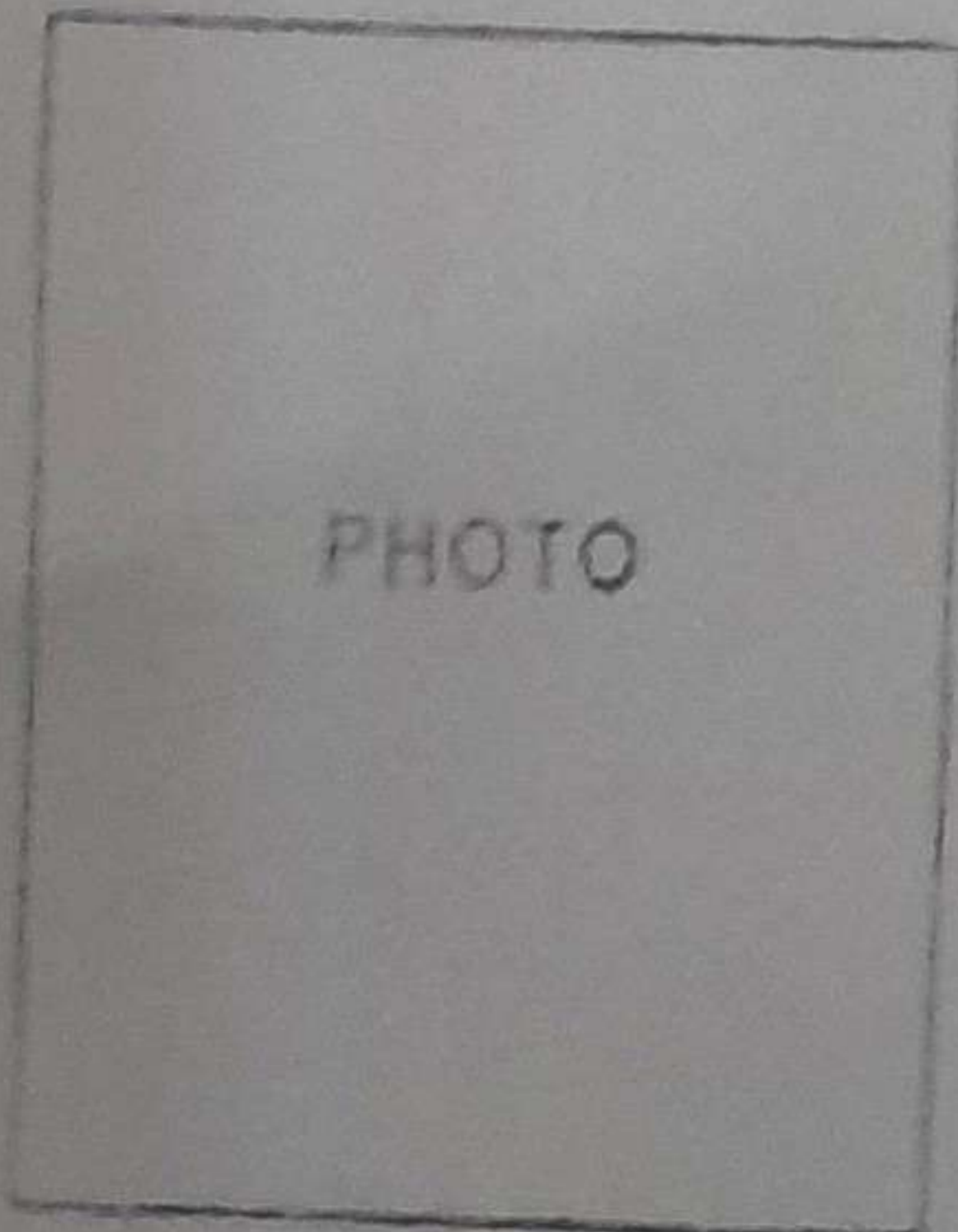
LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

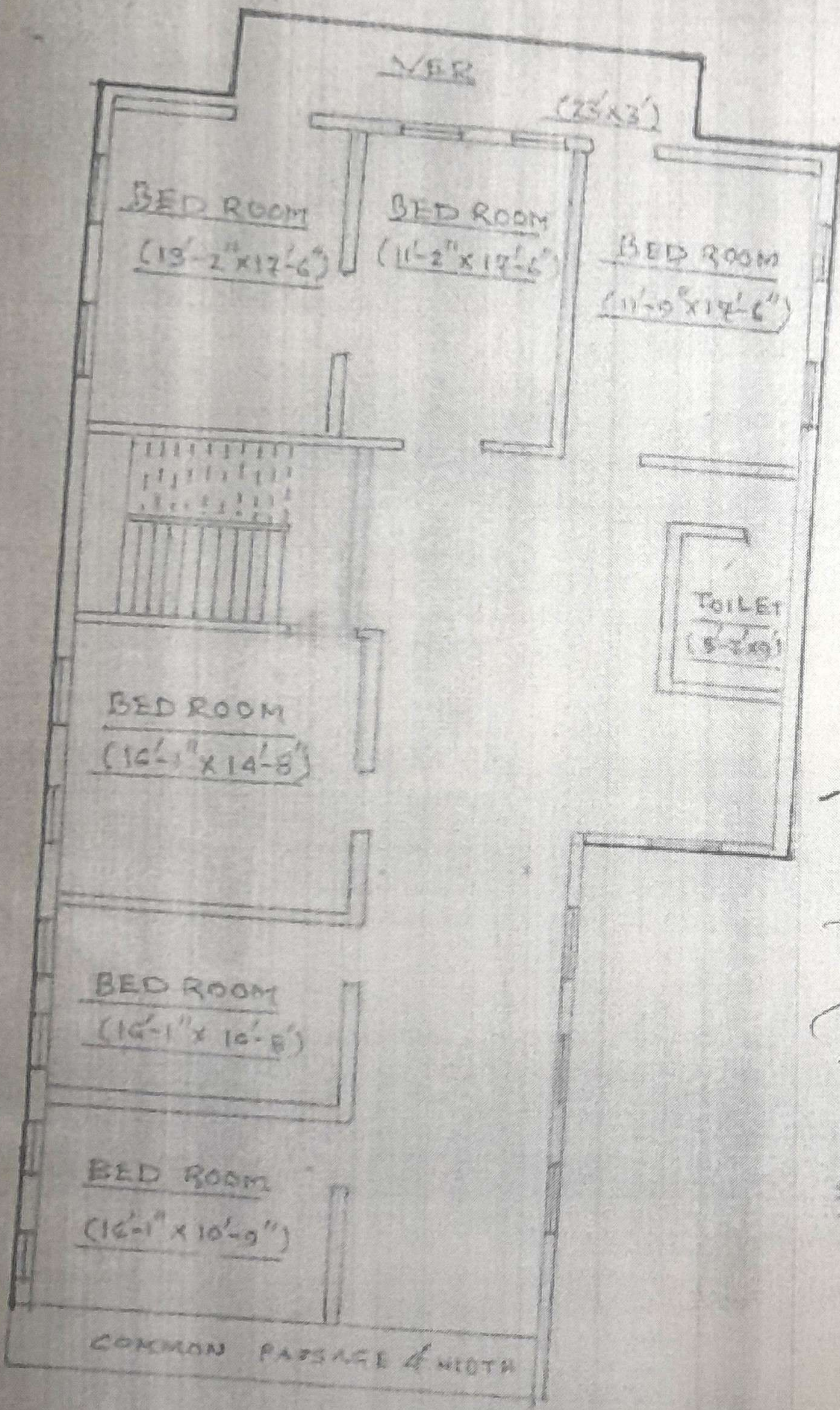
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SITE PLAN OF PREMISES NO- 29, PAIKPARA ROW, P.S.-
 CHITPUR, PRESENTLY-TALA, KOL- 37, WARD NO-4,
 KOLKATA, MUNICIPAL CORPORATION, TOUZI NO- 1298/2833
 DIV-I, SUB DIV-17, HOLDING NO-97, MOUZA- PAIKPARA
 DIST- SOUTH-24 PGS. L.A- 4K- 35 SFT (MORE OR LESS)



Ranjit Bhowmik
Ranjit Bhowmik
 SIG. OF VENDORS

Kajal Sethi
Rajesh Kumar

Panchanan Sethi
 SIG. OF VENDORS

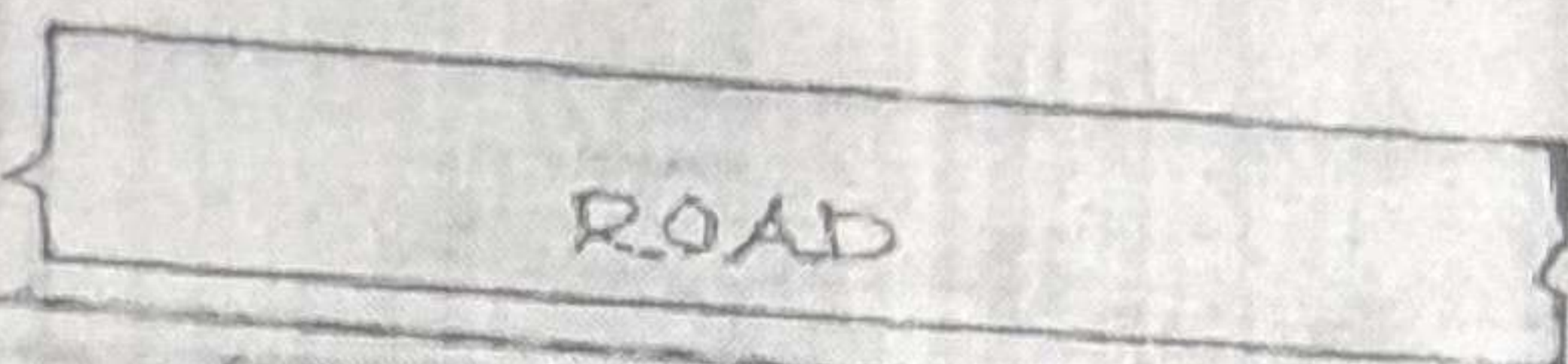
SCALE - 1" = 16'
 1ST FLOOR.

Dr. S. S.

SITE PLAN OF PREMISES NO- 29 PAIKPARA ROW - I.S. -
 CHITPUR, PRESENTLY - TALA, KOL- 37, WARD NO- 4,
 KOLKATA MUNICIPAL CORPORATION, TOWN NO- 1256/2353
 DIV- E, SUB DIV- 17, HOLDING NO- 172, MOUZA- PAIKPARA
 DIST- SOUTH- 24 PGS. LA- 4K- 25 FT. (MORE OR LESS)

PAIKPARA ROW

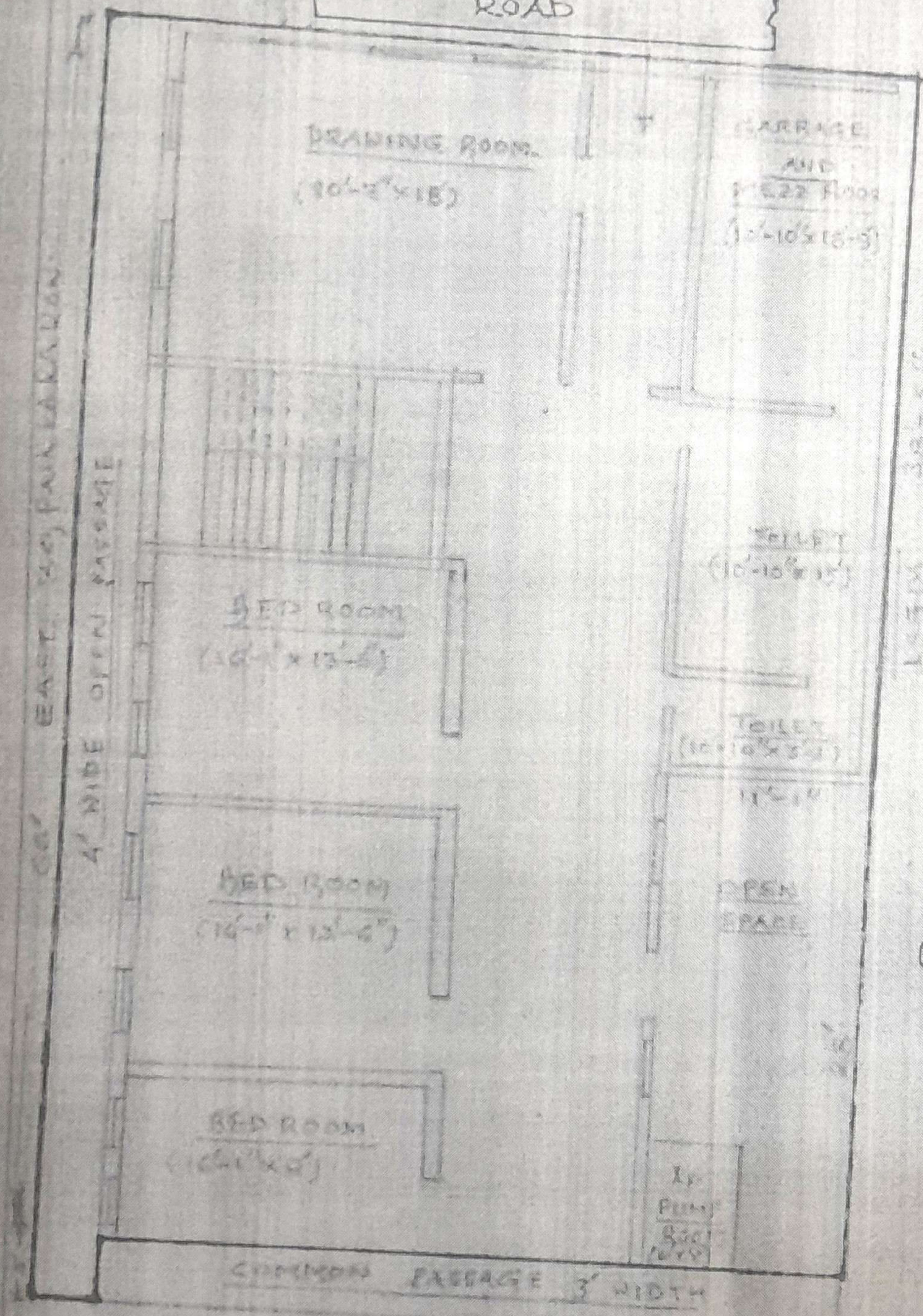
SOUTH



SUPER BUILT UP AREA

PL. NO.	2084
META. PL.	2084
1ST FLOOR	2770
2ND FLOOR	173
PUMP ROOM	64

5355 SQ. FT.



Bhuvanjit Bhowan
 Satyajit Bhowan

SIG. OF VENDORS

Keya Sath
 Prabhat Sath

Panchanan Sath
 SIG. OF VENDORS

427 NORTH GR. FL. PLAN

SCALE - 1" = 10'

DRAWN BY
 [Signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 60
Page from 1878 to 1900
being No 08340 for the year 2008.



(Ramananda Das) 01-December-2008
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal