

133/2/16

00147/16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Me-27/16 C 623611

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

DEED OF SALE
TRANSFERRED AREA:

[Signature]
Additional Registrar
of Assurances-I, Kolkata

7.898 (Seven Point Eight Nine Eight) Decimals Land in R.S. and L.R. Dag Nos. 645, 648, 649 in Mouza Manikpur, District South 24-Parganas, West Bengal.

THIS DEED OF CONVEYANCE made this 6th day of JANUARY 2016 ^{07 JAN 2016}
Thousand and Sixteen (2016).

BETWEEN

SRIJAN REALTY LIMITED, (PAN : AAHCS6112K) a company incorporated under the Companies Act, 1956 having its registered office at 36/1A, Elgin Road, Kolkata 700020, Post Office Elgin Road, Police Station - Bhowanipore, represented by its authorized representative Mr. Prakash Bhimrajka (PAN - ADGPB7657M), son of Late Bajrang Lal Bhimrajka, residing at 131/9, N.S.C. Bose Road, Kolkata 700040, Post Office and Police Station Tollygunge, hereinafter referred to as the 'VENDOR' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successor in office and/or successors in office and/or assigns) of the ONE PART.

AND

SRIJAN REALTY LIMITED

[Signature]
Director / Authorised Signatory

UNITRADE ASSAM LIMITED

[Signature]
Authorised Signatory

ANO-10968/16
M.V. 2458881-

20/2/16

M/S. UNITRADE ASSAM LIMITED (PAN AAACU6423E), a Company incorporated under the Companies Act, 1956, having its registered office at Hi-Tech Chambers, 84/1B, Topsia Road, (South) 7th Floor, Kolkata - 700 046, Post Office & Police Station - Topsia, represented by its Director Mr. Ananda Majumdar (PAN - AANPM5235E), son of Late Bimal kumar Majumdar, residing at 59, Baje Shibpur Road, Shibpur, Howrah-711102, Post Office & Police Station Shibpur, hereinafter referred to as the 'PURCHASER' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successor in office and/or successors in office and/or assigns) of the OTHER PART:

WHEREAS:

- A. The Vendor has *inter alia* represented to the Purchaser (hereafter the "Representations") that:
- (a) One Arshod Ali Mistri along with Bhodi Bibi and Rupjan Bibi were jointly, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Ail That the piece and parcel of land measuring 17 decimal comprised in R.S Dag No. 648 and land measuring 22 decimal comprised in R.S Dag No. 649 and land measuring 19 decimal comprised in R.S Dag No. 645 situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, Touzi No. 412, R.S. No. 226, under R.S Khatian No. 193 & 357, in the District of South 24-Parganas.
 - (b) By a Bengali Kobala dated the 13th day of September, 1962 made between the said Arshed Ali Mistri, Bhodi Bibi and Rupjan Bibi therein referred to as the Vendors of the One Part and one Krishna Lal Nandlal A Hindu Joint Family Firm therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipore, South 24 Parganas in Book No. 1, Volume No.101, Pages 67 to 78, Being No. 8548 for the year 1962, the Vendors therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein **ALL THAT** the piece and parcel of land measuring 17 decimal comprised in R.S Dag No. 648 and land measuring 22 decimal comprised in R.S Dag No. 649 and land measuring 19 decimal comprised in R.S Dag No. 645 situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, Touzi No. 412, R.S. No. 226, under R.S Khatian No. 193 & 357, in the District of South 24-Parganas absolutely and forever more fully and particularly mentioned and described in the schedule there underwritten.
 - (c) The said Krishna Lal Nand Lal Hindu Joint Family Firm duly got their name mutated in the L.R. Record of Rights of the BL & LRO under L.R. Khatian

No. 174 and the said L.R. Khatian was prepared, opened and finally published under Section 51A(4) of the West Bengal Land Reforms Act, 1955.

