

04518

04391/2014



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13.50

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration, signature sheets and the endorsement sheets attached with this document are part of this document 767479

9750/m

THIS INDENTURE made this 13th day of June in the year Two Thousand Fourteen

Dist. Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas

BETWEEN

13 JUN 2014  
16 JUN 2014

(1) SRI DIGBASAN BANERJEE, having Income Tax Permanent Account No. (PAN) "AEMPB4567K", (2) SRI DHURJOTI BANERJEE, having Income Tax Permanent Account No. (PAN) "ADXPB0562G", both sons of Radharaman Banerjee, both by Caste - Hindu, both residing at 3, Suren Tagore Road, Kolkata - 700 019, Police Station - Gariahat, (3) SRI SUBRATA BANERJEE

স্মারক নং: 1186  
 তারিখ: 11-6-2014  
 বলা: 117  
 ক্রেতা: ARUN KUMAR BHAUMIK  
 ক্রেতাবি: Advocate  
 ঠিকানা: Calcutta High Court  
 উদ্দেশ্য: Ranjita Das  
 লাইসেন্স নং: ...  
 কাশিপুর দমাদম, উ.এস. জার অফিস

উদ্দেশ্যের নাম - রঞ্জিতা পাল

ইজারার নাম - কারক

টি ভি নং: ...

সীল নং: ...

ই টি ভি: ...

সীল নং: ...

29 MAY 2014

89500

Sunil Das



1782

13 JUN 2014

For Meridian Devcon Pvt Ltd.

Sunil Das

Director



Shibban Banerjee  
 Former & as constituted  
 attorney of Shuvjati Banerjee  
 Sub Banerjee

1783

District Sub-Registrar-IV  
 Registrar U/S 7(a) of  
 Registration Act 1908  
 Alipore, South 24 Parganas  
 13 JUN 2014



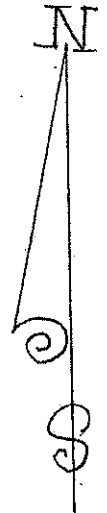
Shibban Banerjee

CHAIRMAN  
 Malabhum Man & Resource  
 Development Trust

13 JUN 2014

Subscribed by ...  
 Dipankar Das  
 etc

PLAN OF THE R.S. DAG NO-96&140, 95&94 AT			
MOUZA-SULTANPUR, J.4 NO-16, P.S-BARUIDPUR			
DIST-24 PGS(S) UNDER MALICKPUR GRAM			
PANEHAYET, AREA OF LAN SHOWN IN RED <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>			
PLOT NO-96&	140	AREA-(13+26)	= 39 DEC TOTAL
PLOT NO-95&	94	AREA-(39+49)	= 88 DEC TOTAL



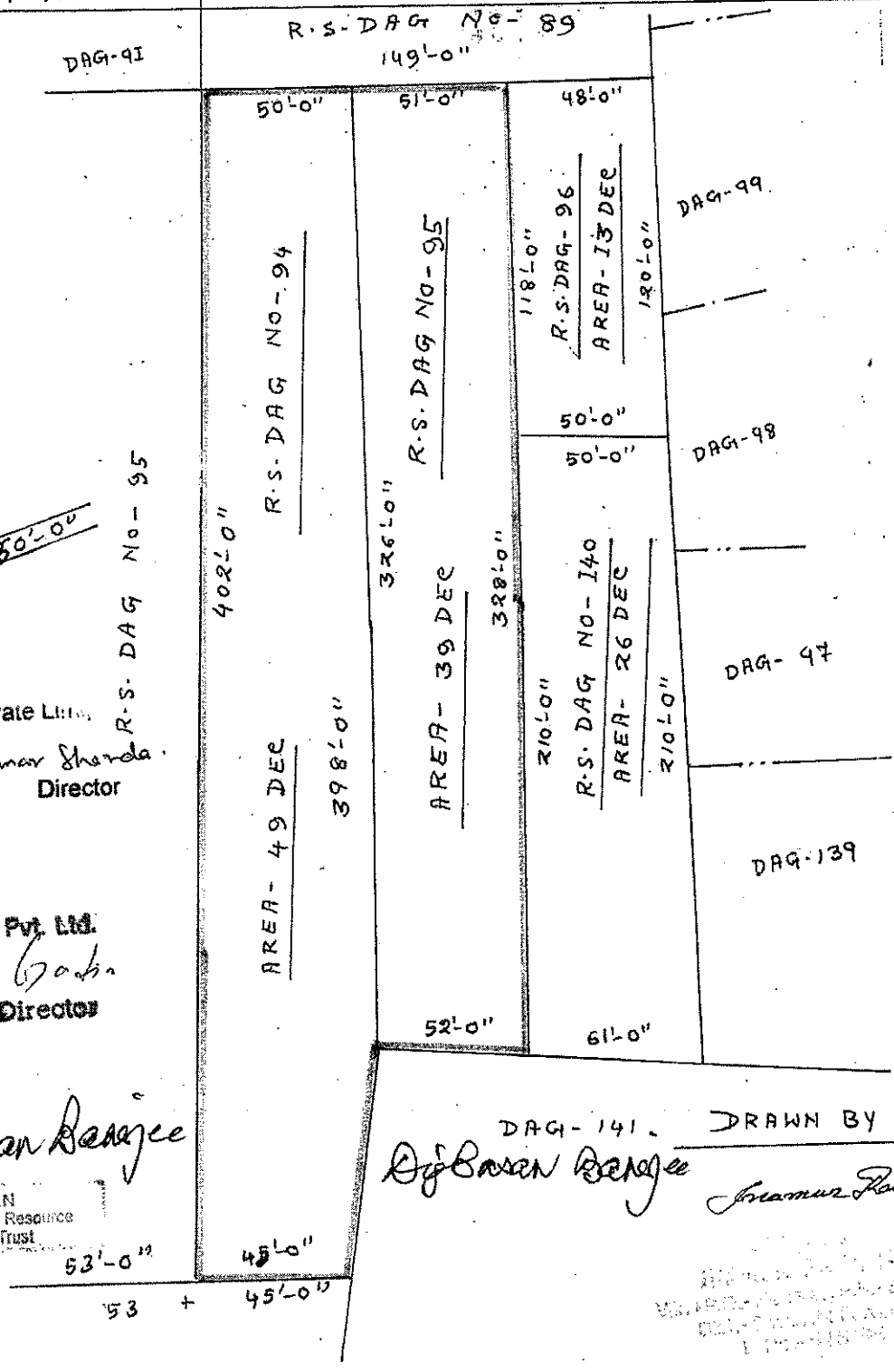
SCALE: 1" = 30'-0"

Malinath Trading Private Ltd.  
*Jayant Kumar Sharda*  
 Director

For Meridian Devcon Pvt. Ltd.  
*Sunil Gaba*  
 Director

*Ajbaran Banerjee*  
 CHAIRMAN  
 Mallabum Human Resource  
 Development Trust

DAG-141. DRAWN BY  
*Ajbaran Banerjee*  
*Jayant Kumar Sharda*



VERIFIED BY  
 DATE  
 1/10/2018



*[Signature]*  
Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
South 24 Parganas  
13 JUN 2014



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

Endorsement For Deed Number : I - 04391 of 2014  
(Serial No. 04518 of 2014 and Query No. 1604L000009750 of 2014)

On 13/06/2014

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

Presented for registration at 13.50 hrs on :13/06/2014, at the Private residence by Sunil Gadia , one of the Executants.

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

Execution is admitted on 13/06/2014 by

1. Digbasan Banerjee, son of Radharaman Banerjee , 3 Suren Tagore Rd, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
  2. Sunil Gadia  
Director, Meridian Devcon Pvt Ltd, Meridian Plaza 209 C R Avenue, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
, By Profession : Business
  3. Sanjay Kumar Sharda  
Director, Malinath Trading Pvt Ltd, B/13 Central Plaza 41 Bipin Behari Ganguly St, District:-Kolkata, WEST BENGAL, India, Pin :-700012.  
, By Profession : Others
- Identified By Dipak Kumar Das, son of . , Alipore, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Digbasan Banerjee, son of Radharaman Banerjee , 3 Suren Tagore Rd, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Dhurjoti Banerjee 2. Subrata Banerjee 3. Nandalal Dutta is admitted by him.
- Identified By Dipak Kumar Das, son of . , Alipore, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

On 16/06/2014

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



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

16/06/2014 17:15:00

Endorsement Page 1 of 2





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

**Endorsement For Deed Number : I - 04391 of 2014**  
**(Serial No. 04518 of 2014 and Query No. 1604L000009750 of 2014)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount by Draft

Rs. 68085/- is paid , by the draft number 792865, Draft Date 13/06/2014, Bank Name State Bank of India, NAGERBAZAR DUM DUM, received on 16/06/2014

( Under Article : A(1) = 58663/- B = 9383/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/06/2014 )

**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.-53,33,400/-

Certified that the required stamp duty of this document is Rs.- 320015 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 319920/- is paid , by the draft number 792845, Draft Date 12/06/2014, Bank : State Bank of India, NAGERBAZAR DUM DUM, received on 16/06/2014

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV





son of Late Laxmi Narayan Banerjee, having Income Tax Permanent Account No. (PAN) "AHPPB8877Q", by Caste – Hindu, residing at Patak Para, P.S. Bishnupur, in the District of Bankura, presently 3, Suren Tagore Road, Kolkata – 700 019, (4) MALLABHUM HUMAN RESOURCE DEVELOPMENT TRUST, a registered Trust founded in Indian in the year 1999 and created by a Deed of Trust duly registered at the office of the Registrar of Assurances, Kolkata, recorded in Book No. IV, Being No. 2434 for the year 1999, represented by its present Trustee Chairman SRI DIGBASAN BANERJEE son of Radharaman Banerjee, having Income Tax Permanent Account No. (PAN) "AEMPB4567K", by Caste – Hindu, residing at 3, Suren Tagore Road, Police Station – Gariahat, Kolkata – 700 019, all are by Occupation – Business, all are Indian Citizen, hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators and agents) of the FIRST PART. The Vendors Nos. 2 and 3 herein, represented by their Constituted Attorney SRI DIGBASAN BANERJEE, the Vendors No. 1 herein, vide Power of Attorney dated 21.03.2012 registered at the office of the Addl. District Sub-Registrar Alipore, copied in Book No. IV, CD Volume No. 2; Pages 4495 to 4506, Being No. 00777 for the year 2012.

AND

MERIDIAN DEVCON PVT. LTD; a private limited company, having Income Tax Permanent Account No. (PAN) "AAHCM1792M", having its office at "Meridian Plaza", 4<sup>th</sup> floor, 209, C.R. Avenue, Kolkata – 700 006, represented by its Director viz; SRI SUNIL GADIA son of Ratan Lal Gadia, having Income Tax Permanent Account No. (PAN)

নামকরণ: <sup>1186</sup> ~~480~~  
 তারিখ: 11-6-2014  
 ফর্ম: 177  
 ক্রেতা: ARUN KUMAR BHAUMIK  
 Advocate  
 ডিভান: Calcutta High Court  
 ভেতা: *Ranjit Singh*  
 লাইসেন্স প্রাপ্ত ব্যক্তি  
 কালিপুর দফতর: ডি.এন. ডায়. অফিস  
 বি.

8501  
 ভেতারের নাম - রঞ্জিতা পাল  
 ক্রেতার নাম - বারদ  
 টি ভি নং: 29 MAY 2014  
 লাইসেন্স নং: 62500  
 এ টি. ভি.  
 লাইসেন্স নং:

*Sunil Garia*



1782  
13 JUN 2014

For Meridian Devcon Pvt. Ltd.  
*Sunil Garia*  
 Director



*Biswan Banerjee*  
 For self as constituted  
 attorney of Shreejati Banerjee  
 Sub Banerjee  
 1783

*[Signature]*  
 District Sub-Registrar-IV  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas  
 13 JUN 2014



*Biswan Banerjee*  
 CHAIRMAN  
 Matlabhumi Housing Resource  
 Development Trust  
 13 JUN 2014

*Delivered by me*  
*[Signature]*  
*Adv*

"AFOPG2202F", by faith – Hindu, by Occupation – Business, residing at CF-71, Salt Lake City, Kolkata – 700064, Indian Citizen, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective successors-in-interest, agents and assigns) of the **SECOND PART**.


**AND**

**MALINATH TRADING PVT. LTD;** having Income Tax Permanent Account No. (PAN) "**AAECM1558L**", a company incorporated under the Companies Act, 1956 having its registered office at B/13 2<sup>nd</sup> Floor, Central Plaza, 41, Bipin Behari Ganguly Street, Kolkata – 700 012, represented by its Director **SRI SANJAY KUMAR SHARDA** son of Late Kameshwar Prasad Sharda, having Income Tax Permanent Account No. (PAN) "**AHWPS4375Q**", by Cast – Hindu, by Occupation – Business, residing at P.O. Barajamda, in the District of Singhbhum (W), Pin – 833221, Jharkhand, Indian Citizen, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective successors-in-interest, agents and assigns) of the **THIRD PART**.

