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N 220843

Certified that the document is admitted to registration. The Stamp, Fee and endorsement Sheet which are attached in this document are the part of this document

A.D.S.R Howrah

14 DEC 2012

Ajay Kumar Rungta.  
Deputy Commissioner  
FOR ABITYA KUMAR HUNGTA (H.U.F.),  
Ajay Kumar Rungta

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE IS MADE ON THIS THE  
. 14<sup>th</sup> DAY OF December TWO THOUSAND AND  
TWELVE (2012)

For Shree Vaishno Developers

Ajaya Kumar Rungta  
Ajay Kumar Rungta, Partner

Shree Vaishno  
Partner, Sumangal Enclave (P) Ltd.  
Rabhu Dayal Barwari  
Director

For Shree Vaishno Developers

Deputy Commissioner  
Rabhu Dayal Barwari, Partner

Shree Vaishno Developers  
Partner, Sumangal Enclave (P) Ltd.

Ajay Kumar Rungta  
Director

FOR SHREE VAISHNU KOLLINGA MILLS  
Raj Kumar Sonawani  
Sugan Sunder Agrawal  
Partner

FOR SHREE VAISHNU KOLLINGA MILLS  
Raj Kumar Sonawani  
Sugan Sunder Agrawal  
Partner

FOR SHREE VAISHNU KOLLINGA MILLS  
Raj Kumar Sonawani  
Sugan Sunder Agrawal  
Partner

Ajay Kumar Rungta

LSR/455



3182

Sold to.....	Deepak
Address.....	K. Padia
Value.....	1000
13 DEC 2012	
L.S.V., High Court Sujit Sarkar High Court, A.G.	

5/11/16

K Sa

etc 7/10/16

Ajay Kumar Rungta

For Shree Vaishno Developers

Ajay Kumar Rungta,  
Partner



3183

For Shree Vaishno Developers

Deepak K. Padia  
Partner



3184

ADITYA KUMAR RUNGTA (H.U.P)

Aditya Kumar Rungta

KARTI



For Shree Vaishno Developers

Ajay Kumar Rungta  
Partner



3185

Shree Vaishno Developers  
Partner, Sumangal Enclave (P) Ltd.

Prabhu Anand Sarmani

Director



3186

Shree Vaishno Developers  
Partner, Sumangal Enclave (P) Ltd.

Ajay Kumar Agemray

Director

14 DEC 2012

GRN  
GR

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
eChallan

GRN: 19-201213-000049241-1

Payment Mode Online Payment

GRN Date: 12/12/2012 19:00:20

Bank: Allahabad Bank

BRN: 121212007839940

BRN Date: 12/12/2012 19:01:53

DEPOSITOR'S DETAILS

Id No. : 0502L000017789/1/2012

[Query No./Query Year]

Name : Shree Vaishno Developers

Contact No. :

Mobile No. : +91 9831015396

E-mail : barwaria@yahoo.co.in

Address : 18, Giri Babu Lane,  
2nd Flr, Kolkata-12

Applicant Name : P Chowdhury

Office Name : A. D. S. R. HOWRAH, Howrah

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	0502L000017789/1/2012	Property Registration- Stamp duty	0030-02-103-003-02	1585499
2	0502L000017789/1/2012	Property Registration- Registration Fees	0030-03-104-001-16	249153

In Words : Rupees Eighteen Lakh Thirty Four Thousand Six Hundred Fifty Two only

Total

1834652

Payment Mode: Cash Payment

12-201212-000424-1

12-201212-180020

121212002940

Bank: State Bank of India

Bank Date: 12-20-2012

TO NO: 0002/2012/1

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Additional District  
Sub-Registrar, Howrah

17 DEC 2012

17 DEC 2012

E-Receipt of West Bengal Treasury Payment	
Name of the Depositor	P Chowdhury
Challan Amount	1834652(Rupees Eighteen Lakh Thirty Four Thousand Six Hundred and Fifty Two Only)
Government Reference No	192012130000492411
Bank Reference Number (Net Banking)	121212007839940
Transaction Date and Time	12/12/2012 07:00:59 PM
<a href="#">Print</a>   <a href="#">Continue</a>	

**BETWEEN**

**SHREE VISHNU ROLLING MILLS**, a partnership firm having its principal place of business at 14, Netaji Subhash Road, Kolkata-700001, having its PAN NO ABAFS9710L represented by its partners namely (1) **RAJ KUMAR SARAOGI**, son of Late Dwarka Prasad Saraogi, (2) **SHYAM SUNDAR AGARWAL**, son of Late Jwala Prasad Agarwal, (3) **HARI KISHAN SARAOGI**, son of Late Dwarka Prasad Saraogi, (4) **SANDEEP KUMAR BANKA**, son of Late Megh Raj Banka (5) **NEMCHAND AGARWALA**, son of Late Hazarimal Agarwala, and (6) **ROSHAN BANKA**, son of Sri Tarachand Banka, all by faith Hindu, by occupation Business, all of 14, N.S. Road, Kolkata- 700 001, hereinafter called and referred to as the **OWNETRS/VENDORS** (which term and expression shall unless excluded by and/or repugnant to the subject or context be deemed to mean in include their heirs, successors, administrator, executors, legal representative and assigns) of the **ONE PART**,