- (d) By a Bengali Kobala dated 21st day of July, 1990 made between the said Krishna Lal Nand Lal a Hindu Joint Family Firm therein referred to as the Vendor of the First Part and one Babun Das alias Barun Das and another Gour Das both sons of late Gobinda Chandra Das by faith-Hindu, by occupation business resident of 12A, Purna Mitra Place, P.S. Tollygunge, therein referred to as the Purchasers of the Other Part and registered at the office of the District Registrar Alipore South 24 Parganas in Book No.1, Volume No.265, Pages 80 to 85, Being No. 10802 for the year 1990 the said Vendor therein at or for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the purchasers therein for the land measuring 9 Cottahs 1 Chittacks 33 sq.ft corresponding to 15.055 decimal be the same a little more or less comprised in R.S Dag No.648 and land measuring 1 Cottah 10 Chittacks 17 Sq. Ft. corresponding to 2.72 decimal comprised in R.S Dag No.649 situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R.S Khatian No. 193, 357, in the District of South 24-Parganas and forever (morefully and particularly mentioned and described in the Schedule thereunder written).
- (e) By a Bengali Kobala dated 11th June 1993 made between the said Babun alias Barun Das and Gour Das therein referred to as the Vendors of the First Part and one Gita Rani Saha and another Dilu Saha both resident of 77, Prince Rahimuddin Lane, P.S Tollygunge, Kolkata - 700033 therein referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub-Registrar Sonarpur, District South 24 Parganas and recorded in Book No I and Being No. 4375 for the year 1993, the said Vendors therein at or for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the purchasers therein all the land measuring 9 Cottahs 1 Chittacks 33 Sq. Ft corresponding to 15.055 decimal be the same a little more or less comprised in R.S Dag No.648 and land measuring 1 Cottah 10 Chittacks 17 Sq. Ft. corresponding to 2.72 decimal comprised in R.S Dag No.649 situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R.S Khatian No. 193, 357, in the District of South 24-Parganas absolutely and forever (morefully and particularly mentioned and described in the Schedule there under written).
- (f) By the above said Purchase said Gita Rani Saha and another Dilu Saha became the absolute owners of all that the Land measuring 9 Cottahs 1 Chittacks 33 Sq. Ft corresponding to 15.055 decimal be the same a little more or less comprised in R.S Dag No.648 and land measuring 1 Cottah 10 Chittacks 17 Sq. Ft.

corresponding to 2.72 decimal comprised in R.S Dag No.649 situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R.S Khatian No. 193, 357, L. R. Khatian No. 174 in the District of South 24-Parganas free from ail encumbrances, charges, liens, lispens, acquisitions, requisitions trusts of what so ever nature more fully and particularly mentioned and described in the schedule hereunder written.

- (g) By a registered Deed of Conveyance dated 12th October, 2010, registered with the District Sub Registrar –IV, South 24 Parganas and recorded in Book No. I, CD Volume No. 27, Pages 4713 to 4727, Being Deed No. 8020 for the year 2010 the said Gita Rani Saha and Dilu Saha sold transferred and conveyed the Land measuring 9 Cottah 1 Chhittaks 33 sq.ft corresponding to 15.055 decimal comprised in R.S. and L.R Dag No.648 together with a passage situate lying at Mouza- Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R. S. Khatian No. 193, L.R Khatian No. 174 in the District of South 24-Parganas free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration mentioned therein unto and in favour of **Srijan Realty Limited** (the Vendor herein).
- (h) By a registered Deed of Conveyance dated 12th October, 2010, registered with the District Sub Registrar –IV, South 24 Parganas and recorded in Book No. I, CD Volume No. 27, Pages 4683 to 4697, Being Deed No. 8018 for the year 2010 the said Gita Rani Saha and Dilu Saha sold transferred and conveyed the land measuring 1 Cotah 10 Chhittaks 17 Sq. Ft. Corresponding 2.72 decimals comprised in L.R. Dag No. 649 together with passage situate lying at Mouza Manickpur, J.L. NO. 77, P.S. Sonarpur, Touzi N o. 412, R.S. No. 226 under R. S. Khatian No. 357, L.R. Khatian No. 174 in the district of South 24 Parganas free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration mentioned therein unto and in favour of **Srijan Realty Limited** (the Vendor herein).
- (i) By another Bengali Kobala dated 21st day of July, 1990 made between the said KrishnaLal NandLal a Hindu Joint Family Firm therein referred to as the Vendor of the First Part and one Swapan Sen therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar Sonarpur and recorded in Book No I, Volume No. 265, Pages 86 to 91, Being No. 10803 for the year 1990 the said Vendor therein at or for the consideration mentioned therein planted, transferred conveyed, assigned and assured unto and in favour of the purchaser therein all that (and measuring 6 Cottah 2 Chhittaks corresponding to 10.123 decimal be the same a

little more or less in R S/LR Dag No. 645 at Mouza Manickpore, J.L. No.77, Police Station Sonarpur, R.S No.226, Touzi No.95, R. S. Khatian No. 193, L.R. Khatian No.174, in the District of South 24-Parganas together with a passage absolutely and forever (more fully and particularly mentioned and described in the Schedule there under written).

- (j) By a Bengali Kobala dated 23rd day of April, 1993 made between the said Swapan Sen therein referred to as the Vendor of the First Part and one Bhola Saha therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar Sonarpur and recorded in Book No I, Volume No, 38, Pages 248 to 251, Being No.2724 for the year 1993 the said Vendor therein at or for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the purchaser therein for the land measuring 6 Cotah 2 Chhittaks corresponding to 10.123 decimal in R S/LR Dag No. 645 at Mouza Manikpur, J.L. No.77, Police Station Sonarpur, R.S No.226, Touzi No.95, R. S. Khatian No. 193, L.R. Khatian No.174, in the District of South 24-Parganas together with a passage absolutely and forever (more fully and particularly mentioned and described in the Schedule there under written).
- (k) By a registered Deed of Conveyance dated 12th October, 2010, registered with the District Sub Registrar –IV, South 24 Parganas and recorded in Book No. I, CD Volume No. 27, Pages 4728 to 4741, Being Deed No. 8021 for the year 2010 the said Bhola Saha sold transferred and conveyed the Land measuring about of 10.123 decimal out of entire 19 decimal in R S/LR Dag No. 645 at Mouza Manikpur, J.L. No.77, Police Station Sonarpur, R.S No.226, Touzi No.95, R. S. Khatian No. 193, L.R. Khatian No.174, in the District of South 24-Parganas free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration mentioned therein unto and in favour of **Srijan Realty Limited** (the **Vendor** herein).
- (l) By the above said Purchase the said **Srijan Realty Limited** the **Vendor** herein became the absolute owner of Land measuring about of 10.123 decimal out of entire 19 decimal in R S/LR Dag No. 645, Land measuring 9 Cottah 1 Chhittaks 33 Sq. Ft corresponding to 15.055 decimal comprised in L.R Dag No.648 and land measuring 1 Cotah 10 Chittacks 17 Sq.Ft. Corresponding 2.72 decimals comprised in L.R. Dag No. 649 together with a passage situate lying at Mouza- Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R. S. Khatian No. 193, 357, L.R Khatian No. 174 in the District of South 24-Parganas.

- (m) The said **Srijan Realty Limited** duly got their name mutated in the L. R. Record of Rights of the B.L & L.R.O under L.R. Khatian No, 1128 and the said L.R. Khatian was prepared, opened and finally published under Section 51A(4) of the West Bengal Land Reforms Act, 1955.
- (n) The said **Srijan Realty Limited** (the **Vendor** herein) intend to sale **All That** the piece and parcel of Land admeasuring total area of 7.898 (.123 decimal out of 10.123 decimal in R S/LR Dag No. 645, and 5.055 decimal out of 15.055 decimal comprised in R. S. L.R Dag No.648 and 2.72 decimals comprised in R. S. L.R. Dag No. 649) at Mouza Manickpore, J.L. No.77, Police Station Sonarpur, R.S No.226, Touzi No.95, R. S. Khatian No. 193, 357, L.R. Khatian No.174, Present L. R. Khatian No. 1128 in the District of South 24-Parganas, herein after referred to as the **Said Property** morefully and particularly described in the **Schedule** hereinafter written.
- (o) Thus, the **Vendor** is fully seized and possessed of and/or otherwise well and sufficiently entitled to the **Said Property**.
- (p) The **Said Property** is free from all encumbrances of every nature and kind.
- (q) The **Said Property** or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- (r) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the **Vendor** from selling and/or dealing with the **Said Property**.
- (s) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the **Vendor** from selling and/or dealing with the **Said Property**.
- (t) There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the **Said Property** nor are there any orders of attachment in respect thereof.
- (u) The **Said Property** or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the **Vendor**.

- (v) No part of the **Said Property** has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- (w) The **Vendor** has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the **Said Property** or any part thereof.
- (x) The **Vendor** has not done any act or executed any document or papers or know any fact whereby the sale of the **Said Property** by the **Vendor** to the **Purchaser**, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the **Purchaser** may be defeated, delayed or prejudiced in any manner.
- (y) The **Vendor** does not belong to Schedule Tribe.
- (z) The **Vendor** has full power and absolute authority to sell and transfer the **Said Property**.
- (aa) The **Vendor** had offered to sell the **Said Property** to the other co-owners but they refused to purchase the same.

B. Representing the above, the **Vendor** proposed to sell to the **Purchaser** the **Said Property** and relying on the above Representations of the **Vendor** the **Purchaser** is purchasing the **Said Property**

C. The **Vendor** agreed to sale and the **Purchaser** agreed to purchased the **Said Property** for the consideration of **Rs. 24,50,000/- (Rupees Twenty Four Lacs and Fifty Thousand) only**.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

I. In the premises as aforesaid and in consideration of the sum of **Rs. 24,50,000/- (Rupees Twenty Four Lacs and Fifty Thousand) only** paid to the **Vendor** by the **Purchaser** at or before the execution of these presents (the receipt whereof the **Vendor** doth hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the **Purchaser** and the **Said Property** hereby conveyed and transferred) the **Vendor** does hereby grant sell convey transfer assign and assure unto the **Purchaser** free from all encumbrances whatsoever **ALL THAT** the piece or parcel of land more fully and particularly described in the **SCHEDULE** hereunder

written **OR HOWSOEVER OTHERWISE** the **Said Property** or any part thereof now is or was at any time or times hereto was situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the **Said Property** or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the **Said Property** and every part thereof **AND** all the legal incidents thereof **AND** all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the **Said Property** and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidence of title which in anywise exclusively relate to the **Said Property** or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the **Said Property AND ALL AND SINGULAR OTHER THE SAID PROPERTY HEREBY** granted, conveyed, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the **Purchaser** absolutely, forever and free from all encumbrances and liabilities whatsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

- (i) The **Vendor** is absolutely seized and possessed of or otherwise well and sufficiently entitled to the **Said Property** free from all encumbrances whatsoever and have good right full power, absolute authority and indefeasible title to grant sell convey and transfer the **Said Property** hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and the use of the **Purchaser** in the manner aforesaid and according to the true intent and meaning of these presents;
- (ii) The **Purchaser** shall and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the **Said Property** and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Vendor** or their predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the **Vendor**;

- (iii) The **Said Property** is free and clear and 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 indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;
- (iv) The **Vendor** and all persons having or lawfully or equitably claiming any estate, right title or interest whatsoever in the **Said Property** or any part thereof from through under or in trust for the **Vendor** shall and will from time to time and at all times hereafter at the request and costs of the **Purchaser** do and execute or cause to be done or executed all such acts deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the **Said Property** and every part thereof unto and to the use of the **Purchaser** as shall or may be reasonably required.

III. The **Purchaser** doth hereby confirm having received vacant and peaceful possession of the **Said Property**.

SCHEDULE

(Said Property)

Part -I

ALL THAT the demarcated piece and parcel of Land admeasuring area of 0.123 decimal in R S/LR Dag No. 645, at Mouza Manikpur, J.L. No.77, Police Station Sonarpur, R.S No.226, Touzi No.95, R. S. Khatian No. 193, L.R. Khatian No.174, Present L. R. Khatian No. 1128 in the District of South 24-Parganas, and the demarcated part and portion of the said land is delineated in the map or plan annexed hereto as bordered in colour **RED** thereon and butted and bounded in the following manner :-

ON THE NORTH :By R. S. Dag No. 646;
ON THE EAST :By R. S. Dag No. 644;
ON THE SOUTH :By R. S. Dag No. 645/688;
ON THE WEST :By R. S. Dag No. 645(P).

Part -II

ALL THAT the demarcated piece and parcel of Land admeasuring area of 5.055 decimal comprised in R. S. L.R Dag No.648 at Mouza Manikpur, J.L. No.77, Police Station Sonarpur, R.S No.226, Touzi No.95, R. S. Khatian No. 193, L.R. Khatian No.174, Present L. R. Khatian No. 1128 in the District of South 24-Parganas, and the demarcated part and portion of the said land is delineated in the map or plan annexed hereto as bordered in colour **RED** thereon and butted and bounded in the following manner:-

ON THE NORTH :By R. S. Dag No. 647;
ON THE EAST :By R. S. Dag No. 645;
ON THE SOUTH :By R. S. Dag No. 648;
ON THE WEST :By R. S. Dag No. 649.

Part -III

ALL THAT the demarcated piece and parcel of Land admeasuring area of 2.72 decimals comprised in R. S. L.R. Dag No. 649 at Mouza Manikpur, J.L. No.77, Police Station Sonarpur, R.S No.226, Touzi No.95, R. S. Khatian No. 357 L.R. Khatian No.174, Present L. R. Khatian No. 1128 in the District of South 24-Parganas, and the demarcated part and portion of the said land is delineated in the map or plan annexed hereto as bordered in colour **RED** thereon and butted and bounded in the following manner :-

ON THE NORTH :By R. S. Dag No. 647;
ON THE EAST :By R. S. Dag No. 648;
ON THE SOUTH :By R. S. Dag No. 669;
ON THE WEST :By R. S. Dag No. 649

