

3088/11

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Sale & Deed  
 14/04/11  
 03h  
 12/4/11



AID-13849  
 2-7  
 1-55  
 N/A-25  
 M/G-1

Case no. 592 1001 K 590817  
 B.D NO. 139818 DT-13/4/11-Rs-63010/-

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.

18.4.11  
 Additional Registrar  
 of Assurances-III, Kolkata



Free - 13990 (Draft).

THIS INDENTURE made this 13<sup>th</sup> day of April, 2011  
BETWEEN (1) PANKAJ KUMAR MEHEROTRA (PAN No. ADTPM5367L) and (2) HEMANT KUMAR MEHEROTRA (PAN No. AEYPM6967N), both sons of Rajendra Kumar Meherotra, both by faith - Hindu, both by Occupations - Business, both

Jas. 250  
 Jayant  
 250

u/e 18/4/11



3992

3992

**R. N. GHOSE & ASSOCIATES**  
ADVOCATES  
10 OLD POST OFFICE STREET,  
1ST FLOOR ROOM NO 36A  
KOLKATA - 700 001

**R. N. GHOSE & ASSOCIATES**  
ADVOCATES  
10 OLD POST OFFICE STREET,  
1ST FLOOR ROOM NO 36A  
KOLKATA - 700 001

Licensed Stamp Vendor.

Licensed Stamp Vendor.

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Assurances III  
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Assurances III Kolkata  
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residing at/working for gain at 26A, Camac Street, Police Station-Shakespeare Sarani, Calcutta - 700 016, hereinafter collectively referred to as "the VENDORS" (which expression shall include their successors-in-interest and/or assigns) of the ONE PART AND NATESHWAR TRADE LINK PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956 and having its registered office at Anuj Chamber, 24, Park Street, Unit No. 3B, Police Station - Park Street, Kolkata - 700 016 and having PAN - AACCN3441R and represented by one of its Directors, Samir Biyani, son of Kishan Gopal Biyani, by faith - Hindu, by Occupation - Business, working for gain at Anuj Chamber, 24, Park Street, Unit No. 3B, Police Station - Park Street, Kolkata - 700 016, hereinafter referred to as "the PURCHASER" (which term or expression shall include its successors-in-interest and/or assigns) of the OTHER PART :

W H E R E A S :

- A. One Mrityunjoy Ghosh was absolutely seized and possessed of and/or well and otherwise sufficiently entitled to inter alia, ALL THAT the piece and parcel of Sali Land admeasuring 0.35 Acres, more or less in J.L. No.34, Mouza - Sreerampur, R.S. Khatian No.72/1, R.S. Dag No.408, L.R. Dag No.460, Police Station - Dadpur, Police Station- Dadpur, District Sub Registry Office at Hooghly, District - Hooghly, presently within gram Panchayat



Additional ~~Contract~~  
Assurances ~~to~~ ~~Ministry~~  
13 APR 2011

Additional ~~Contract~~  
Assurances ~~to~~ ~~Ministry~~  
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Dadpur, more fully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as “the SAID LAND”;

- B. By a Bengali Danpatra dated 8<sup>th</sup> November, 1977 made between the said Mrityunjoy Ghosh, therein referred to as the Donor of the One Part and his daughter, Smt. Debola Ghosh, therein referred to as the Donee of the Other Part and registered in the office of the District Sub Registrar at Chinsurah, Hooghly in Book No.I, Volume No.31, at Pages 216 to 218, Being No.2221 for the year 1997 the Donor therein for the natural love and affection he had towards the Donee therein transferred and conveyed by way of gift the Said Land in favour of the Donor therein free from all encumbrances of any nature whatsoever;
- C. The said Smt. Debola Ghosh had duly recorded her name in the records of the concerned BL&LRG in L.R. Khatian No.72/1;
- D. By a Deed of Sale dated 12<sup>th</sup> October, 2007 made between the said Smt. Debola Ghosh, therein referred to as the Vendor of the One Part and the Vendors herein, therein collectively referred to as the Purchaser of the Other Part and registered in the office of the District Sub Registrar at Hooghly in Book No.I, Volume No.29, at Pages 285 to 294, at Pages 1346 for the year 2008 the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the Said Land, morefully and particularly described

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Address for delivery of  
announcements  
18 APR 2011

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Address for delivery of  
announcements  
18 APR 2011



in SCHEDULE hereunder written and delineated on the Map or Plan annexed hereto and bordered in colour RED thereon;

E. In the circumstances the Vendors herein became absolutely seized and possessed of and/or well and sufficiently entitled to inter alia, the Said Land;

F. The Vendors have represented to the Purchaser that :

(i) The entirety of the Said Land is in the Khas and vacant possession of the Vendors and no persons other than the Vendors has any right, title and/or interest of any nature whatsoever in the Said Land or any part thereof;