**WHEREAS:-**

- A. By a Deed of Conveyance dated 08.09.2008 registered at the office of the Addl. District Sub-Registrar Baruiপুর, copied in Book No. I, CD Volume No. 23, Pages 909 to 929, Being No. 05269 for the year 2008, Ayub Ali Daptari and eleven



  
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others, sold, transferred and conveyed to Sri Digbasan Banerjee, Sri Dhurjoti Banerjee, Sri Subrata Banerjee, ALL THAT piece or parcel of land measuring an area 08 Satak out of 49 Satak comprised in R.S. Dag No. 94 with other properties under L.R. Khatian No. 512/1, 512/2, 512/3, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.

- B. By a Deed of Conveyance dated 04.07.2008 registered at the office of the Addl. District Sub-Registrar Baruipur, copied in Book No. I, CD Volume No. 9, Pages 3003 to 3012, Being No. 03603 for the year 2008, Ser Ali Molla, sold, transferred and conveyed to Sri Digbasan Banerjee, Sri Dhurjoti Banerjee, Sri Subrata Banerjee, ALL THAT piece or parcel of land measuring an area 22 Satak out of 49 Satak comprised in R.S. Dag No. 94 under R.S. Khatian No. 487, L.R. Khatian No. 604, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.
- C. After the said purchase Sri Digbasan Banerjee, Sri Dhurjoti Banerjee, Sri Subrata Banerjee, duly recorded their names in the records of B.L. and L.R.O. under L.R. Khatian No. 795, 796, 797 respectively.
- D. By a Deed of Conveyance dated 12.11.2008 registered at the office of the Addl. District Sub-Registrar Baruipur, copied in Book No. I, CD Volume No. 29, Pages
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*[Signature]*  
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2133 to 2146, Being No. 06649 for the year 2008, Anwar Hossain and Mafia Bibi, sold, transferred and conveyed to Mallabhum Human Resource Development Trust, ALL THAT piece or parcel of land measuring an area 05 Satak out of 49 Satak comprised in R.S. Dag No. 94 under R.S. Khatian No. 487 and 28, L.R. Khatian No. 512/1 and 419, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.

- E. By a Deed of Conveyance dated 30.01.2009 registered at the office of the Addl. District Sub-Registrar Baruipur, copied in Book No. 1, CD Volume No. 3, Pages 223 to 234, Being No. 00673 for the year 2009, Farjana Begum, Md. Alam, sold, transferred and conveyed to Mallabhum Human Resource Development Trust, ALL THAT piece or parcel of land measuring an area 10 Satak out of 49 Satak comprised in R.S. Dag No. 94 under Khatian No. 487 and 28, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.
- F. By a Deed of Conveyance dated 23.09.2008 registered at the office of the Addl. District Sub-Registrar Baruipur, copied in Book No. 1, CD Volume No. 25, Pages 2539 to 2566, Being No. 05520 for the year 2008, Nazma Begum, sold, transferred and conveyed to Mallabhum Human Resource Development Trust, ALL THAT piece or parcel of land measuring an area 05 Satak out of 49 Satak comprised in R.S. Dag No. 94 under Khatian No. 487, L.R. Khatian No. 604, at



  
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Parganas Regulation Act 1908  
South 24 Parganas  
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Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.

G. By a Deed of Conveyance dated 24.11.2008 registered at the office of the Addl. District Sub-Registrar Baruipur, copied in Book No. I, Being No. 06649 for the year 2008, Pravat Kumar Bardhan, Pratap Kumar Bardhan, Pradyut Kumar Bardhan, sold, transferred and conveyed to Mallabhum Human Resource Development Trust, ALL THAT piece or parcel of land measuring an area 39 Satak out of 39 Satak comprised in R.S. Dag No. 95 under Khatian No. 430, L.R. Khatian No. 526, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.

H. After the said purchase Mallabhum Human Resource Development Trust, duly recorded its names in the records of B.L. and L.R.O. under L.R. Khatian No. 798.

I. Sri Digbasan Banerjee, Sri Dhurjoti Banerjee, Sri Subrata Banerjee, Mallabhum Human Resource Development Trust, the Vendors herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 39.00 Satak out of 39 Satak comprised in R.S. Dag No. 95, an area 49.00 Satak out of 49 Satak comprised in R.S. Dag No. 94, being total area 88.00 Satak with other properties under L.R. Khatian No. 795, 796, 797, 798, 512/1, 419, 604, and R.S. Khatian No. 487, 28, at Mouza – Sultanpur, Police Station – Baruipur,



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within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of 24-Parganas (South), morefully and particularly described in the schedule hereunder written and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

- J. The said Vendors did purchase the said land for establishing educational institution but for various reasons it has not been able to set up educational institution at the said land or to make any purposeful use thereof within the scope of its objects.
- K. The said Vendors is having also several other adjoining plots of lands (which it acquired for establishing Educations Institution) and has not been yet used the purpose of for obtaining its objects.
- L. By an agreement dated 3<sup>rd</sup> May 2014 made the said Vendors and the said MERIDIAN DEVCON PRIVATE LTD being the said Confirming party the said Vendors has agreed to Sell and the said Confirming party agreed to purchase All those pieces and parcels of Sali Lands measuring an area of 1075, 427 Satak (more or less) comprised in R.S. Dag No. 76(P), 82, 84, 85(P), 86P, 88, 89, 92, 93(P), 94, 95, 96, 97(P), 139, 140, 141, 142, 142/827, 143, 144, 145, 146, 147, 147/854, 148, 148/855, 149(P), 161, 165, 194, 195, 196, 198, 202(P), 203, 211/856, 214(P), 215(P), under L.R. Khatian Nos. 795, 796, 797, 798 and others at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, in the District of 24-Parganas South as fully described in



*[Signature]*  
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the Schedule thereunder written at the price of Rs. 84,000/- (Rupees eighty four thousand) only per cottah and the Vendors contended that the said Vendors is the absolute owner of the said respective plots of lands (property) free from all encumbrances, mortgages, charges, leases, liens, lispens, attachments, debutters trusts, uses bargadars, claims, demands, acquisitions requisition, alignment and liabilities and that the said Vendors, has been, eversince it acquired the respective plots, in physical vacant possession thereof and has been exercising its right of ownership and possession without any let, hinderance or objection and that there was no water bodies or pond or wet land in the said entire lands or any part thereof AND the parties agreed to the several terms and conditions therein contained.

M. The said Confirming party has appointed the said purchasers to purchase the said lands as its Nominees and the said Vendors has agreed to Sell and transfer the said lands in favour of the said purchasers on the terms and conditions contained in the said agreement dated 3<sup>rd</sup> May 2014, in one or more lots.

N. It has been agreed that accordingly the Vendors would hereby sell and the confirming party would hereby confirm and the purchaser would hereby purchase All that piece and parcel of Sali land containing 88 Satak more or less comprised in R.S. Dag No. 95, 94, under L.R. Khatian No. 795, 796, 797, 798, 512/1, 419, 604, and R.S. Khatian No. 487, 28, Mouza – Sultanpur, J.L. No. 16, P.S. Baruipur District 24-Parganas (South) morefully described in the Schedule hereunder written and delineated in red border on the plan hereto annexed at the price of Rs. 53,33,400/- ( Rupees Fifty Three Lac Thirty Three Thousand Four

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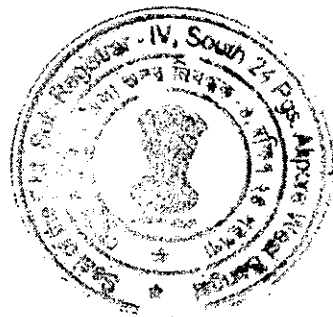


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Hundred) only free from encumbrances attachments disputes acquisitions requisitions claim or Bargardar and or any restriction. (Be it noted that the Vendors will get Rs. 44,80,000/- & the Confirming Party will get Rs. 8,53,400/-).

O. The said Vendors has assured and represented into the purchaser that :-

- (i) The said Vendors have been ever since purchasing the said land as aforesaid, in absolute khas possession control and enjoyment of the said land without any denial disturbances claim dispute etc. by any third party and has good right, full power and absolute right to sell the said land.
- (ii) The Vendors duly have paid the entire land revenue up to the year 2014 and the Vendors shall duly pay and remain responsible to pay the entire land revenue up to the date of sale and transfer the said property to the purchaser.
- (iii) That the said Land is free from vesting under the West Bengal Land Reform Act, 1955 and the Vendors does not have the said land in excess of ceiling limit of holding land under the West Bengal Reform Act, 1955.
- (vi) The said nature of land has always been and is still now "Sali" and the nature of said land has never been changed.
- (v) Save with the said Confirming Party as herein stated, the Vendors have not entered into any agreement for sale, mortgage, lease or transfer of the said land with any other person, and it has not received any consideration or



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advance money from any other person as part payment or otherwise in respect of the said land.

- (vi) There are no dispute / litigations in respect of the said land either initiated or pending in any Court nor threatened / to be initiated by third party.
  - (vii) The Vendors do not / does not suffer from any restraint / inability / restriction in selling the said land and no other persons or any authority has any right claim interest in the said land.
  - (viii) At or immediately before execution of the sale deed / conveyance of the said land, the Vendors shall give vacant and peaceful possession of the said land to the Purchaser.
  - (ix) The trustees of the said Vendor and other vendors have decided to sell the said land in the best advantage of the said Vendors.
  - (x) The trustees of the Vendor and other vendors have not done any act which can be calculated to depreciate the value of the said Land or effect the rights of the purchaser.
  - (xi) The Trustees of the Vendor and other vendors have acted bonafide in deciding to sell the said land in as much as the trustees had pressing requirements to pay all its liabilities to its bankers, and it required funds also
-



*[Signature]*  
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Registration Act 1908  
South 24 Parganas  
13 JUN 2014

for undertaking the establishment of educational institution and for that purpose to acquire another suitable land.

(xii) The Trustees have, in terms of the Deed of Trust dated 1<sup>st</sup> September 1999 duly registered in Book No. IV as being No.2434 for the year 1999 with Additional Registrar of Assurances III Calcutta have powers and authority to Sell portion or portions of the moveable and immovable properties of the Trust estate by also private contract at such price and on such terms relating to title or otherwise on all respects as they may in their absolute discretion think fit AND the Trustees have agreed to sell the said land to the Confirming Party in terms of the said agreement dated 3<sup>rd</sup> May 2014 in bonafide exercise of their authority.

(xiii) The Trustees of the Vendor and other vendors have fully satisfied themselves that the said sale price for the sale of the said land in terms hereof in favour of the purchaser is not below the price of similar land in the said locality and that the trustees along with other Vendors have decided to sell the said land in a prudent manner without having any personal benefit out of the transaction and have acted with honest belief and faith and accordingly at a resolution of the Board of Trustees adopted at a meeting held on 5<sup>th</sup> April, 2014 it has been resolved by the said Board of Trustees of the Vendors to sell the entire lands measuring 1075.427 Satak lying situate at Mouza Sultanpur to the said purchaser at a price of Rs. 84,000/- per



*[Signature]*  
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cottah free from all encumbrances, charges mortgages, claims acquisitions, liabilities, requisitions etc.

**AND WHEREAS** on the basis of the said representations and assurances the Vendors has agreed to sell and the confirming party has agreed to confirm and relying on the correctness thereof and believing the same to be true and correct, the Purchaser has agreed to purchase the said land and pay consideration money and obtain the said deed thereof and complete the transaction of purchase the said land. **AND** accordingly in the premises the Vendors have agreed to grant this conveyance in favour of the purchasers in the manner hereinafter stated.

**NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the said sum of **Rs. 53,33,400/-** ( Rupees Fifty Three Lac Thirty Three Thousand Four Hundred) only well and truly to the Vendors paid by the purchaser at or with the execution of these presents (the receipt whereof the said Vendors do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release and discharge the said Purchaser and the said land) **HE** the said Vendors doth hereby absolutely and indefeasibly grant, convey transfer, sell assure release and assign unto and in favour of the Purchaser absolutely for ever free from all encumbrances, charges, claims, demands, liabilities, liens, trust, mortgages, lispendences, attachments, acquisitions requisitions, alignments and leases, **ALL THAT** piece or parcel of Sali land with rayat swatto containing an area **88 Satak** more or less comprised in R.S. Dag No. **95, 94** under L.R. Khatian No. **795, 796, 797, 798, 512/1, 419, 604,** and R.S. Khatian No. **487, 28,** lying situate within Mouza Sultanpur J.L.

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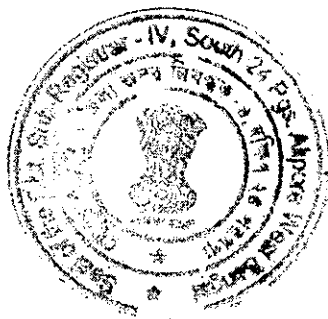



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No. 16, R.S. No. 47 and Touji No. 250, within local limits of Mallikpur gram Panchayat within P.S. Baruipur District South 24-Parganas within A.D.S.R. Baruipur fully described in the Schedule hereunder written and shown within red border in the plan thereof hereto annexed and hereinbefore and hereinafter referred to as the said land TOGETHER WITH all the legal incidents thereof and TOGETHER WITH all easements, quasi-easements AND all the right title interest claim and demand whatsoever of the said Vendors thereto AND also together with all easements privileges appurtenances appendages, liberties, rights thereof and TOGETHER WITH all original title deeds and muniments exclusively relating thereto and every part thereof TOGETHER WITH remainder or remainders and every part thereof TO HAVE AND HOLD the same absolutely and for ever as heritable and transferable estate free from all encumbrances, attachments, claims, demands, liabilities, mortgages, trusts, acquisitions, requisitions, alignments, restraints, restrictions leases whatsoever BUT subject to the payment of annual land revenue thereof from the date hereof.

The said Vendors doth hereby covenant with the said purchasers as follows:-

1. That notwithstanding any act deed matter or thing whatsoever by the said Vendors made done committed executed or intentionally or willingly made or suffered to the contrary, the said Vendors has full right title and interest and absolute ownership of the said land and the said Vendors is absolutely seized and possessed and is well and sufficiently entitled to the said land hereby grant sold transferred assigned assured released or



  
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expressed or intended so to be and every part thereof for good and perfect and absolute and indefeasible estate of inheritance in fee simple in possession without any of condition use trust or power of revocation or any restraint or restriction whatsoever to alter change defeat encumber revoke or made void the same save that the said land is and shall be subject to the payment of khajana from the date hereof.

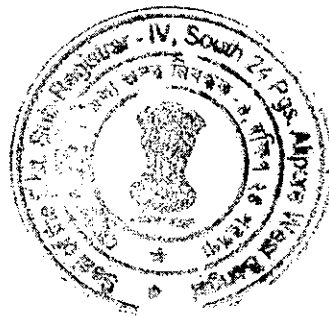
2. AND THAT it shall be lawful for the purchasers from time to time and at all times hereafter be acesably and quietly to hold enter upon use occupy possess and enjoy the said premises hereby granted conveyed sold transferred assigned and assured with their appurtenances and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any Suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their successors or any person lawfully or equitably claiming or to claim by from under or in trust for them.
  
  3. AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs of the Vendors keep the said premises and the said Purchasers well and sufficiently saved defended kept harmless and indemnified from and against all and all manner of former and other estates titles troubles charges liens debts and encumbrances disputes whatsoever had, made, executed, occasioned or suffered by the Vendors and their predecessors-in-title.
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4. AND THAT the Vendors have not changed the nature and use of the land of the said premises AND that the said premises ever since the purchase thereof by the Vendors in khas possession use control and enjoyment of the Vendors without any interference claim dispute objections denial by any other person and also free from compulsory acquisition by the statutory authorities AND the Vendors had / has been paying land revenue etc and exercising rights of absolute ownership.
  
5. AND THAT the said Vendors shall always at the requests and costs of the Purchaser make do and register and cause to be made done and registered all such further acts deeds and things that shall be required for more perfectly assuring transferring selling conveying releasing and assuring the said premises in favour of the Purchasers as shall be from time to time be reasonably required by the Purchasers.

The said Confirming Party doth hereby confirm and accept the sale of the said law in favour of the purchasers free from any dispute or right of the Confirming Party And doth agree to make do and execute and cause to be made done and executed all acts deeds assurances and things as shall be reasonably required for perfecting the title of the purchasers.



  
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THE SHCEULE ABOVE REFERRED TO:

All That piece or parcel of Sali Land with Rayat Swatto Bisistto containing an area an area **39 Satak** out of 39 Satak comprised in R.S. Dag No. **95**, and an area **49.00 Satak** out of 49.00 Satak comprised in R.S. Dag No. **94**, being total area **88.00 Satak** within Mouza Sultanpur situated Mallikpur Gram Panchayat, being J.L. No. 16, R.S. No. 47 and Touji No. 250 and L.R. Khatian No. **795, 796, 797, 798, 512/1, 419, 604**, and R.S. Khatian No. **487, 28**, within P.S. & A.D.S.R Baruipur District 24-Parganas (South). AND butted and bounded by –

On the North - By Part of R.S. Dag No. 89.

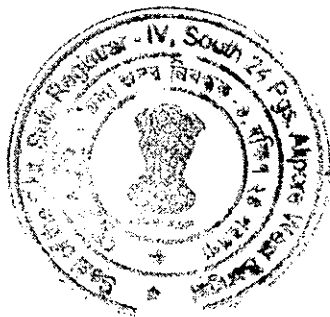
On the South - By R.S. Dag No. 141.

On the East - By Part of R.S. Dag No. 140, 96.

On the West - By Part of R.S. Dag No. 95.

AND delineated shown within red borders on the Plan hereto annexed.

**OR HOWSOEVER OTHERWISE** the same was hereto fore and is now and shall hereafter be called known numbered described identified distinguished reputed or expressed so to be.



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IN WITNESS WHEREOF the parties hereto have signed and delivered this Agreement the day month and year first above written.

SIGNED AND DELIVERED by the VENDOR represented by its TRUSTEE and CHAIRMAN Sri Digbasan Banerjee deriving authority under resolution of the trustee adopted at a meeting held on 29<sup>th</sup> day of May 2014 and other VENDORS at Calcutta in the presence of:-

*Digbasan Banerjee*  
For self & as (constituted) attorney of ~~Digbasan Banerjee~~ Shreeji Banerjee Subrata Banerjee  
*Digbasan Banerjee*  
CHAIRMAN  
Mallabum Human Resources Development Trust

① *Jyaman Palaman*  
Vill + P.O - Madhorat  
P.S - Barakpur  
Dist - 24 Pgs(S)

*Dipankar K. Das*  
JAV

SIGNED AND DELIVERED by the CONFIRMING PARTY at Calcutta in the presence of :-

For Malindan Devcon Pvt. Ltd.  
*Smit G. G.*  
Director

*Jyaman Palaman*  
Vill + P.O - Madhorat  
P.S - Barakpur  
Dist - 24 Pgs(S)

*Dipankar K. Das*  
JAV

SIGNED AND DELIVERED by the PURCHASER at Calcutta in the presence of:-

Malinath Trading Private Limited  
*Jaiyay Kumar Sharda*  
Director

*Jyaman Palaman*  
*Dipankar K. Das*  
JAV



*[Signature]*  
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Received of and from the within named Purchaser the within mentioned sum of Rs. 53,33,400/- ( Rupees Fifty Three Lac Thirty Three Thousand Four Hundred) only as part payment of the consideration money as per memo below:-

**Memo of Consideration**

1) Paid by Cheque in favour of the Vendor.	Rs. 44,80,000.00
2) Paid by Cheque in favour of the Confirming Party.	<u>Rs. 8,53,400.00</u>
<b>Total :</b>	<b><u>Rs. 53,33,400.00</u></b>

(Rupees Fifty Three Lac Thirty Three Thousand Four Hundred) only

**Witness :-**

1. *Sumon Rahman*

2. *Dipak Kumar Das*  
*DRV*

*Digbaran Banerjee*  
CHAIRMAN  
Mellabhum Human Resource  
Development Trust

*Digbaran Banerjee*  
Former Secy (constituted)  
attorney of Shriyaji Banerjee  
Subrata Banerjee  
SIGNATURE OF THE VENDOR

For Meridian Devcon Pvt. Ltd.

*Sunil Ghosh*  
Director

\_\_\_\_\_  
SIGNATURE OF THE CONFIRMING PARTY

**Drafted by :-**

*Arun Kumar Bhaumik*  
ARUN KUMAR BHAUMIK (Advocate)  
Calcutta High Court,  
Registration No. 905/1983  
63/21, Dum Dum Road, Kolkata – 700 074  
Surer Math, Dial 2560-2531.



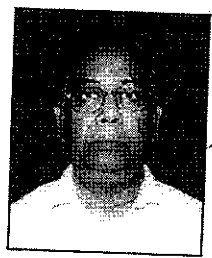





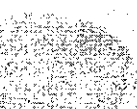




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SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908











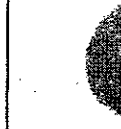
N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 Digbaran Banerjee	LH.					
	RH.					

ATTESTED: Digbaran Banerjee

 Jaiyay Kumar Sharda	LH.					
	RH.					

ATTESTED: Jaiyay Kumar Sharda

 Sunil Gada	LH.					
	RH.					

ATTESTED: Sunil Gada



*[Signature]*  
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13 JUN 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 25  
Page from 952 to 976  
being No 04391 for the year 2014.



(Tridip Misra) 17 June-2014  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal

