

05263

05005/2013



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 884175

The documents are submitted in accordance with the provisions of the Act. The documents are submitted in accordance with the provisions of the Act. The documents are submitted in accordance with the provisions of the Act.

VS/150

Additional District Sub-Registrar
 District, New Town, North 24 Parganas

02 MAY 2013

THIS INDENTURE made this the 26th day of April, 2013
 BETWEEN VINOD KUMAR JAISWAL (H.U.F.), a Hindu Undivided Family,
 represented by its KARTA, (Mr.) Vinod Kumar Jaiswal, son of Late Tribeni

124190

No.	Date
Sold to	Advocate
Address	HIGH COURT, CALCUTTA
Rs.	
A. BANERJEE L.S. VENDOR (O.S.) HIGH COURT, KOLKATA-700 097	



21 FEB 2013

Vinod Kumar Jaiswal



2938

Vinod Kumar Jaiswal

Warta of Vinod Kumar Jaiswal
HUF



2941



Rishika Jaiswal



2940

Additional District Sub-Registrar
New Town, North 24 Parganas

26 APR 2013

Indira Prabha Jaiswal



2942

Kar/...
No. date 55 Agam
Lake Town - kal - 48
Service

Vinod Kumar Jaiswal

[2]

Prasad Jaiswal, by Caste- Hindu, by Occupation- Business, by Nationality- Indian, residing at Atghara, P.O. Rajarhat Gopalpur, P.S. Rajarat, District North 24 Parganas, Pin 700 136, State- West Bengal, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include all of its members, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART AND** (1) **SNEHA PRABHA JAISWAL**, wife of Vinod Kumar Jaiswal, (2) **RAHUL JAISWAL**, son of Vinod Kumar Jaiswal, aged about 36 Years, (3) **RISHIKA JAISWAL**, daughter of Vinod Kumar Jaiswal, aged about 30 Years, residing at Atghara, P.O. Rajarhat Gopalpur, P.S. Rajarat, District North 24 Parganas, Pin 700 136, collectively known as only members of **VINOD KUMAR JAISWAL (H.U.F.)**, a Hindu Undivided Family, other than Karta, hereinafter jointly referred to and called as the "**CONFIRMING PARTIES**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include all of their respective successors-in-interest, legal representatives and/or assigns] of the **SECOND PART AND GLITTERS VINCOM PRIVATE LIMITED, (PAN AAECG0031A)** the Company, having its registered office at 46, B. B. Ganguly Street, Second Floor, Room No. 4, Kolkata 700 012, represented by its Authorised Signatory (Mr.) Sunil Kumar Loharuka, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART;**

WHEREAS by a Gift Deed (Hebanama) in Bengali vernacular dated 01.09.1973 and registered with the Sub-Registrar, Barasat, recorded in Book No. I, Volume No. 96, Pages 136 to 148, Being No. 07579 for the year 1973, one (1) **Kaucher Ali Tarafdar**, (2) **Jaker Ali Tarafdar**, (3) **Chaifulla Tarafdar**, and (4) **Yad Ali Tarafdar**, alongwith other properties, became the sole and absolute owner of **All That** the piece or parcel of land containing and area of **11.2 (Eleven point Two) Decimal**, more or less, situate lying at and comprised in **R.S./L.R. Dag No. 556/884**, recorded in R.S. Khatian No. 530, in Mouza Atghara, P.S. Rajarhat, District North 24 Parganas, absolutely and forever, and thereafter mutated the same in ROR

vide L.R. Khatian No. 263 (Kaucher Ali Tarafdar), 375 (Jaker Ali Tarafdar), 344 (Chaifulla Tarafdar), and 216 (Yad Ali Tarafdar);