(ii) There are no suits, litigations or legal proceedings pending in respect of the Said Land or any part thereof;

(iii) The right, title and interest of the Vendors in the Said Land is free from all encumbrances and the Vendors have a marketable title thereto;

(iv) The Said Land and/or any part thereof is at present not affected by any requisition or acquisition of any alignment of any authority or authorities under any law and/or otherwise



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nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors;

(v) Neither the Said Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law and due to income tax, revenue and any other public demands;

(vi) The Vendors have not in any way dealt with the Said Land whereby the right, title and interest of the Vendors as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;

F. The Vendors have agreed to sell and the Purchaser, relying on the representation of the Vendors, have agreed to purchase the Said Land, more fully and particularly described in the SCHEDULE hereunder written and delineated on the Map or Plan annexed hereto and bordered in colour RED thereon for the consideration and on the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows :

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs.12,60,000/- (Rupees Twelve Lacs And Sixty Thousand) only of the lawful money of the Union of India

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Assurances (I) Kolkata  
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paid by the Purchaser to the Vendors as will appear from the memo of consideration hereunder written (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendors do and each of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser the Said Land i.e. ALL THAT the piece and parcel of Sali Land admeasuring 0.35 Acres, more or less in J.L. No.34, Mouza - Sreerampur, R.S. Khatian No.72/1, R.S. Dag No.408, L.R. Dag No.460, Police Station - Dadpur, Police Station-Dadpur, District Sub Registry Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur, more fully and particularly described in the SCHEDULE hereunder written and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon and also all dwelling units and structures thereon absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens OR HOWSOEVER OTHERWISE the Said Land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all



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benefits and advantages of ancient and other rights 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 Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were 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 Land and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land 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

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Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

2. AND the Vendors do and each of them doth hereby covenant with the Purchaser that the Vendors is the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendors do and each of them doth hereby covenant with the Purchaser that the Vendors has 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 Land 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 Land or any part thereof in the manner 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 entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and



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every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition 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 has in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid AND THAT the Vendors has duly made over possession of the Said Land to the Purchaser herein and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.

3. AND THAT the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same 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 for the Vendors or any of their predecessors in title or any one of them AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and



Additional Register of  
Assurances in...  
19 APR 20



Additional Register of  
Assurances in...  
19 APR 20



discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.

4. AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
  
5. AND THAT the Vendors never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (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



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served on the Vendors for the acquisition of the Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors has no knowledge of issue of any 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 Land or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the Said Land 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 or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Land or any part 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 Purchaser 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 Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendors covenant and assure the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and

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Assurances III Kolkata  
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at the cost of the Purchaser shall produce or caused to be produced to the Purchaser or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobiterated and uncanceled.

THE SCHEDULE  
(The Said Land)

ALL THAT the piece and parcel of Sali Land admeasuring 0.35 Acres, more or less in J.L. No.34, Mouza - Sreerampur, R.S. Khatian No.72/1, R.S. Dag No.408, L.R. Dag No.460, Police Station - Dadpur, Police Station- Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur and delineated on the map or plan annexed hereto and bordered in colour RED thereon and butted and bounded in the manner as follows :

ON THE NORTH : By R.S. Dag Nos. 410 and 409 of Mouza - Sreerampur;

ON THE EAST : By R.S. Dag No. 162 of Mouza - Somsara;

ON THE SOUTH : By R.S. Dag No. 161 of Mouza - Somsara;

ON THE WEST : By R.S. Dag No. 411 and 407 of Mouza - Somsara;

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OR HOWSOEVER the same now are or is or heretofore were or was  
butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Parties hereto have executed these presents  
the day, month and year first above written.

SIGNED AND DELIVERED by the  
VENDORS at Kolkata in the  
presence of :

*Pooja Kum Mishra  
Hemant Kumar Mishra*

1. Aditi Sen  
10, Old Post office street  
Kolkata - 1

2. Rajeev Ganeswale,  
24, Park Street,  
Kolkata - 700016.

SIGNED AND DELIVERED by the  
PURCHASER at Kolkata in the  
presence of :

**VATESHWAR TRADING & CO. LTD**

*S. Singh*  
**Director**

1. Aditi Sen

2. Rajeev Ganeswale.



Joint Registrar of  
MCOA at Kolkata  
13 APR 2011



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MCOA at Kolkata  
13 APR 2011



RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs.12,60,000/- (Rupees Twelve Lacs And Sixty Thousand) only towards full and final payment of the total Consideration for sale of the Said Land in the following manner :

Date	Bank Draft No.	Bank & Branch	Amount	Favouring
13.04.2011	485402	Indian Overseas Bank	Rs. 6,30,000/-	Pankaj Kumar Mehrotra
13.04.2011	485391	Indian Overseas Bank	Rs, 6,30,000/-	Hemant Kumar Mehrotra
			Total	Rs.12,60,000/-

(Rupees Twelve Lacs And Sixty Thousand) only.