**AND**

(1) **SRI DEEPAK KUMAR PADIA**, son of Sri Hari Ram Padia, by faith Hindu. By occupation business having its PAN NO AFTPP6004P residing at 51/1/A/10, Rabindra Sarani, Post Office and P.S Liluah, Dist Howrah, (2) **ADITYA KUMAR RUNGTA (HUF)**



3187

For Shree Vaishno Developers

श्री वैश्वो 2144

Partner

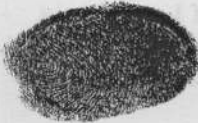


3190

For SHREE VISHNU ROLLING MILLS

Shyam Sunder Agnani

Partner



3191

For SHREE VISHNU ROLLING MILLS

Newchand Agnani

Partner



3192

For SHREE VISHNU ROLLING MILLS

Har Kishore

Partner



3193

For SHREE VISHNU ROLLING MILLS

Raj Kumar Sarangi

Partner



3194

For SHREE VISHNU ROLLING MILLS

Sandeep Kumar Dahiya

Partner



3195

For SHREE VISHNU ROLLING MILLS

Roshan Bhatia

Partner

Identified by me -  
Ajay Chaudhary Adc



Additional District  
Sub-Registrar, Haurah

34 DEC 2012

represented by its Karta namely Aditya Kumar Rungta, son of Late Moti Lal Rungta, by faith Hindu, by occupation Business, having its PAN NO AAFHA4144L residing at 105/1, Bidhan Nagar Road. Block — D, Flat Nos. D- 405 and 406, Kolkata - 700067, Police Station Maniiktalla AND **(3) AJAY KUMAR RUNGTA**, son of Late Moti Lal Rungta, by faith Hindu, by occupation Business, having its PAN NO ADSPR9375A residing at 105/1, Bidhan Nagar Road, Block — D. Flat Nos. D-405 and 406, Kolkata — 700067, Police Station Maniktalla hereinafter called and referred as the **CONFIRMING PARTY** (which term and expression shall unless excluded by and. or repugnant to the subject or context be deemed to mean and include their legal heirs. successors. representatives, nominees, executors, administrators and assign of the **SECOND PART.**

**AND**

**M/s SHREE VAISHNO DEVELOPERS**, a partnership firm having its principal place of business at 18, Giri Babu Lane, 2<sup>nd</sup> Floor, Suite No 2E, Kolkata - 700 012, having its PAN NO ACGFS0939Q represented by its partners namely **(1) M/s SUMANGAL ENCLAVE PVT LTD** a company registered under the companies act, 1956 having its Pan No AAICS3866P represented by its directors **(a) SRI PRABHU DAYAL BARWARIA** S/o of Late



Munindra Barwaria (b) **SRI BIJAY KUMAR AGARWAL** S/o late Sobha Chand Agarwal all by faith Hindu, by occupation Business, all of 14, N.S. Road, Kolkata- 700 001 (2) **ADITYA KUMAR RUNGTA**, son of Late Moti Lal Rungta, by faith Hindu, by occupation Business, having its Pan no ADIPR7930H residing at 105/1, Bidhan Nagar Road. Block — D, Flat Nos. D- 405 and 406, Kolkata - 700067, Police Station Maniiktalla (3) **AJAY KUMAR RUNGTA**, son of Late Moti Lal Rungta, by faith Hindu, by occupation Business, having its Pan No ADSPR9375A residing at 105/1, Bidhan Nagar Road, Block — D. Flat Nos. D-405 and 406, Kolkata — 700067, Police Station Maniktalla (4) **SRI DEEPAK KUMAR PADIA**, son of Sri Hari Ram Padia, by faith Hindu, by occupation business, having its Pan No AFTPP6004P residing at 51/1/A/10, Rabindra Sarani, Post Office and P.S Liluah, Dist Howrah (5) **SRI GOVIND SHARMA**, son of Yudhister Sharma, by faith - Hindu, by occupation - Business, having its Pan No ATFPS8072G residing at 48, Nandlal Mitra Lane (Salkia), Police Station - Golabari, District - Howrah, hereinafter called and referred as the **PURCHASERS** (which term and expression shall unless excluded by and. or repugnant to the subject or context be deemed to mean and include their legal heirs. successors. representatives, nominees, executors, administrators and assign of the **THIRD PART**.

**WHEREAS** one Ganpatram Kayan and one Ramnarain Kayan were the owners and seized and possessed of all that piece and parcel of land under Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, J.L. no. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and without any obstruction, disturbances in any manner whatsoever and in any corner whatever.