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the **VENDOR** at Kolkata in the presence of:

1. Amit kr. Das
3, British India Street, Kol-69

SRIJAN REALTY LIMITED

Director / Authorised Signatory

2. Jayprakash Ghosal

EXECUTED AND DELIVERED by the **PURCHASER** at Kolkata in the presence of:

1. Amit kr. Das

UNITRADE ASSAM LIMITED

Authorised Signatory

2. Jayprakash Ghosal

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 24,50,000/- (Rupees Twenty Four Lacs and Fifty Thousand) only towards payment of the entire consideration money for sale of the Said Property and rights and properties appurtenant thereto as mentioned herein above in the manner mentioned below:

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
	06/11/2016	982981	OBC Gariahat Branch Kolkata	24,50,000/-
			Total	24,50,000/-

(Rupees Twenty-Four Lacs and Fifty Thousand) Only

WITNESSES:

1. Amit Kr. Das
3, British India Street, Kol-69
2. Jayprakash Banerjee

SRIJAN REALTY LIMITED

[Signature]
Director / Authorised Signatory

Drafted by me: *[Signature]* Advocate.
Mr. Nishant Kr. Saraf, Advocate (E. No. F-314/2002)
Nishant Kr. Saraf Advocates
8, Old Post Office Street, 2nd Floor,
Kolkata 700 001.
Phone : (033) 22623384, 9830235574
Email: nishantsaraf1976@gmail.com

SITE PLAN OF PORTION OF LAND
IN RS DAG NO-645
MOUZA MANIKPUR, J.L. NO.-77
P.S. SONARPUR, DIST-24 PGS(S)

REFE. SHOWING THE LAND FOR SALE
 SHOWN IN RED BORDER

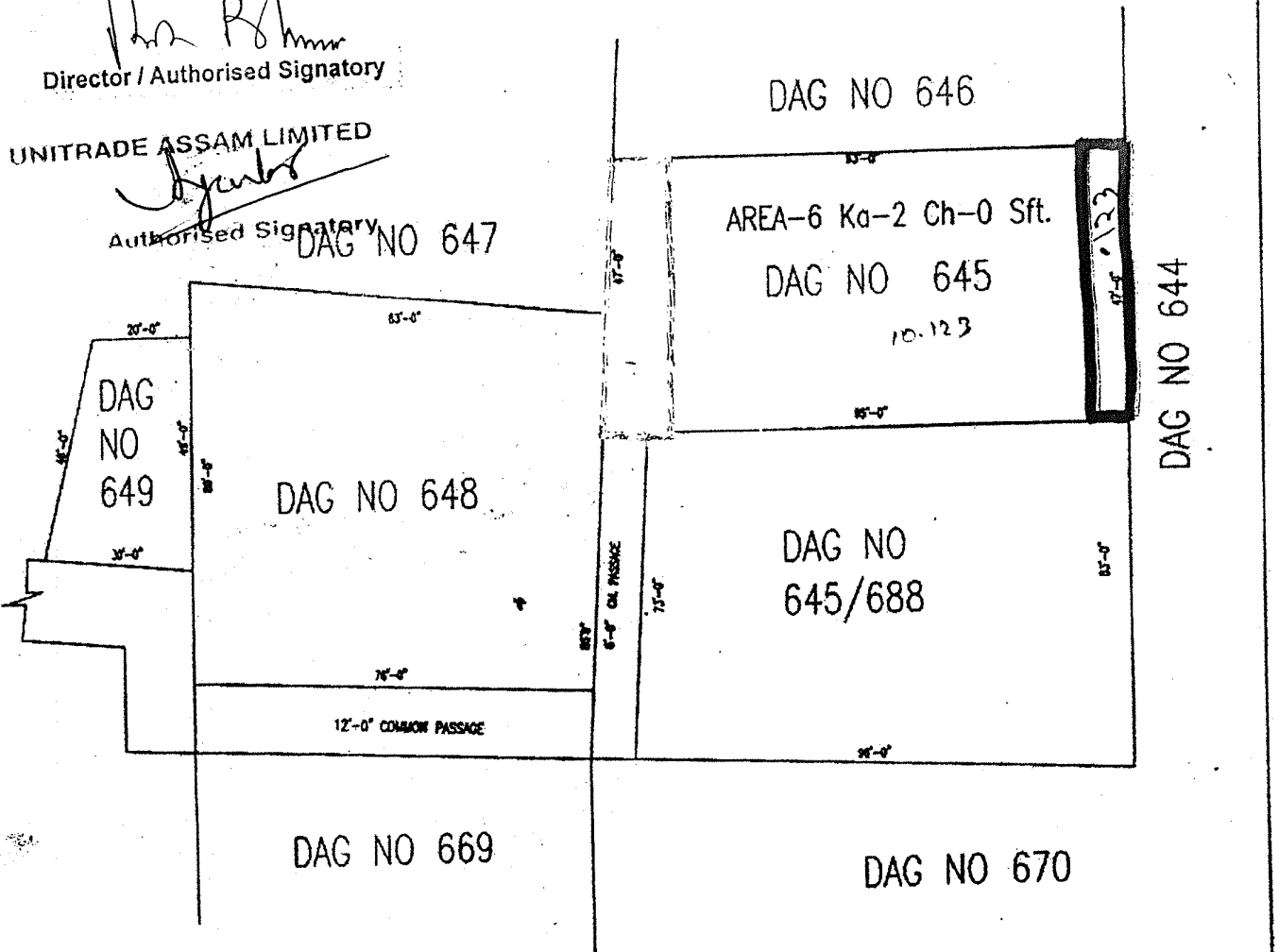


SRIJAN REALTY LIMITED

[Signature]
 Director / Authorised Signatory

UNITRADE ASSAM LIMITED

[Signature]
 Authorised Signatory



[Signature] For SRIJAN REALTY LIMITED
[Signature]
 Director/Authorised Signatory

SITE PLAN OF PORTION OF LAND
IN RS DAG NO-649
MOUZA MANIKPUR, J.L. NO.-77
P.S. SONARPUR, DIST-24 PGS(S)

REFE. SHOWING THE LAND FOR SALE
 SHOWN IN RED BORDER



SRIJAN REALTY LIMITED

Ranjan Bhunia
 Director / Authorised Signatory

UNITRADE ASSAM LIMITED

[Signature]
 Authorised Signatory
 DAG NO 646

DAG NO 647

AREA-6 Ka-2 Ch-0 Sft.
 DAG NO 645

DAG NO 644

DAG
 NO
 649

DAG NO 648

DAG NO
 645/688

12'-0" COMMON PASSAGE

DAG NO 669

DAG NO 670

North - 649
 East -
 South - 669
 West - 649

[Signature]
 As constituted Attorney of
 Gitananj Saha & Di Ku Saha

FOR SRIJAN REALTY LIMITED

Ranjan Bhunia
 Director/Authorised Signatory

Dag No - 649

Srijan Realty US
 Unitrade Assam

SITE PLAN OF PORTION OF LAND
IN RS DAG NO-648
MOUZA MANIKPUR, J.L. NO.-77
P.S. SONARPUR, DIST-24 PGS(S)