WITNESSES :


1 Aditya Sen

Pankaj Kumar Mehrotra  
Hemant Kumar Mehrotra

VENDORS

2. Rajeev Ganerwicka

DRAFTED BY ME :

  
RAGHUNATH GHOSE  
ADVOCATE  
ENROLMENT NO. F/803/748/89



Donat Reg. of  
Antes III nomata  
18 APR 201

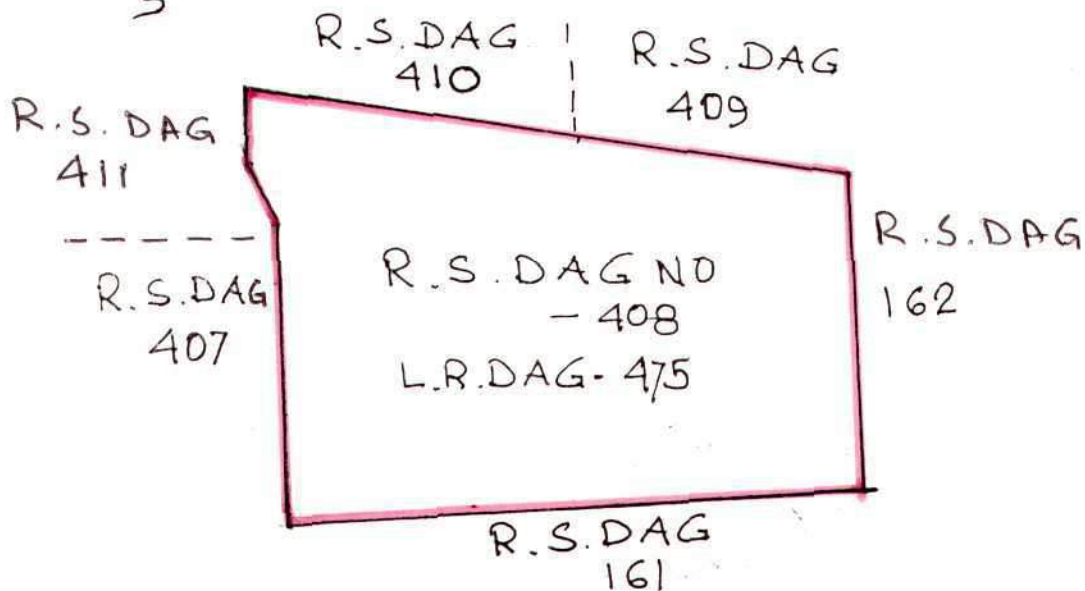
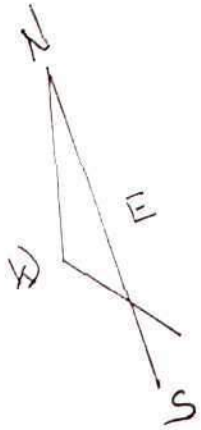


Donat Reg. of  
Antes III nomata  
18 APR 201



DEED PLAN OF R.S.DAG NO-408 LR DAG NO-475  
MOUZA- SRIRAMPUR J.L.NO-34 P.S.DADPUR.  
DIST-HOOGHLY.

AREA OF LAND = 35 SATAK = 1.06 BIGHA.



VENDORS: PANKAJ KUMAR MEHROTRA.  
HEMANT KUMAR MEHROTRA.

PURCHASER: NATESHWAR TRADE LINK (P) LTD

NATESHWAR TRADE-LINK PVT. LTD

*[Signature]*  
Director

*Pankaj Kumar Mehrotra*  
*Hemant Kumar Mehrotra*

NB: PLAN PREPARED AS PER MOUZA MAP

REF: GIVEN SKETCH.

S.K.ROY 12/2 OLD POST OFFICE ST.  
9830516944

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Insurance III: Kolkata  
13 APR 2011

Additional Registrar  
Insurance II: Kolkata  
13 APR 2011







Government Of West Bengal  
Office Of the A.R.A.-III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 00656 of 2011  
(Serial No. 03088 of 2011)

On

**Payment of Fees:**

On 13/04/2011

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

Presented for registration at 19.00 hrs on :13/04/2011, at the Private residence by Samir Biyani, Claimant.