AND WHEREAS by an another Hebanama deed in Bengali vernacular dated 07.01.1988, registered with the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City, recorded in Book No. I, Volume No. 3, Pages 135 to 142, Being No. 0116 for the year 1988, the said (1) **Jaker Ali Tarafdar**, (2) **Chaifulla Tarafdar**, alongwith other properties, out of their love and affection, gifted and transferred **All That** the piece or parcel of land containing and area of **3.5 (Three point Five) Decimal**, more or less, situate lying at Mouza Atghara, J.L. No.10 and comprised in and being the undivided part and portion of **R.S./L.R. Dag No. 556/884**, recorded in R.S. Khatian No. 530, corresponding to L.R. Khatian No. 375 (Jaker Ali Tarafdar) and 344 (Chaifulla Tarafdar), P.S. Rajarhat, District North 24 Parganas, unto and in favour of one of their brother **Yad Ali Tarafdar**, free from all encumbrances, absolutely and forever;

AND WHEREAS by an Indenture of Conveyance dated 08.06.2005, registered with the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City, recorded in Book No. I, Volume No. 214, Pages 231 to 245, Being No. 03491 for the year 2006, the said **Yad Ali Tarafdar**, sold and transferred **All That** the piece or parcel of land containing and area of 5.5 (Five point Five) Decimal, more or less, situate and lying at Mouza Atghara, J.L. No. 10 and comprised in and being the undivided part and portion of R.S./L.R. Dag No. 556/884, recorded in L.R. Khatian No. 375 (Jaker Ali Tarafdar), 344 (Chaifulla Tarafdar), and 216 (Yad Ali Tarafdar), P.S. Rajarhat presently Baguiati, District North 24 Parganas, unto and in favour of **VINOD KUMAR JAISWAL (H.U.F.)**, a Hindu Undivided Family, represented by its KARTA (Mr.) Vinod Kumar Jaiswal, free from all encumbrances, absolutely and forever;

AND WHEREAS thus, all other members of **VINOD KUMAR JAISWAL (H.U.F.)**, the Confirming Parties herein and **VINOD KUMAR JAISWAL (H.U.F.)**, the Vendor herein, through its KARTA Vinod Kumar Jaiswal, out of the aforesaid land, are interested to sale transfer **All That** the piece or parcel of land containing and area of 4.0 (Four) Decimal, more or less, situate and lying at Mouza Atghara, J.L. No. 10 and comprised in R.S./L.R. Dag No. 556/884, recorded in L.R. Khatian No. 375 (Jaker Ali Tarafdar), 344 (Chaifulla Tarafdar), and 216 (Yad Ali Tarafdar), P.S. Rajarhat presently Baguiati, District North 24 Parganas, more fully

described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**";

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property, agreed to sell the SAID PROPERTY, unto and in favour of **GLITTERS VINCOM PRIVATE LIMITED**, the Purchaser herein, and the Purchaser has agreed to purchase the SAID PROPERTY at and for a Total Consideration of Rs.31,46,000/- [Rupees Thirty One Lac And Forty Six Thousand] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs.31,46,000/- [Rupees Thirty One Lac And Forty Six Thousand] only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** the piece or parcel of land containing and area of 4.0 (Four) Decimal, more or less, situate and lying at Mouza Atghara, J.L. No. 10, comprised in R.S./L.R. Dag No. 556/884, recorded in L.R. Khatian No. 375 (Jaker Ali Tarafdar), 344 (Chaifulla Tarafdar), and 216 (Yad Ali Tarafdar), P.S. Rajarhat presently Baguiati, within the limit of Rajarhat Gopalpur Municipality, District North 24 Parganas, **TOGETHER WITH** all the rights and benefits appurtenant thereto or enjoyed therewith, without any obstruction to others, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or

usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and

- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the Schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor as well as the Confirming Parties shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;

(XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchaser as per the Schedule below.

SCHEDULE OF THE PROPERTY

ALL THAT the piece or parcel of land containing and area of 4.0 (Four) Decimal, more or less, situate and lying at Mouza Atghara, J.L. No. 10, Tarafdarpara, comprised in R.S./L.R. Dag No. 556/884, recorded in L.R. Khatian No. 375 (Jaker Ali Tarafdar), 344 (Chaifulla Tarafdar), and 216 (Yad Ali Tarafdar), P.S. Rajarhat presently Baguiati, within the limit of Rajarhat Gopalpur Municipality, District North 24 Parganas **TOGETHER WITH** all the rights and benefits appurtenant thereto or enjoyed therewith, without any obstruction to others.