REFE. SHOWING THE LAND FOR SALE
 SRIJAN REALTY LIMITED SHOWN IN RED BORDER



Director / Authorised Signatory

UNITRADE ASSAM LIMITED

[Signature]
 Authorised Signatory
 DAG NO 646

DAG NO 647

AREA-6 Ka-2 Ch-0 Sft.
 DAG NO 645

DAG NO 649

DAG NO 648

DAG NO 645/688

DAG NO 644

12'-0" COMMON PASSAGE

DAG NO 669

DAG NO 670

North - 647
 South - 648
 East - 645
 West - 649











For SRIJAN REALTY LIMITED
[Signature]
 Director/Authorised Signatory

Sri Jan Realty Limited











Unitrade Assam Limited

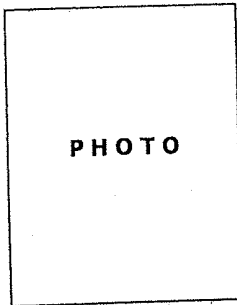
SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000010965/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PRAKASH Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Representative of Seller [SRIJAN REALTY LIMITED]		 067	SRIJAN REALTY LIMITED 06/01/2016 Director / Authorised Signatory
2	Mr Ananda Majumdar 59, Baje Shibpur Road, Shibpur Howrah 711102, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Representative of Buyer [M/S. UNITRADE E ASSAM LIMITED]		 066	UNITRADE ASSAM LIMITED 06/01/2016 Authorised Signatory
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Jay Prakash Agarwal Son of Mr Hari Prasad Agarwal 51/4B, Rabindra Sarani, P.O:- Liluah, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711204	Mr PRAKASH Bhimrajka, Mr Ananda Majumdar		06/01/2016	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr PRAKASH Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SRIJAN REALTY LIMITED 36/1A, Eligin Road, Kolkata, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAHCS6112K,; Status : Organization; Represented by representative as given below:-
1(1)	Mr PRAKASH Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M,; Status : Representative; Date of Execution : 06/01/2016; Date of Admission : 06/01/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	M/S. UNITRADE ASSAM LIMITED HI-TECH CHAMBERS, 84/1B, Topsis Road South 7th Flo, P.O:- TOPSIA, P.S:- Topsis, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AAACU6423E,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Ananda Majumdar 59, Baje Shibpur Road, Shibpur Howrah 711102, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AANPM5235E,; Status : Representative; Date of Execution : 06/01/2016; Date of Admission : 06/01/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Jay Prakash Agarwal Son of Mr Hari Prasad Agarwal 51/4B, Rabindra Sarani, P.O:- Liluah, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr PRAKASH Bhimrajka, Mr Ananda Majumdar	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	LR Plot No:- 645(Corresponding RS Plot No:- 645) , LR Khatian No:- 1128	0.123 Dec	40,000/-	40,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 2 Ft.,
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	LR Plot No:- 648(Corresponding RS Plot No:- 648) , LR Khatian No:- 1128	5.055 Dec	15,65,000/-	15,65,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 2 Ft.,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur	LR Plot No:- 649(Corresponding RS Plot No:- 649) , LR Khatian No:- 1128	2.72 Dec	8,45,000/-	8,45,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 2 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	SRIJAN REALTY LIMITED	M/S. UNITRADE ASSAM LIMITED	0.123	100
L2	SRIJAN REALTY LIMITED	M/S. UNITRADE ASSAM LIMITED	5.055	100
L3	SRIJAN REALTY LIMITED	M/S. UNITRADE ASSAM LIMITED	2.72	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SANTOSH ROUT
Address	M/S. NISHANT KR. SARAF ADVOCATES, 8, Old Post Office Street, 2nd Floor, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190100147 / 2016

Query No/Year	19010000010965/2016	Serial no/Year	1901000133 / 2016
Deed No/Year	I - 190100147 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr PRAKASH Bhimrajka	Presented At	Private Residence
Date of Execution	06-01-2016	Date of Presentation	06-01-2016

Remarks

On 06/01/2016

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

Presented for registration at 17:06 hrs on : 06/01/2016, at the Private residence by Mr PRAKASH Bhimrajka

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 24,50,000/-

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

Execution is admitted on 06/01/2016 by

Mr PRAKASH Bhimrajka authorized representative, SRIJAN REALTY LIMITED, 36/1A, Eligin Road, Kolkata, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020
Indetified by Mr Jay Prakash Agarwal, Son of Mr Hari Prasad Agarwal, 51/4B, Rabindra Sarani, P.O: Liluah, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Service

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

Execution is admitted on 06/01/2016 by

Mr Ananda Majumdar DIRECTOR, M/S. UNITRADE ASSAM LIMITED, HI-TECH CHAMBERS, 84/1B, Topsia Road South 7th Flo, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046
Indetified by Mr Jay Prakash Agarwal, Son of Mr Hari Prasad Agarwal, 51/4B, Rabindra Sarani, P.O: Liluah, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Service

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 07/01/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,023/- (A(1) = Rs 26,939/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,023/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 27,023/- is paid, by online on 06/01/2016 1:20PM with Govt. Ref. No. 192015160028851511 on 06-01-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK82903315 on 06/01/2016, Head of Account 0030-03-104-001-16

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 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,47,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,42,000/-

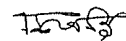
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,42,000/- is paid, by online on 06/01/2016 1:20PM with Govt. Ref. No. 192015160028851511 on 06-01-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK82903315 on 06/01/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 138729, Purchased on 04/01/2016, Vendor named Suranjan Mukherjee.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-002885151-1

GRN Date: 06/01/2016 13:13:04

BRN : CK82903315

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 06/01/2016 13:20:29

DEPOSITOR'S DETAILS

Id No. : 19010000010965/1/2016

[Tender Number]

Name : Nishant Kr. Saraf

Contact No. : 22623384

Mobile No. : +91 9830235574

E-mail : nishantsaraf1976@gmail.com

Address : 8 Old Post Office, 2nd Fl Kolkata-1

Applicant Name : Mr SANTOSH ROUT

Office Name :

Office Address :