**AND WHEREAS** by a Deed of Partition dated 9<sup>th</sup> March, 1949 made between the said Ramnarain Kayan and the heirs of the said Ganpatram Kayan the said Premises No. 2, Kumar Para Lane, was allotted to Ramnarain Kayan.

**AND WHEREAS** the said Ramnarain Kayan died intestate on the 16<sup>th</sup> day of March, 1960 leaving behind him surviving his widow and three sons namely Mani Dcvi Kayan, Jamnadhhar Kayan, Kesho Prasad Kayan and Biswanath Kayan as his legal heirs and successors and thus they became the joint owners of the said Premises No. 2, Kumar Para Lane as per the Law of Inheritance.

**AND WHEREAS** the said Biswanath Kayan and Smt. Mani Devi Kayan, by an Indenture of Sale dated 8<sup>th</sup> day of August.1966 said, transferred and conveyed their undivided 1/2 share of land out of the land measuring about 5 Bighas 3 Cottahs 5 Chittaks in premises no. 2, Kumar Para Lane, Mouza Liluah, within Bally Municipality, P.S. Bally, Dist. Howrah, to one Shree Vishnu Rolling Mills against valuable consideration mentioned in the said deed and the said Sale Deed was registered in the office of the Registrar of Calcutta and recorded the same in Book No. 1, Volume No. 127, Pages 207 to 214 Being No. 4248 for the year 1966 and by virtue of the said purchase the aforesaid Shree Vishnu Rolling Mills became the absolute owner and possessor of the said property.

**AND WHEREAS** the said Jamnadhhar Kayan, Kesho Prasad Kayan, by an Indenture of Sale dated 6<sup>th</sup> day of August, 1966 sold, transferred and conveyed their undivided ½ share of land out of the land measuring about 5 Bighas 3 Cottahs 5 Chittaks of premises no. 2, Kumar Para Lane, Mouza Liluah, within Bally Municipality, P.S. Bally, Dist. Howrah, to one Shree Vishnu Rolling Mills against valuable consideration mentioned in the said Deed and the said Sale Deed was registered in the office of the Registrar of Calcutta and recorded the same in Book No. I, Volume No. 100, Pages 283 to 290 Being No. 4237 for the year 1966 and by virtue of the said

purchase the aforesaid Shree Vishnu Rolling Mills became the absolute owner and possessor of the said property.

**AND WHEREAS** by the aforesaid two sale Deeds the said Shree Vishnu Rolling Mills became the sole and absolute owner of all that piece and parcel of land hereditaments and premises measuring 5 Bighas 3 Cottalis 5 Chittaks of Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115. J.L. No. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality

**AND WHEREAS** the Owner/Vendors herein is seized and possessed and/or well and sufficiently entitled to ALL THAT piece and parcel of land measuring about an area a little more or less 5 Bighas 3 Cottahs 5 Chfttaks lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348. R.S. Khatian nos. 1083 & 4115, J.L. no. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality, morefully described in the **SCHEDULE "A"** hereunder written and started enjoying the right, title and interest hereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever.

**AND WHEREAS** the parties of the Second part herein has entered into a agreement for sale on 28<sup>th</sup> March, 2012 for purchasing the entire property mentioned in the **SCHEDULE "A"** hereunder on certain terms and conditions mentioned therein and accordingly the parties of the second part at their expenses has got the name mutated of the Vendors herein before the Concerned BLRO records and new Khatain No 6900 was allotted.

**AND WHEREAS** as per the terms and conditions of the agreement for sale dated 28<sup>th</sup> March, 2012 the parties of the second part herein is decided to nominate the name of the purchasers herein to sell a portion of the property and the same was accepted by the Vendors herein.

**AND WHEREAS** the vendors/owner agrees to sell and Purchasers agree to purchase a portion of land measuring an area a little more or less 38733 sqft is equivalent to 53.79 cottahs lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos.2342 (Bagan), 2343 (Danga) and 2348 (Bastu) admeasuring an area about 33762 sqft, 2496 sqft and 2475 sqft respectively under R. S. Khatian nos. 1083 & 4115(old) 6900 (new) J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality morefully described in the **SCHEDULE "B"** hereunder out of ALL THAT piece and parcel of

land measuring an area a little more or less 5 Bighas 3 Cottahs 5 Chittaks lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R, S. Khatian nos. 1083 & 4115 (old) 6900 (new), J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality, at the total consideration of Rs.2,25,00,000/- (Two Crores and Twenty Five Lacs only) free from all sorts of encumbrances, charges, liens. Lispendenses, Demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever

AND WHEREAS knowing the said declaration of the Vendors herein the purchasers herein has offered to the Vendors herein for purchasing the said property of the said Consideration of Rs.2,25,00,000/- (Two Crores and Twenty Five Lacs only) and the Vendors herein has agreed to sell and the purchasers herein has agreed to purchase the said property, which is morefully described and written in the Schedule B hereunder, at the total consideration of Rs.2,25,00,000/- (Two Crores and Twenty Five Lacs only) which is the highest market price of the said property as per prevailing market and relying upon the declaration regarding marketability and/or good title of the said property made by the Vendors herein and the peaceful vacant possession of the said property has been delivered to the purchasers herein

by the Vendors herein after receiving the said consideration of Rs.2,25,00,000/- (Two Crores and Twenty Five Lacs only) from the purchasers herein on or before execution of these presents which is delineated with RED Border line in the Map or Plan attached hereto being the part of these presents.

**NOW THIS INDENTURE WITNESSETH THAT** - that in consideration of a sum of Rs.2,25,00,000/- (Two Crores and Twenty Five Lacs only) only paid to the Vendors by the Purchasers at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the Memo hereunder written admit and acknowledge) and of and from the payment of the same and every part thereof the Vendors doth hereby acquit, release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchasers ALL THAT a portion of land admeasuring an area a little more or less 38733 sqft is equivalent to 53.79 cottahs lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos.2342 (Bagan), 2343 (Danga) and 2348 (Bastu) admeasuring an area about 33762 sqft, 2496 sqft and 2475 sqft respectively under R. S. Khatian nos. 1083 & 4115(old) 6900 (new) J.L. no. 12 being Premises No. 2. Kumar Para Lane,

within the Bally Municipality morefully described in the **SCHEDULE "B"** hereunder written and hereinbefore and hereinafter referred to as the **"said Property" TOGETHER WITH** the entirety of the ownership share rights, title and interest of the Vendors into or upon the said Property (situation whereof is shown and delineated in the map or plan annexed hereto and thereon bordered in **'RED'** (colour), free from all encumbrances charges liens lispenses, claims, demands, mortgages leases, licenses, liabilities trusts attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements **OR HOWSOEVER OTHERWISE** the said Property or any part or portion thereof now is or are or at any time or times heretofore **TOGETHERWITH** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drains, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in any manner appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were or was held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions, remainder or remainders and the rents, issues and profits of the said Property and of any and every part or portion thereof **TOGETHERWITH** all the legal incidence thereof



**AND** all the estate, right, title, interest, possession, property claims and demands whatsoever both at law and in equity of the Vendors and each of them respectively into or upon and in respect of the said Property or any and every part or portion thereof herein comprised and hereby sold, conveyed granted and transferred **TOGETHERWITH** all deeds, pattahs, muniments and evidences of title which in anywise exclusively relating to or concerning the said Property or any part or parcel or portion thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendors can or may procure of the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **Property** hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever, free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licences, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements, whatsoever or howsoever **AND** the Vendors and each one of them do hereby covenant with the Purchasers that the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and/or entitled to the said Property and every part or portion thereof, free from all encumbrances, charges and liabilities of whatsoever nature **AND** the Vendors doth hereby further covenant

with the Purchasers that he/she/they have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting, selling, conveying, assigning and assuring the said Property or any part or portion thereof in the manner as aforesaid **AND THAT NOTWITHSTANDING** any act, deed or thing by the Vendors done, executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and/or entitled to the said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof and is having a perfect and indefeasible estate of inheritance without any impediment or condition on use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors now have in himself/herself/themselves good right and absolute power and absolute authority to grant, sell, convey, transfer, assure and assign the said Property hereby granted, sold, conveyed, transferred, and expressed so to be unto and to the use of the

Purchasers in the manner and on the terms and conditions as aforesaid **AND THAT** the Vendors have made over peaceful vacant possession of the said Property to the Purchasers and the Purchasers have received and accepted the same **AND THAT** the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from the Vendors or any of his/her/their predecessor/s in title **AND THAT** the Purchasers shall be freed and cleared and freely and clearly and absolutely, acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendors and each of them well and sufficiently saved defended and kept harmless and indemnified from and against all and any manners of former or other estates, encumbrances, charges, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements, lispendens whatsoever suffered or made or liabilities created in respect of the said Property by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or any of them or their predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates, taxes and

other impositions and/or outgoings including khazanas, Lands revenue and other outgoing payable in respect of the said Property upto the date of execution of this present shall be paid borne and discharged by the Vendors and the Vendors have agreed to indemnify and keep the Purchasers indemnified from and against all costs, charges, claims, actions, suits and proceedings arising there from **AND THAT** the Vendors never had and does not hold any excess vacant Lands within the meaning of the West Bengal Lands Reforms Act, 1955 or Urban Lands (Ceiling & Regulation) Act, 1976 nor has the said Property or any part or portion thereof has been affected or vested West Bengal Lands Reforms Act, 1955 or the Urban Lands (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors in respect of the said Property for the acquisition of the said Property or any part or portion thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors have full knowledge that there is no such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said Property or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said Property and/or any part or portion thereof nor the same has been lying attached under any

writ or attachment of any Court or Revenue Authority **AND FURTHER THAT** the Vendors and all persons having lawfully or equitably, claiming any right, title, interest or estate whatsoever into or upon the said Property or any part or portion thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make, do, acknowledge and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part or portion thereof unto and to the use of the Purchasers as shall or may be reasonably required.

**THE VENDORS DO TH HEREBY COVENANT WITH PURCHASERS** as follows:-

- a) The said land which the Vendors doth hereby profess to transfer subsists **AND THAT** the Vendors has good right, full power and absolute authority to grant, convey, transfer, assign and assure the same in favour of the Purchasers in the manner as aforesaid.
- b) The said land hereby transferred and conveyed are freed and discharged from and against all manner of encumbrances, charges, liens, trust and attachment whatsoever save and

except the terms, conditions, covenants and restrictions as are herein contained.

- c) The Vendors shall from time to time and at all times hereafter at the requests and costs of the Purchasers make, do, acknowledge, execute and perfect all such further lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said land in favour of the Purchasers above named.
- d) **AND THE VENDORS** doth hereby further covenant with the Purchasers that it shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon and to hold and enjoy the said land **AND ALSO** to receive the rents, issues and profits thereof without any interruption, disturbance, claims or demands from or by the Vendors or any other person or persons through, under, or in trust for them.
- e) That the said land is not affected by any attachment including the attachment under any certificate cases or any proceedings initiated and commenced at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or

proceedings pending against the Vendor for realization of arrears of Income Taxes and other Taxes or otherwise under the said Public Demands Recovery Act or any other act for the time being in force

- f) **BE IT STATED THAT** the Vendors herein shall support any application made by the Purchasers for mutation of his name in Office of the local B.L. & L.R. Office, and /or Municipality and any competent authority, the cost of the Purchasers herein do all that it may be required to do for that purpose.
- g) If any of the Statements or covenants made herein before by the Vendors herein is found to be false, untrue or any defect in title is detected hereinafter, the Vendors and his heirs, successors and assigns shall and will be liable for the same. The Vendors herein hereby undertake to indemnify and to keep indemnified the purchasers herein from and against any and all third party claims, actions and demands whatsoever and further declare and assure the purchasers herein that the Vendors did not ever agreed, committed or contracted or entered into any sale or lease or mortgage or of any kind.
- h) If any error or omission is found to have taken place in this Deed in future, the Vendors herein shall at the cost and request of the Purchasers herein do and execute or cause to

be done and executed any supplementary deed or deed of rectification/ declaration in favour of the Purchasers herein.

- i) The Vendors herein hereby further declare that in event the said property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned or acquisitioned by the Government or any other authority concerned the Vendors herein and his heirs, successors and assigns shall and will have no right to claim or demand for any compensation in that regard and the Purchasers herein named will have sole authority for Compensation.
- j) The Vendors hereby indemnifies and agrees to keep the Purchasers saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchasers may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the Property, statutory or contractual and the Vendors hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchasers.
- k) That the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted, sold, conveyed,



transferred, assigned and assured or expressed or intended so to be and shall be entitled to the benefits of all improvements and acts deeds and things whatsoever of the Vendors of or relating to the said Property without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person having or lawfully rightfully or equitably claiming through under or in trust for them or any of them and free and clear and freely and clearly and absolutely, acquitted, exonerated and discharged from or by the Vendors and every person having lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate, right, title, interest, charges, mortgages, encumbrances, leases, tenancies, occupancy, rights, restrictions, restrictive, covenants, lispendens, uses, debutters, trusts, prohibitions, claims, demands, acquisitions, requisitions, alignments and liabilities whatsoever or howsoever

#### **SCHEDULE A**

**ALL THAT** piece and parcel of land admeasuring an area a little more or less 5 Bighas 3 Cottahs 5 Chittaks lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347. 2343 & 2348, R. S.

Khatian nos. 1083 & 4115 (old), 6900 (new, J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality,

**SCHEDULE B**

**(THE SAID PROPERTY)**

**ALL THAT** a portion of land measuring an area a little more or less 38733 sqft is equivalent to 53.79 cottahs lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos.2342 (Bagan), 2343 (Danga) and 2348 (Bastu) admeasuring an area about 33762 sqft, 2496 sqft and 2475 sqft respectively under R. S. Khatian nos. 1083 & 4115(old) 6900 (new) J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality.

ON THE NORTH - MUNICIPAL DRAIN

ON THE SOUTH - KUMAR PARA LANE

ON THE EAST - 12" FEET COMMON PASSAGE

ON THE WEST - DAG NO 2341

DEPARTED BY

*Prakash Choudhary*  
PRINCE CHOWDHARY

ADVOCATE

HIGH COURT, CALCUTTA

Shree Vachan Developers

Partners: Shree Vachan Developers Pvt. Ltd.

10/10, 3rd Floor, Choudhary

10/10, 3rd Floor, Choudhary

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

SIGNED, SEALED AND DELIVERED on

behalf of Vendors at Howrah in the presence of :

Ravi Kumar Agarwal,  
574, Lucha Park  
Ward Howrah  
711204

Satish Kumar Banerjee,  
5B, Aripore Park Place,  
Kolkata-27

For SHREE VISHNU ROLLING MILLS  
Raj Kumar Sanyal  
Shyam Sunder Agarwal

For SHREE VISHNU ROLLING MILLS  
The First Floor  
Sandeep Kumar Banerjee

For SHREE VISHNU ROLLING MILLS  
New Chand Agarwal  
Roshan Banerjee

SIGNED AND DELIVERED by the

Confirming party at Howrah in the presence of :

Satish Kumar Banerjee, Kolkata-27  
Ravi Kumar Agarwal  
574, Lucha Park  
Ward Howrah  
711204

Dipankar Choudhary  
Ajay Kumar Rungta

For ADITYA KUMAR RUNGTA (H.U.F.)  
Aditya Kumar Rungta

SIGNED AND DELIVERED by the

Purchasers at Howrah in the presence of :

Ravi Kumar Agarwal,  
574, Lucha Park  
Ward Howrah  
711204  
Satish Kumar Banerjee,  
5B, Aripore Park Place, Kolkata-27

For Shree Vaishno Developers  
Aditya Kumar Rungta  
Ajay Kumar Rungta  
Partner

For Shree Vaishno Developers  
Dipankar Choudhary  
Partner

DRAFTED BY

Piyush Chowdhary  
PIYUSH CHOWDHARY  
ADVOCATE  
HIGH COURT, CALCUTTA

Shree Vaishno Developers  
Partner, Sumangal Enclave (P) Ltd.  
Krishan Datt Banerjee  
Ajay Kumar Rungta  
Director

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.2,25,00,000/- (Two Crores and Twenty Five Lacs only) from the above named **PURCHASERS** in respect of full and final consideration money of the said Property, more fully described and written in **SCHEDULE - B** hereinabove as follows :-

DATE	CHEQUE NO	BANK NAME	AMOUNT
28/03/12	683363	HDFC BANK, LAKE TOWN	32,50,000/-
05/11/12	945541	HDFC BANK, LAKE TOWN	27,00,000/-
05/11/12	163458	BANK OF INDIA LILUAH BRANCH	23,00,000/-
16/11/12	163461	BANK OF INDIA LILUAH BRANCH	17,00,000/-
17/11/12	945543	HDFC BANK, LAKE TOWN	28,00,000/-
21/11/12	945544	HDFC BANK, LAKE TOWN	5,00,000/-
14/12/12	163463	BANK OF INDIA LILUAH BRANCH	9,00,000/-
14/12/12	127579	SOUTH INDIAN BANK, LILUAH BRANCH	15,00,000/-
14/12/12	136220	VIJAYA BANK, N.S. ROAD BRANCH	24,50,000/-
14/12/12	877951	ALLAHBAD BANK, R.G NAGAR ROAD BRANCH	40,00,000/-
14/12/12	683384	HDFC BANK, LAKE TOWN	4,00,000/-
		Total	2,25,00,000/-

**WITNESSES:**

Ravi Kumar Agarwal

for Lila Ranj

h/1120f

HOLD

Satish Kumar Banerjee

SP3, Alpura Park Place,

Kol-27

for SHREE VISHNU KOLLINGO MILLS

Raj Kumar Sarangi

Suyam Sundar Agarwal

for SHREE VISHNU KOLLINGO MILLS

Anil Kumar

Sandeep Kumar Banerjee

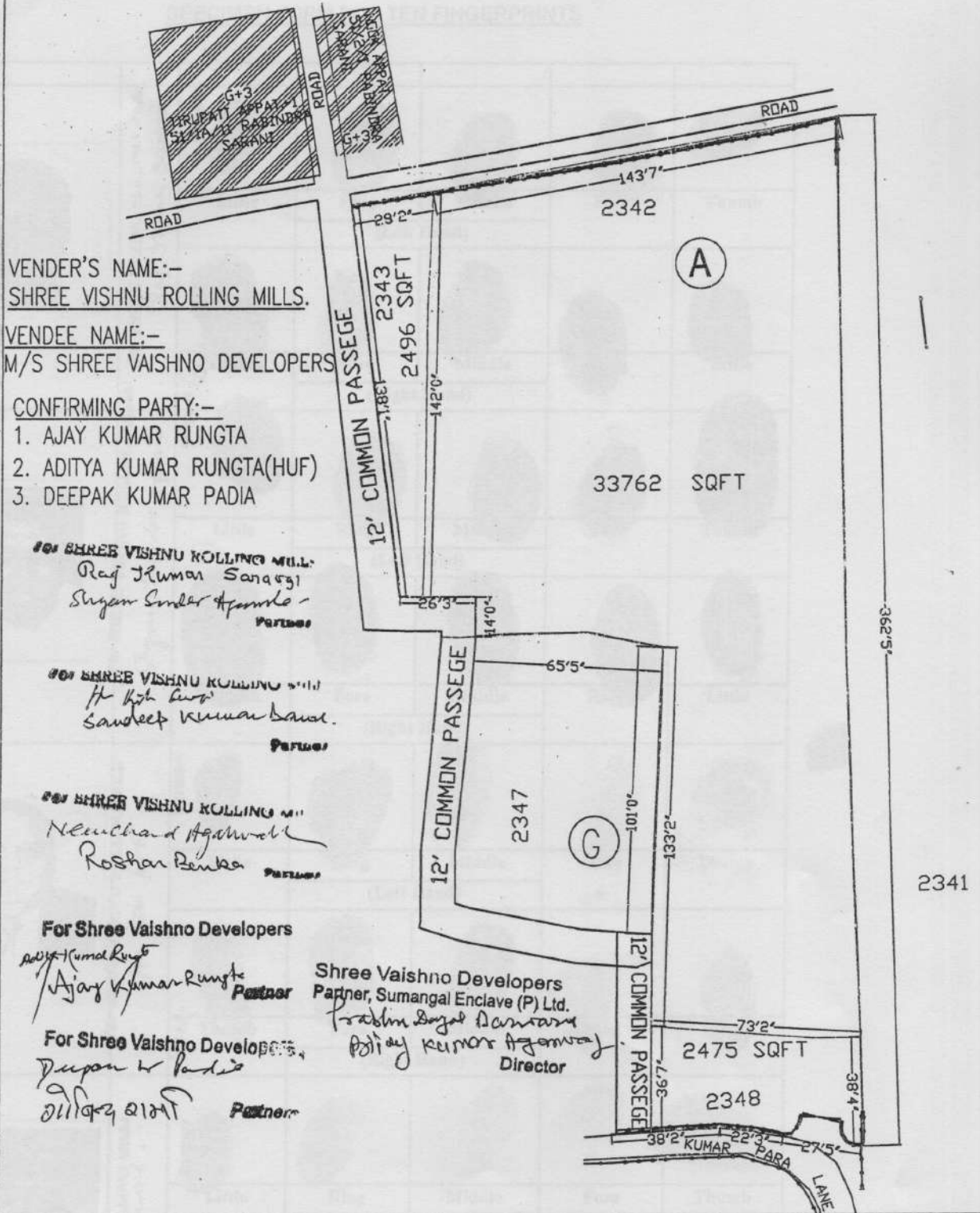
for SHREE VISHNU KOLLINGO MILLS

Naren Chand Agarwal

Roshan Banerjee

**VENDORS**

plot no	2342	2343	2348	TOTAL
A	33762 SQFT	2496 SQFT	2475 SQFT	38733 SQFT



**VENDER'S NAME:-**  
SHREE VISHNU ROLLING MILLS.

**VENDEE NAME:-**  
M/S SHREE VAISHNO DEVELOPERS

**CONFIRMING PARTY:-**

1. AJAY KUMAR RUNGTA
2. ADITYA KUMAR RUNGTA(HUF)
3. DEEPAK KUMAR PADIA

*For SHREE VISHNU ROLLING MILL:-*  
Raj Kumar Sarangi  
Sujan Sunder Aggarwal  
Partner

*For SHREE VISHNU ROLLING MILL:-*  
H. Kishor Das  
Sandeep Kumar Das  
Partner

*For SHREE VISHNU ROLLING MILL:-*  
Neelchand Aggarwal  
Roshan Benka  
Partner





**For Shree Vaishno Developers**

*Ajay Kumar Rungta*  
Ajay Kumar Rungta  
Partner













































**Shree Vaishno Developers**  
Partner, Sumangal Enclave (P) Ltd.  
*Prabir Dasgupta*  
Prabir Dasgupta  
Director

**For Shree Vaishno Developers,**  
*Deepek Kumar Padia*  
Deepek Kumar Padia  
Partner













































SPECIMEN FORM FOR TEN FINGERPRINTS

	FOR THREE VISHNU KOLLINGI MILLS Raj Kumar Sangssi	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
	FOR THREE VISHNU KOLLINGI MILLS Shyam Sunder Agrawal	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
	FOR THREE VISHNU KOLLINGI MILLS H. Kishor	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
	FOR THREE VISHNU KOLLINGI MILLS Sandeep Kumar Baniwal	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb

SPECIMEN FORM FOR TEN FINGERPRINTS

	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">                     P. S. SINGH VISHNU KULLING MILL                      Neelchand Yadav                 </p>						
		<p align="center">Little      Ring      Middle      Fore      Thumb</p>	(Left Hand)				
							
		<p align="center">Thumb      Fore      Middle      Ring      Little</p>	(Right Hand)				
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">                     P. S. SINGH VISHNU KULLING MILL                      Roshan Bawla                 </p>						
		<p align="center">Little      Ring      Middle      Fore      Thumb</p>	(Left Hand)				
							
		<p align="center">Thumb      Fore      Middle      Ring      Little</p>	(Right Hand)				
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">                     P. S. SINGH VISHNU KULLING MILL                      Pagan w/ Radio                 </p>						
		<p align="center">Little      Ring      Middle      Fore      Thumb</p>	(Left Hand)				
							
		<p align="center">Thumb      Fore      Middle      Ring      Little</p>	(Right Hand)				
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">                     P. S. SINGH VISHNU KULLING MILL                      Rajendra Singh                 </p>						
		<p align="center">Little      Ring      Middle      Fore      Thumb</p>	(Left Hand)				
							
		<p align="center">Thumb      Fore      Middle      Ring      Little</p>	(Right Hand)				

**SPECIMEN FORM FOR TEN FINGERPRINTS**

	Ajay Kumar Rungta.						
		(Left Hand)					
							
		(Right Hand)					
	Prabhinoyal Banerjee.						
		(Left Hand)					
							
		(Right Hand)					
	Ajay Kumar Aggarwal.						
		(Left Hand)					
							
		(Right Hand)					
	Prakash Chandra.						
		(Left Hand)					
							
		(Right Hand)					





Government Of West Bengal  
Office Of the A.D.S.R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 09289 of 2012

(Serial No. 10258 of 2012)

On 14/12/2012

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

Presented for registration at 15.03 hrs on :14/12/2012, at the Private residence by Ajay Kr Rungta , one of the Executants.

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

Execution is admitted on 14/12/2012 by

1. Raj Kr Saraogi  
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
2. Shyam Sundar Agarwal  
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
3. Hari Kishan Saraogi  
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
4. Sandeep Kr Banka  
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
5. Nemchand Agarwala  
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
6. Roshan Banka  
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
7. Deepak Kr Padia, son of Hari Ram Padia , 51/1/a/10, Rabindra Sarani, Thana:-Liluya, P.O. :- , District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
8. Aditya Kr Rungta  
Karta, Aditya Kr Rungta ( Huf ), 105/1, Bidhan Nagar Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
9. Ajay Kr Rungta, son of Lt Moti Lal Rungta , 105/1, Bidhan Nagar Rd, P.O. :- , District:-Kolkata, WEST BENGAL, India , By Caste Hindu, By Profession : Business
10. Prabhu Dayal Barwaria  
Director, M/s. Sumangal Enclave Pvt Ltd ( Aaics3866p), P.O. :- , District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business

( Amal Kumar Naskar )

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal  
Office Of the A.D.S.R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 09289 of 2012  
(Serial No. 10258 of 2012)

11. Bijay Kr Agarwal  
Director, M/s. Sumangal Enclave Pvt Ltd ( Aaics3866p), P.O. :- ,District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
12. Aditya Kr Rungta  
Partner, M/s, Shree Vaishno Developers, 18, Giri Babu Lane, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
13. Ajay Kr Rungta  
Partner, M/s, Shree Vaishno Developers, 18, Giri Babu Lane, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
14. Deepak Kr Padia  
Partner, M/s, Shree Vaishno Developers, 18, Giri Babu Lane, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business
15. Govind Sharma  
Partner, M/s, Shree Vaishno Developers, 18, Giri Babu Lane, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .  
, By Profession : Business  
  
Identified By Pijush Chowdhury, son of - -, P.O. :- ,District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/12/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Registration Fees Rs. 2,49,153/- paid online on 12/12/2012 7:01PM with Govt. Ref. No. 192012130000492411 on 12/12/2012 7:00PM, Bank: Allahabad Bank, Bank Ref. No. 121212007839940 on 12/12/2012 7:01PM, Head of Account: 0030-03-104-001-16, Query No:05020502L000017789/2012

**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.-2,26,49,707/-

Certified that the required stamp duty of this document is Rs.- 1585499 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal  
Office Of the A.D.S.R. HOWRAH  
District: Howrah

Endorsement For Deed Number : I - 09289 of 2012  
(Serial No. 10258 of 2012)

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 15,85,499/- paid online on 12/12/2012 7:01PM with Govt. Ref. No. 192012130000492411 on 12/12/2012 7:00PM, Bank: Allahabad Bank, Bank Ref. No. 121212007839940 on 12/12/2012 7:01PM, Head of Account: 0030-02-103-003-02, Query No: 05020502L000017789/2012

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 2958 to 2992  
being No 09289 for the year 2012.



(Amal Kumar Naskar) 26 December-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R./HOWRAH  
West Bengal