IN WITNESS WHEREOF the **VENDOR** has set and subscribed his hand and seal on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

by the **VENDOR** at Kolkata in the presence of:

Handwritten signature and notes

Handwritten signature
~~AA BCR 4672 D~~
~~AA BCR 4672 D~~
(AA BCR 4672 D)

Handwritten notes: 10/11/11, 10/11/11, 10/11/11

SIGNED, SEALED & DELIVERED

by the **CONFIRMING PARTIES** at Kolkata in the presence of:

Handwritten signature

Handwritten signatures: Rishika Jaiswal, Smita Prabha Jaiswal, Kalyan Jaiswal

Handwritten signature

[9]

RECEIPT

Received a sum of Rs.31,46,000/- [Rupees Thirty One Lac And Forty Six Thousand] only from the above named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Bankers' Cheque No.	Bank/Branch	In favour of
31,46,000/-	25/4/13	005605	Axis Bank Ltd., Central Avenue	VINOD KUMAR JAISWAL (HUF)
31,46,000/-	Rupees Thirty One Lac And Forty Six Thousand only.			


















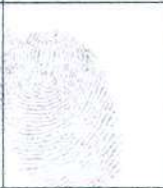





Witnesses:

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]
SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
2						
	<i>Singhamesh</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
	<i>Rohit jain</i>	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 05005 of 2013
(Serial No. 05263 of 2013 and Query No. L000009012 of 2013)

On 26/04/2013

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

Presented for registration at 18.50 hrs on :26/04/2013, at the Private residence by Vinod Kuma Jaiswal , one of the Executants.

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

Execution is admitted on 26/04/2013 by

1. Vinod Kumar Jaiswal
Karta, Vinod Kumar Jaiswal H U F, Atghora, District:-North 24-Parganas, WEST BENGAL, India, Pir :-700136.
, By Profession : Business
2. Sneha Prabha Jaiswal, wife of Vinod Kr Jaiswal , Atghora, Thana:-Rajarhat, P.O. :-Rajarha Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Business
3. Rahul Jaiswal, son of Vinod Kr Jaiswal , Atghora, Thana:-Rajarhat, P.O. :-Rajarhat Gopalpur District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession Business
4. Rishika Jaiswal, daughter of Vinod Kr Jaiswal , Atghora, Thana:-Rajarhat, P.O. :-Rajarhat Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Business
Identified By Rahul Jaiswal, son of V Kr Jaiswal, Atghora, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 29/04/2013

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.-31,46,000/-

Certified that the required stamp duty of this document is Rs.- 220240 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Debasish Dhar)
Additional District Sub-Registrar

On 02/05/2013

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, 4 of Indian Stamp Act 1899.

Additional District Sub-Registrar
North 24 Parganas

02 MAY 2013 (Debasish Dhar)



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 05005 of 2013
(Serial No. 05263 of 2013 and Query No. L000009012 of 2013)

Payment of Fees:

Amount by Draft

Rs. 34609/- is paid , by the draft number 845809, Draft Date 25/04/2013, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 02/05/2013

(Under Article : A(1) = 34595/- ,E = 14/- on 02/05/2013)

Deficit stamp duty

Deficit stamp duty Rs. 220240/- is paid , by the draft number 845821, Draft Date 25/04/2013, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 02/05/2013

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

02 MAY 2013 (Debasish Dhar
Additional District Sub-Registrar

Endorsement Page No. 001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 11870 to 11883
being No 05005 for the year 2013.



(Debasish Dhar) 02-May-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

02204

02022/2013

एक सौ रुपये

₹. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 918618

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

[Handwritten signature]

REGISTERED OFFICE OF THE REGISTRAR
WEST BENGAL, NEW TOWN, NORTH 24 PARAGANAS

18 FEB 2013

THIS INDENTURE MADE THIS the 18th day of February, 2013
BETWEEN ABDUL RAHAMAN TARAFDAR alias Abdur Rahaman Tarafdar,
son of Late Sekendar Ali Tarafdar, by caste Muslim, residing at Village Atghara,

VS/50

[Handwritten notes]
12.04
2-372

02 JAN 2013

100060

No. Date Advocate
 Sold to
 Address
 No. 100060

A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001




Anisuro Jannabdo
 SIO - Abdul Rahman
 Jannabdo

কলকাতা হাইকোর্ট
 ১০০০০১

Atghara (Fultada)
 Rajarhat Road -
 KOL - 136

18 FEB 2013

Service

P.O.- R. Gopalpur, P.S. Baguiati (formerly Rajarhat), Kolkata 700136, District North 24 Parganas, hereinafter referred to as the "**VENDOR**" (which term or expression shall be unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, trustees, administrators, legal representatives, successors-in-interest and/or assigns) of the **ONE PART AND ESQUIRE VANIJYA PRIVATE LIMITED**, the Company incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory **[Mr.] Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, hereinafter referred to as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

WHEREAS :

- i) one **Sekandar Ali Tarafdar** was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to **ALL THAT** various pieces or parcels of land containing an area of 14 (Fourteen) decimal, more or less, situate lying at Mouza Atghara, J.L. No.10, comprised in R.S. Dag No. 530, 550, 709, 720 and 721, under R.S. Khatian No. 78, 79 and 368, Police Station Rajarhat presently Baguihati, Sub-Registration Office A.D.S.R., Bidhannagar (Salt Lake City), in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur Municipality, Ward No.9, absolutely and forever, details whereof are mentioned hereinbelow:

R.S/L.R. Dag No.	Nature of Land	R.S. Khatian No.	Total Area in Dag (in decimal)	Share of Sikandar Tarafdar	Area Owned by Sikandar Tarafdar (in decimal)
530	Sali	78, 79 and 368	05	0.3333	1.666
720	Sali		08	0.3333	2.666
721	Sali		07	0.3333	2.333
550	Sali		12	0.3333	4.000
709	Sali		10	0.3333	3.333
Total:					14.000

- ii) the said **Sekandar Ali Tarafdar**, a Muslim governed by Mohammedan Law, died intestate leaving behind him surviving his three sons namely, (1) **Abdur Rahim Tarafdar**, (2) **Abdur Rahaman Tarafdar**, and (3) **Abdul**

Hannan Tarafdar, and two daughters namely (4) Sahida Khatun, and (5) Asura Khatun, and his only wife (6) Khairun Nechha Bibi, as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to the said 17 (Seventeen) decimal of land in the aforesaid Dags, absolutely and forever and after the aforesaid inheritance they also mutated their name in ROR vide L.R. Khatian No. 148 (Abdur Rahim Tarafdar), 147 (Abdur Rahaman Tarafdar), 158/1 (Abdul Hannan Tarafdar), 913/1 (Sahida Khatun), 167/1 (Asura Khatun) and 304 (Khairun Nechha Bibi), more fully detailed hereunder:

R.S./ L.R. Dag No.	the FIRST PARTY	L.R. Khatian No.	Share in total dag area (in terms of %)	Area owned by inheritance (in decimal)
530 (Total Area in Dag-5 decimal)	Abdur Rahim Tarafdar	148	7.2916	0.36458
	Abdur Rahaman Tarafdar	147	7.2916	0.36458
	Abdul Hannan Tarafdar	158/1	7.2916	0.36458
	Sahida Khatun	913/1	3.6458	0.18229
	Asura Khatun	167/1	3.6458	0.18229
	Khairun Nechha Bibi	304	4.1666	0.20833
Total:				1.66666
550 (Total Area in Dag-12 decimal)	Abdur Rahim Tarafdar	148	7.2916	0.87500
	Abdur Rahaman Tarafdar	147	7.2916	0.87500
	Abdul Hannan Tarafdar	158/1	7.2916	0.87500
	Sahida Khatun	913/1	3.6458	0.43750
	Asura Khatun	167/1	3.6458	0.43750
	Khairun Nechha Bibi	304	4.1666	0.50000
Total:				4.00000
709 (Total Area in Dag-10 decimal)	Abdur Rahim Tarafdar	148	7.2916	0.72917
	Abdur Rahaman Tarafdar	147	7.2916	0.72917
	Abdul Hannan Tarafdar	158/1	7.2916	0.72917
	Sahida Khatun	913/1	3.6458	0.36458
	Asura Khatun	167/1	3.6458	0.36458
	Khairun Nechha Bibi	304	4.1666	0.416666
Total:				3.33333
720 (Total Area in Dag-8 decimal)	Abdur Rahim Tarafdar	148	7.2916	0.58333
	Abdur Rahaman Tarafdar	147	7.2916	0.58333
	Abdul Hannan Tarafdar	158/1	7.2916	0.58333
	Sahida Khatun	913/1	3.6458	0.29167
	Asura Khatun	167/1	3.6458	0.29167
	Khairun Nechha Bibi	304	4.1666	0.33333
Total:				2.66666
721 (Total Area in Dag-7 decimal)	Abdur Rahim Tarafdar	148	7.2916	0.51041
	Abdur Rahaman Tarafdar	147	7.2916	0.51041
	Abdul Hannan Tarafdar	158/1	7.2916	0.51041
	Sahida Khatun	913/1	3.6458	0.25521
	Asura Khatun	167/1	3.6458	0.25521
	Khairun Nechha Bibi	304	4.1666	0.29167
Total:				2.33333

- iii) By an Indenture of Conveyance dated 26.03.1984 and registered with the Sub-Registrar, Bidhan Nagar, Salt Lake City, recorded in Book No. I, Volume No. 31, Pages 123 to 132, Being No. 1162 for the year 1984, the said (1) Khairun Nechha Bibi and (2) Sahida Khatun, for the consideration mentioned therein, sold transferred, granted and conveyed entirety of their share, i.e. All That piece or parcel of land admeasuring 11.25 (Eleven point Two Five) decimal, more or less, at Mouza Atghara, J.L. No.10, contained in R.S./L.R. Dag No. 530, 720, 721 and 550, recorded in R.S. Khatian No. 79 and 368, corresponding to L.R. Khatian No. 304 and 913/1, Police Station Rajarhat presently Baguihati, District of North 24-Parganas, along with other properties, unto and in favour of (1) Abdur Rahim Tarafdar, (2) Abdur Rahaman Tarafdar, and (3) Abdul Hannan Tarafdar, absolutely and forever;
- iv) By an Indenture of Conveyance dated 17.05.1989 and registered with the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City, recorded in Book No. I, Volume No. 86, Pages 141 to 152, Being No. 4048 for the year 1989, the said Asura Khatun, for the consideration mentioned therein, sold, transferred, granted and conveyed entirety of her share, i.e. All That piece or parcel of land admeasuring 5.243 (Five point Two Four Three) decimal, more or less, at Mouza Atghara, J.L. No.10, contained in R.S./L.R. Dag No. 530, 720, 721 and 550, recorded in R.S. Khatian No. 79 and 368, corresponding to L.R. Khatian No. 167/1, Police Station Rajarhat presently Baguihati, District of North 24-Parganas, along with other properties, unto and in favour of (1) Abdur Rahim Tarafdar, (2) Abdur Rahaman Tarafdar, and (3) Abdul Hannan Tarafdar, absolutely and forever ;
- v) By an Indenture of Conveyance dated 08.10.1990 and registered with the District Registrar, Barasat, recorded in Book No. I, Volume No. 92, Pages 210 to 213, Being No. 4147 for the year 1990, the said (1) Khairun Nechha Bibi, (2) Sahida Khatun, and (3) Asura Khatun, for the consideration mentioned therein, along with other properties, sold, transferred, granted and conveyed entirety of their share, i.e. All That piece or parcel of land admeasuring 1.1458 (One point One Four Five Eight) decimal, more or less, at Mouza Atghara, J.L. No.10, contained in R.S./L.R. Dag No. 709, recorded in R.S. Khatian No. 78, 79 and 368, corresponding to L.R. Khatian No. 304, 913/1 and 167/1, under Police Station Rajarhat presently Baguihati, District of North 24-Parganas, along with other properties, unto and in favour of (1) Abdur Rahim Tarafdar, (2) Abdur Rahaman Tarafdar, and (3) Abdul Hannan Tarafdar, absolutely and forever ;

- vi) By virtue of the above inheritance and purchase, Abdul Rahaman Tarafdar, the Vendor herein, became seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **ALL THOSE** the various pieces or parcels of land admeasuring 4.6666 (Four point double Six double Six) decimal, more or less, comprised in R.S./L.R. Dag No. 530, 550, 709, 720 and 721, recorded in R.S. Khatian No. 78, 79 and 368, corresponding to L.R. Khatian No. 147, 304, 913/1 and 167/1, in Mouza Atghara, J.L. No.10, under Police Station Rajarhat presently Baguihati, District of North 24-Parganas, absolutely and forever, more fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**" details whereof are mentioned hereinbelow:

R.S./L.R. Dag No.	Total Area in Dag (in Decimal)	Area inherited by Abdul Rahaman Tarafdar (in Decimal)	Area purchased by Abdul Rahaman Tarafdar (in Decimal)	Total Area owned (in Decimal)
530	05	0.36458	0.19097	0.5556
720	08	0.58333	0.30555	0.8888
721	07	0.51042	0.26736	0.7778
550	12	0.87500	0.45833	1.3333
709	10	0.72917	0.38194	1.1111
Total:				4.6666

- vii) The Vendor due to paucity of funds and inability to administer and maintain the Said Property, more fully mentioned in the Schedule written hereunder, has offered to sell the entirety of the Said Property and the Purchaser herein has agreed to purchase the same at and for a Total Consideration of Rs.19,00,000/- (Rupees Nineteen Lac) only, according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor have agreed to sell and transfer the Said Property to the Purchaser.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of the sum of Rs.19,00,000/- (Rupees Nineteen Lac) only, duly paid by the Purchaser to the Vendor only at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor do hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** the various pieces or parcels of land admeasuring 4.6666 (Four point

double Six double Six) decimal, more or less, comprised in R.S./L.R. Dag No. 530, 550, 709, 720 and 721, recorded in R.S. Khatian No. 78, 79 and 368, corresponding to L.R. Khatian No. 147, 304, 913/1 and 167/1, in Mouza Atghara, J.L. No.10, Tarafdarpada, within the limits of Rajarhat Gopalpur Municipality, under Police Station Rajarhat presently Baguihati, District of North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:**

- 1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) **THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- VI) **THAT** the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and

- VIII) **THAT** the Vendor have not yet received any notice of requisition or acquisition of the property described in the Schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) **THAT** the Purchaser and all person claiming through or under the Purchaser has undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendor has delivered peaceful and vacant possession of the Said Property, described in the Schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance, absolutely and forever;
- XII) **THAT** the Vendor do hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the Schedule hereto below; and
- XIII) **THAT** the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the Record of Rights, as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT the various pieces or parcels of land admeasuring 4.6666 (Four point double Six double Six) decimal, more or less, comprised in R.S./L.R. Dag No. 530, 550, 709, 720 and 721, recorded in R.S. Khatian No. 78, 79 and 368, corresponding to L.R. Khatian No. 147, 304, 913/1 and 167/1, in Mouza Atghara, J.L. No.10, Tarafdarpada, within the limits of Rajarhat Gopalpur

Municipality, under Police Station Rajarhat presently Baguiati, District of North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto, detailed hereunder:

R.S/L.R. Dag No.	Total Area in Dag (in Decimal)	Total Area owned (in Decimal)	Area sold by this indenture (in Decimal)
530	05	0.5556	0.5556
720	08	0.8888	0.8888
721	07	0.7778	0.7778
550	12	1.3333	1.3333
709	10	1.1111	1.1111
Total :			4.6666

IN WITNESS WHEREOF the VENDOR has set and subscribed his hands and seal on the day month and year above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

In the presence of:

Arison Jumbhar
Atghara (Fultala)
Rajarhat Road
Kol - 136

Mizamee Tarek-dar
Atghara (Fultala)
Rajarhat Road
Kol - 136

Arison Jumbhar

Read over and explained by me to the Vendor who has executed the document after fully understanding the purport meaning and-contents thereof.