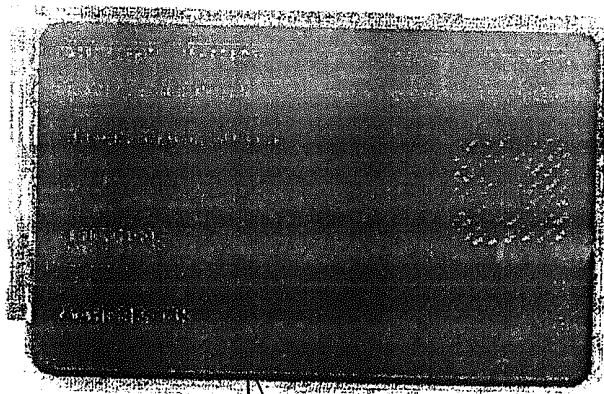
Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19010000010965/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	27023
2	19010000010965/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	142000
Total				169023

In Words : Rupees One Lakh Sixty Nine Thousand Twenty Three only



SRIJAN REALTY LIMITED

[Handwritten Signature]

Director / Authorised Signatory

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CAUTION

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पंजीयन
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पंजीयन
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पंजीयन

Name of Father / Legal Guardian
LATE BAJRANG LAL BHIHRAJKA

Name of Mother
LATE BINLA DEVI BHIHRAJKA

Name of Spouse
SHALINI BHIHRAJKA

Address
P-5 GREENS, FLAT NO -2A, 2ND FLOOR

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भारत गणराज्य REPUBLIC OF INDIA



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभी से लिखित अनुरोध है, अज्ञात पर अज्ञात की जाती है कि वे भारत को बिना किसी ठोक-टोक के स्वतंत्र रूप से अनेक-काले दे और उसे हा तरह की ऐसी शरणना और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND PROCEDURE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BREAKER TO PASS FREELY WITHOUT LET US HANDSOME AND TO ASSURE HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



S. R. Sarkar
 श्री. एन. एन. / S. R. Sarkar
 पूर्व-सहा-सचिव / Former Secretary
 For Regional Passport Officer
 कोलकाता / Kolkata

भारत गणराज्य REPUBLIC OF INDIA



श्रेणी / Type: P
 देश कोड / Country Code: IND
 पत्रिका नं. / Passport No.: J7601775
 उपनाम / Surname: BHIMRAJKA
 देना-नाम / Given Name(s): PRAKASH KUMAR
 राष्ट्रियता / Nationality: INDIAN
 लिंग / Sex: M
 जन्म तिथि / Date of Birth: 13/02/1966
 जन्म स्थान / Place of Birth: DURGAPUR

Kumar Bhimraja

PERMANENT ACCOUNT NUMBER
ADSP27657M





NAME
PRAKASH BHIMBANKA

NAME OF THE MATRONS NAME
BAJIRANG LAL BHIMBANKA

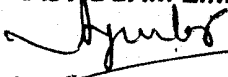
DATE OF BIRTH
13-02-1966

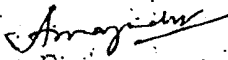
SIGNATURE

COMMISSIONER OF INCOME TAX - W.B. - II


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AAACU6423E	
नाम /NAME	UNITRADE ASSAM LIMITED	
नियमन/बनाने की तिथि /DATE OF INCORPORATION/FORMATION	26-03-1985	
 आयकर अधीक्षक(सिस्टम), शिल्लोंग COMMISSIONER OF INCOME TAX(SYSTEMS), SHILLONG		



UNITRADE ASSAM LIMITED


Authorised Signatory


Director

Duplicate


 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/24/161/429817

निर्वाचक नाम : जय प्रकाश
 Elector's Name : Jay Prakash Agarwal
 पिता नाम : हरि प्रसाद
 Father's Name : Hari Prasad Agarwal
 लिंग/Sex : TV M
 जन्म तिथि : 05/03/1973
 Date of Birth : 05/03/1973

WB/24/161/429817
 पिन : 814, राबिनोरा सारम, बाली, हुगली, पिन- 711204

Address:
 814, RABINORA SARAM, BALLY,
 LILUAH HONRAH-711204

(Handwritten Signature)

Date: 11/01/2013
 169-बी प्रभाग के लिए प्रवेश प्रमाण पत्र
 प्रमाणित किया गया
 Facsimile Signature of the Electoral
 Registration Officer for
 169-Bally Constituency

ध्यान दें: यह प्रमाण पत्र केवल प्रयोग के लिए है। इसे सुरक्षित रखें। यदि इसे खोया जाय तो इसे तुरंत रिपोर्ट करें।

ध्यान दें: यह प्रमाण पत्र केवल प्रयोग के लिए है। इसे सुरक्षित रखें। यदि इसे खोया जाय तो इसे तुरंत रिपोर्ट करें।

Jayprakash Agarwal
Jayprakash Agarwal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 8310 to 8344

being No 190100147 for the year 2016.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.01.11 17:14:35 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 11/01/2016 17:14:34
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)