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

Execution is admitted on 13/04/2011 by

1. Pankaj Kumar Meherotra, son of Rajendra Kumar Meherotra , 26 A, Camac Street,, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Business
2. Hemant Kumar Meherotra, son of Rajendra Kumar Meherotra , 26 A, Camac Street,, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Business
3. Samir Biyani  
Director, Nateshwar Trade Link Private Limited, Anuj Chamber, 24 Park Street, Unit No. 3 B,, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .  
, By Profession : Business

Identified By Aditi Sen, daughter of . , High Court Cal, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

( Noor Baks Mandal )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 14/04/2011

**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.

**Payment of Fees:**

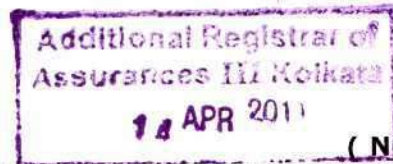
Amount By Cash

Rs. 0/-, on 14/04/2011

Amount by Draft

Rs. 13940/- is paid, by the draft number 139829, Draft Date 13/04/2011, Bank Name State Bank of India, COMMERCIAL BR, BALLYGUNGE, received on 14/04/2011

( Under Article : A(1) = 13849/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 14/04/2011 )



18.4.11

( Noor Baks Mandal )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

14/04/2011 16:17:00

EndorsementPage 1 of 2







Government Of West Bengal  
Office Of the A.R.A.-III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 00656 of 2011  
(Serial No. 03088 of 2011)

**Certificate of Market Value(WB PUVI rules of 2001)**

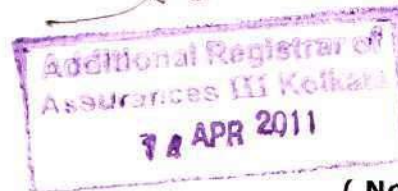
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1260000/-

Certified that the required stamp duty of this document is Rs.- 63010 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 63010/- is paid 13981813/04/2011 State Bank of India, COMMERCIAL BR, BALLYGUNGE, received on 14/04/2011

( Noor Baks Mandal )  
ADDITIONAL REGISTRAR OF ASSURANCE-III












































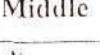


18.4.11

( Noor Baks Mandal )  
ADDITIONAL REGISTRAR OF ASSURANCE-III





SPECIMEN FORM FOR TEN FINGERPRINTS

	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
Hemant Kumar M. S. K.	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
Parth Kumar Mahesh	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
PHOTO	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				





Additional P  
Assurances L.  
18 APR 20



Additional P  
Assurances L.  
18 APR 20

\*\*\*\*\*  
DATED THIS 13<sup>th</sup> DAY OF APRIL, 2011  
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B E T W E E N

PANKAJ KUMAR MEHROTRA & ANR.

... .. VENDORS

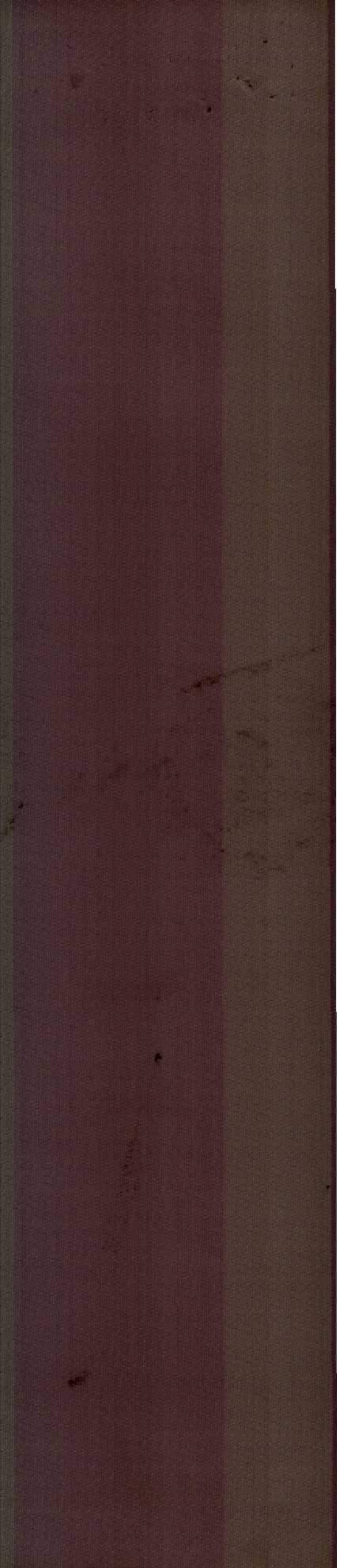
- AND -

NATESHWAR TRADE LINK PRIVATE  
LIMITED

... .. PURCHASER

I N D E N T U R E

R.N. GHOSE & ASSOCIATES,  
ADVOCATES,  
10, OLD POST OFFICE STREET,  
FIRST FLOOR, ROOM NO.36A,  
KOLKATA - 700 001.





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 545 to 564  
being No 00656 for the year 2011.



*(Signature)*  
(Noor Baks Mandal) 18-April-2011  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A.-III KOLKATA  
West Bengal

18-4-11