Arison Jumbhar

RECEIVED from the within named Purchaser
the within mentioned sum towards full and
final Payment of the Total Consideration of
the Said Property.....

Rs.19,00,000/-

(Rupees Nineteen Lac) only.

MEMO OF CONSIDERATION

Date	Amount (Rs.)	Bankers' Cheque No.	Bank/Branch	Issued In favour of
14.02.2013	8,00,000/-	005283	Axis Bank Ltd., Central Avenue Br.	ABDUL RAHAMAN TARAFDAR
18.02.2013	11,00,000/-	Paid in CASH to ABDUL RAHAMAN TARAFDAR		
Total:	19,00,000/-	Rupees Nineteen Lac Only.		



Witnesses:

Anisur Tarafdar
Atghara (Paltana)
Rayarhat Road
Kul - 136


VENDOR


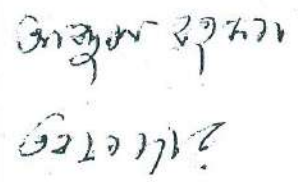
Mizanur Tarafdar

FORM FOR TEN FINGERPRINTS



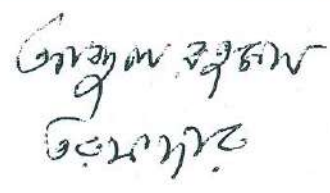
1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	<i>Spillane</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	<i>Spillane</i> <i>117</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 02204 / 2013, Deed No. (Book - I , 02022/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Abdul Rahaman Tarafdar Atghara, Rajarhat Gopalpur, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	 18/02/2013	 LTI 18/02/2013	 18/02/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abdul Rahaman Tarafdar Address -Atghara, Rajarhat Gopalpur, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	Self	 18/02/2013	 LTI 18/02/2013	 18/02/2013

Name of Identifier of above Person(s)

Anisur Tarafdar
Atghara (Fultala), Rajarhat Road, Kolkata,
District:-North 24-Parganas, WEST BENGAL, India, Pin
:-700136

Signature of Identifier with Date


18/2/13

Additional District Sub-Registrar
Kolkata, West Bengal, North 24 PARGANAS

18 FEB 2013 (Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 02022 of 2013
(Serial No. 02204 of 2013)

On 18/02/2013

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 21000/- is paid , by the draft number 844745, Draft Date 16/02/2013, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 18/02/2013

(Under Article : A(1) = 20889/- ,E = 14/- ,Excess amount = 97/- on 18/02/2013)

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.-19,00,000/-

Certified that the required stamp duty of this document is Rs.- 114020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 114000/- is paid , by the draft number 844744, Draft Date 16/02/2013, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 18/02/2013

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

Presented for registration at 12.21 hrs on :18/02/2013, at the Office of the A.D.S.R. RAJARHAT by Abdul Rahaman Tarafdar Alias Abdur Rahaman Tarafdar,Executant.

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

Execution is admitted on 18/02/2013 by

1. Abdul Rahaman Tarafdar Alias Abdur Rahaman Tarafdar, son of Lt. Sekendar Ali Tarafdar , Atghara, Rajarhat Gopalpur, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Muslim, By Profession : Others

Identified By Anisur Tarafdar, son of A. R. Tarafdar, Atghara (Fultala), Rajarhat Road, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Muslim, By Profession: Service.

(Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 10029 to 10043
being No 02022 for the year 2013.



(Debasish Dhar) 18-February-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal