

3108/11

I

675



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Case no 395 180 / K 590821

Sale & Deed



शु 4338/11

12/4/11
गुण

Additional Registrar of
 Assurances III Kolkata
 20 APR 2011

B. D NO. 139817 Dt - 13/4/11 - Rs - 30010/-
 B. D NO. 139816 Dt - 13/4/11 - Rs - 36010/-

AD - 14509

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

21.4.11
 Additional Registrar
 of Assurances-III, Kolkata

Free 14600 (Draft) → 14600/-

THIS INDENTURE made this 13th day of April, 2011
 BETWEEN (1) PANKAJ KUMAR MEHEROTRA (PAN NO.
 ADTPM5367L) and HEMANT KUMAR MEHEROTRA, (PAN
 NO. AEYPM6967N), both sons of Late Rajendra Kumar
 Meherotra, both by faith - Hindu, both by Occupations

v/c. 223

July 2011
 255/-

3996

R. N. GHOSE & ASSOCIATES
ADVOCATES
10, OLD POST OFFICE STREET,
1ST FLOOR, ROOM NO. 36A
KOLKATA - 700001

Licensed Stamp
Vendor.

R 2011

Additional Registrar of
Assurance III Kolkata
73 APR 2011

GATESHWAR TRADING CO. PVT. LTD.

Additional Registrar of
Assurance III Kolkata
73 APR 2011

3996

R. N. GHOSE & ASSOCIATES
ADVOCATES
10, OLD POST OFFICE STREET,
1ST FLOOR, ROOM NO. 36A
KOLKATA - 700001

Licensed Stamp
Vendor.

R 2011

Additional Registrar of
Assurance III Kolkata
73 APR 2011

Additional Registrar of
Assurance III Kolkata
73 APR 2011

- Business, both residing at/working for gain at 26A, Camac Street, Police Station- Shakespeare Sarani, Kolkata - 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 - AAACCN3441R 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 :

WHEREAS :

One Mritunjoy Ghosh was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to inter alia, FIRSTLY ALL THAT the piece and parcel of Salt Land admeasuring 0.16 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag No. 403, L.R. Dag No. 466, Police Station- Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur, more fully and particularly described in PART - I of the SCHEDULE



Additional Registrar of
Assurances III No. 10/11
13 APR 2011



Additional Registrar of
Assurances III No. 10/11
13 APR 2011

hereunder written and delineated on the Map or plan annexed hereto and bordered in colour RED thereon AND SECONDLY ALL THAT the piece and parcel of Sali Land admeasuring 0.20 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag No. 409, L.R. Dag No. 457, Police Station- Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur, more fully and particularly described in PART - II of the SCHEDULE hereunder written and delineated on the Map or plan annexed hereto and also bordered in colour RED thereon AGGREGATING IN ALL TO ALL THAT the piece and parcel of Sali Land admeasuring 0.36 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag Nos. 403 and 409, L.R. Dag Nos. 466 and 457, Police Station- Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur, more fully and particularly described in the SCHEDULE and hereinafter referred to as "the SAID LAND":

- A. By a Bengali Danpatra (Deed of Gift) dated 8th November, 1977 made between the said Mritunjoy Ghosh, therein referred to as the Donor of the One Part and his daughter, (Smt.) Debala Ghosh, alias (Smt.) Debala Sarkar (Ghosh) therein referred to as the Donee of the Other Part and registered in the office of the District Sub Registrar at Chinsura, Hooghly in Book No.1, Volume No.31, at Pages 216 to 218, Being No.2221 for the year 1977 the Donor



Additional Registrar of
Assurances (U) Kolkata
13 APR 2011



Additional Registrar of
Assurances (U) Kolkata
13 APR 2011



herein for the natural love and affection he had for the Donee, therein granted, conveyed and transferred by way of gift inter alia, a part and portion of the Said Land being ALL THAT the piece and parcel of Sali Land admeasuring 0.28 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, Police Station-Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur, in the following Dag Nos.:

<u>R.S. Dag No.</u>	<u>L.R. Dag No.</u>	<u>Area</u>
403	466	0.08 Acres
409	457	<u>0.20 Acres</u>
Total - <u>0.28 Acres</u>		

hereinafter referred to as "the GIFTED LAND OF DEBALA GHOSH";

B. The said Mritunjoy Ghosh who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his four sons namely, Sudhir Ghosh, Kartick Chandra Ghosh, Ganesh Ghosh and Ashoke Kumar Ghosa and his two daughters namely, (Smt.) Debala Sarkar (Ghosh), (Smt.) Shamali Ghosh and his wife (Smt.) Renuka Ghosh who inherited inter alia, the Said Land Of Mritunjoy Ghosh excepting the Gifted Land Of Debala Ghosh;



Additional Registrar of Assurances [E] Kolkata
18 APR 2011



Additional Registrar of Assurances [E] Kolkata
18 APR 2011

- C. The said Ashoke Ghosh instituted a suit for partition being T.S. No.118 of 1998, hereinafter referred to as "the SAID SUIT" in the Court of the Learned 1st Civil Judge, (Senior Division) at Hooghly for partition of the estate of Late Mritunjoy Ghosh;
- D. During the pendency of the Said Suit the said (Smt.) Renuka Ghosh, died intestate leaving behind her surviving her said four sons namely, Sudhir Ghosh, Kartick Chandra Ghosh, Ganesh Ghosh and Ashoke Kumar Ghosh and her said two daughters namely, (Smt.) Debala Sarkar (Ghosh) and (Smt.) Shamali Ghosh who inherited inter alia, the share of Late Renuka Ghosh in the Said Land excepting the Gifted Land Of Debala Ghosh, the pendency of the Said Suit;
- E. By a final order dated 11th September, 2000 passed by the Learned 1st Civil Judge, (Senior Division) at Hooghly in the Said Suit, the said (Smt.) Debala Sardar (Ghosh) was allotted absolutely and forever inter alia, the remaining portion of the Said Land being ALL THAT the piece and parcel of Land admeasuring 0.08 Acres, (out of 0.16 Acres), more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag No.403, L.R. Dag No.466, Police Station- Dadpur, District Sub-Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur;

Additional Registrar of
Assurances (D) Kolkata
18 APR 2011

Additional Registrar of
Assurances (D) Kolkata
18 APR 2011

- F. By a Deed of Sale dated 1st July, 2005 made between the said Debala Sardar (Ghosh), therein referred to as the Vendor of the One Part and the Vendors herein, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the District Sub Registrar at Hooghly in Book No.1, Volume No.101, at Pages 15 to 26, Being No.4949 for the year 2006 the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchasers, ALL THAT the piece and parcel of Sali Land admeasuring 0.16 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag No.403, L.R. Dag No.466, Police Station- Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur;
- D. By a Deed of Sale dated 28th December, 2007 made between the said (Smt.) Debala Ghosh, therein referred to as the Vendor of the One Part and the Vendors herein, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub Registrar at Hooghly in Book No.1, Volume No.29, at Pages 285 to 294, Being No.1346 for the year 2008 the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser, therein ALL THAT the piece and parcel of Sali land admeasuring 0.20 Acres, more or less in J.L. No.34, Mouza - Sreerampore. L.R. Khatian No.72/1, R.S. Dag No.409, L.R. Dag No.457, Police Station- Dadpur, District Sub

Additional Registrar of
Assurances III Kolkata
19 APR 2011

Additional Registrar of
Assurances III Kolkata
19 APR 2011

Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur;

E. In the circumstances, the Vendors herein became absolutely absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land more fully and particularly described in the SCHEDULE hereto and delineated on the Maps or Plans annexed hereto and bordered in colour RED thereon;

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

Additional Registrar of
Assurances III Kolkata
18 APR 2011

Additional Registrar of
Assurances III Kolkata
18 APR 2011



any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Vendors;

- v) Neither the Said Land nor any part thereof have 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;

G. The Vendors have agreed to sell and the Purchasers, 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 Maps or Plans 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 :

THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs. 13,20,000/- (Rupees Thirteen Lacs Twenty



Registrar of Assurances
Calcutta
19 APR 2011



Registrar of Assurances
Calcutta
19 APR 2011

Thousand) only of the lawful money of the Union of India paid by the Purchaser to the Vendors as will appear from the memo of consideration hereunder written (the receipt whereof the Vendors do 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 hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser the Said Land i.e. FIRSTLY ALL THAT the piece and parcel of Sali Land admeasuring 0.16 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag No. 403, L.R. Dag No. 466, Police Station- Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur, more fully and particularly described in PART - I of the SCHEDULE hereunder written and delineated on the Map or plan annexed hereto and bordered in colour RED thereon AND SECONDLY ALL THAT the piece and parcel of Sali Land admeasuring 0.20 Acres, more or less in J.L. No.34, Mcouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag No. 409, L.R. Dag No. 457, Police Station- Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur, more fully and particularly described in PART - II of the SCHEDULE hereunder written and delineated on the Map or plan annexed hereto and also bordered in colour RED thereon AGGREGATING IN ALL TO ALL



Additional Registrar of
Assurances III, Kolkata
19 APR 2011



Additional Registrar of
Assurances III, Kolkata
19 APR 2011

THAT the piece and parcel of Sali Land admeasuring 0.36 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag Nos. 403 and 409, L.R. Dag Nos. 466 and 457, Police Station- Dadpur, District Sub Registration Office at Hooghly, District - Hooghly, presently within gram Panchayat Dadpur, more fully and particularly described in the SCHEDULE hereunder written and delineated on the maps or plans 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 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



Additional Registrar of Assurances III Kolkata
13 APR 2011



Additional Registrar of Assurances III Kolkata
13 APR 2011

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 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.

1. AND the Vendors do hereby covenant with the Purchaser that the Vendors are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land



Additional Register of
Assurances in Force
18 APR 2011



Additional Register of
Assurances in Force
18 APR 2011

and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendors do hereby covenant with the Purchaser that 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 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 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 have in herself 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 Purchasers in the manner and on

ADDISON
APR 20 1988

ADDISON
APR 20 1988

the conditions aforesaid AND THAT the Vendors have duly made over possession of the Said Land to the Purchasers herein and the Purchasers have 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.

2. AND THAT the Purchaser shall and may at all times hereafter at its 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 his 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 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

11
E
11



Additional Registrar of
Assurances 111 Kōkai
19 APR 2011

Additional Registrar of
Assurances 111 Kōkai
19 APR 2011

claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.

3. 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.

4. 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 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 have 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



Additional Registrar of
Assurances III Kolkata
13 APR 2011



Additional Registrar of
Assurances III Kolkata
13 APR 2011

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 at the cost of the Purchaser shall produce or caused to be produced to the Purchaser or its 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

Additional Registrar of
Assurances III Kolkata

13 APR 2011

Additional Registrar of
Assurances III Kolkata

13 APR 2011

the said deeds documents and/or writings safe unobliterated and uncancelled.

THE SCHEDULE

(The Said Land)

(Part - I)

ALL THAT the piece and parcel of Sali Land admeasuring 0.16 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag No. 403, L.R. Dag No. 466, 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 No. 405;
ON THE EAST : By R.S. Dag Nos. 406 and 401;
ON THE SOUTH : By Durgapur Highway;
ON THE WEST : By Village Road;

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

(Part - II)

ALL THAT the piece and parcel of Sali Land admeasuring 0.20 Acres, more or less in J.L. No.34, Mouza - Sreerampore, L.R. Khatian No.72/1, R.S. Dag No. 409, L.R. Dag No. 457, Police Station- Dadpur, District Sub

el Registrar of
es LL Romata
APR 2011

el Registrar of
es LL Romata
APR 2011

Registration Office at Hooghly, District – Hooghly, presently within gram Panchayat Dadpur and delineated on the map or plan annexed hereto and also bordered in colour RED thereon and butted and bounded in the manner as follows :

- ON THE NORTH : By R.S. Dag No. 426 of Mouza- Sreerampur;
ON THE EAST : By R.S. Dag No. 473 of Mouza- Sreerampur
and R.S. Dag No. 153 of Mouza- Somsara;
ON THE SOUTH : By R.S. Dag No. 408 of Mouza- Sreerampur;
ON THE WEST : By R.S. Dag No. 410 of Mouza- Sreerampur;

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

AGGREGATING IN ALL TO ALL THAT the piece and parcel of Sali Land admeasuring 0.36 Acres, more or less in J.L. No.34, Mouza – Sreerampore, L.R. Khatian No.72/1, R.S. Dag Nos. 403 and 409, L.R. Dag Nos. 466 and 457, Police Station- Dadpur, District Sub Registration Office at Hooghly, District – Hooghly, presently within gram Panchayat Dadpur.



18 APR 2011

18 APR 2011

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 :

1. Aditi Sen
10, Old Post Office Street
Kolkata - 1

2. Rajeev Ganeswale.
24, Park Street,
Kolkata - 700 016.

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

1. Aditi Sen

2. Rajeev Ganeswale.

Hemant Kumar Mahapatra
Pankaj Kumar Mahapatra

MATESHWAR TRADE-LINK PVT. LTD

[Signature]
Director



73 APR 2011

73 APR 2011

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the withinmentioned sum of Rs.13,20,000/- (Rupees Thirteen Lacs Twenty Thousand) only towards full and final payment of the total Consideration for sale of the Said Land in the manner as follows:

Date	Draft No.	Drawn on	Amount	Name.
13.04.2011	485393	Indian Overseas Bank	3,60,000/-	Hemant Ks. Mehrotra
13.04.2011	485392	Indian Overseas Bank	3,00,000/-	Hemant Ks. Mehrotra
13.04.2011	485403	Indian Overseas Bank	3,00,000/-	Pankaj Ks. Mehrotra
13.04.2011	485404	Indian Overseas Bank	3,60,000/-	Pankaj Ks. Mehrotra


WITNESSES:

1. Aditya Sen
2. Rajeev Chatterjee

VENDORS

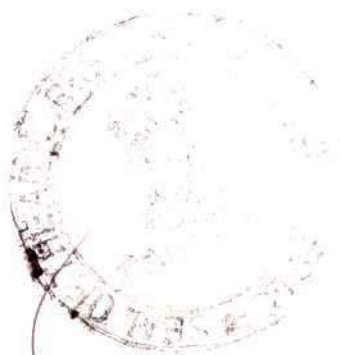
Hemant Ks. Mehrotra
Pankaj Ks. Mehrotra

DRAFTED BY ME:


RAGHUNATH GHOSE
ADVOCATE
Enrollment No. F/803/784/89



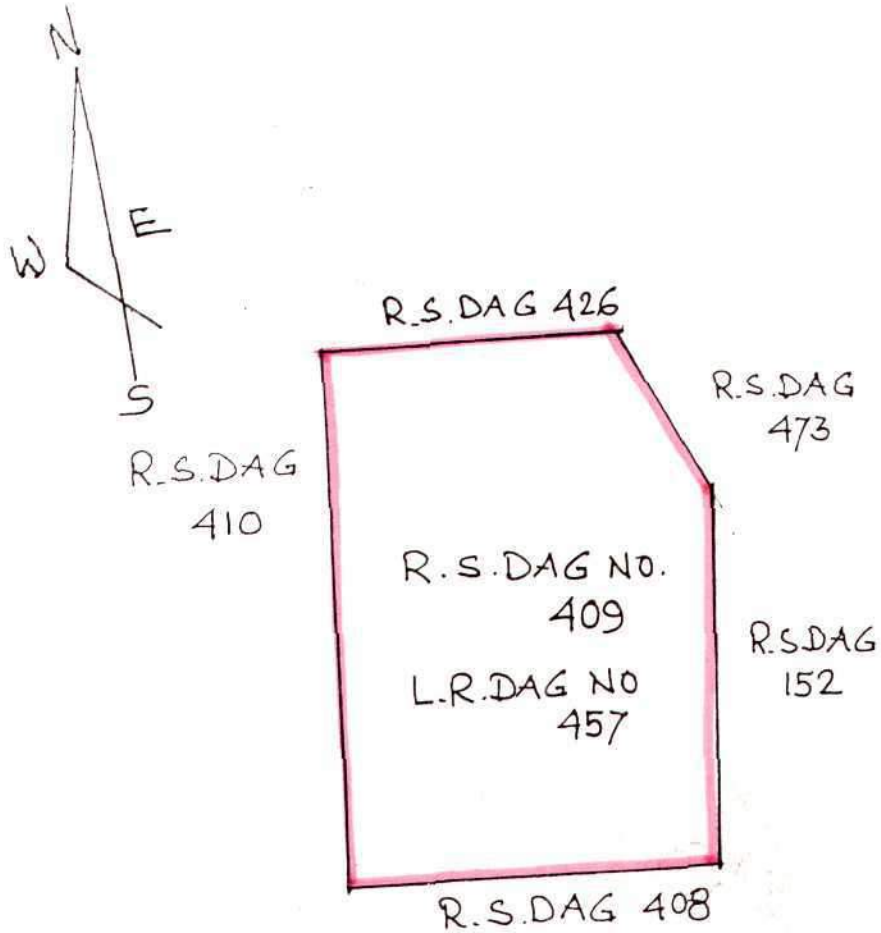
Additional Registrar of
Deeds of Illinois
78 APR 2011



Additional Registrar of
Deeds of Illinois
78 APR 2011

DEED PLAN OF R.S.DAG NO-409 L.R.DAG NO-457
MOUZA- SRIRAMPUR. J.L. NO-34 P.S. DADPUR.
DIST- HOOGHLY

AREA OF LAND = 20 SATAK = 61 BIGHA



VENDORS:- PANKAJ KUMAR MEHROTRA.
HEMANT KUMAR MEHROTRA.

PURCHASER:- NATESHWAR TRADE LINK (P) LTD.

NATESHWAR TRADE-LINK PVT. LTD

[Signature]
Director

Hemant Kumar Mehrotra

Pankaj Kumar Mehrotra

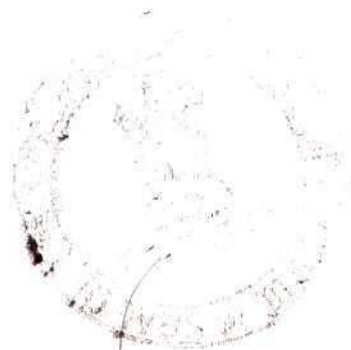
NB: PLAN PREPARED AS PER MOUZA MAP.

REF: GIVEN SKETCH

S.K. Roy
12/2 OLD POST OFFICE ST



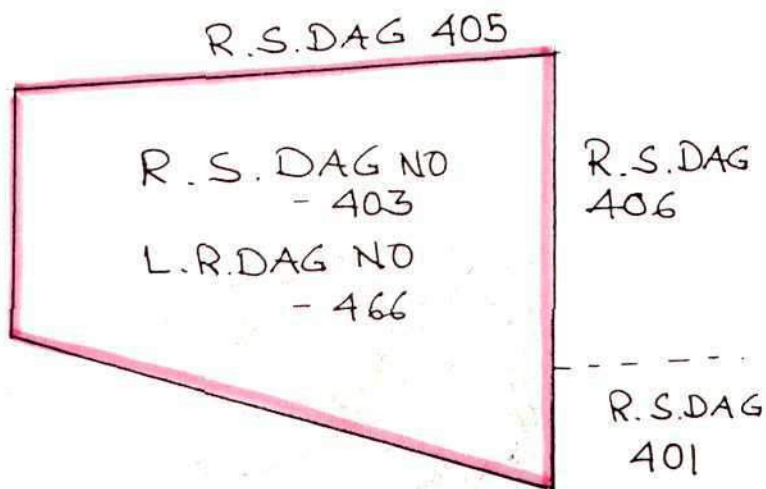
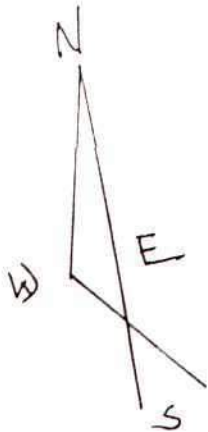
Additional Registrar of
Assurances, Bangalore
13 APR 2011



Additional Registrar of
Assurances, Bangalore
13 APR 2011

DEED PLAN OF R.S.DAG NO. 403 L.R.DAG NO-466
MOUZA- SRIRAMPUR. J.L.NO-34 P.S. DADPUR
DIST- HOOGHLY

AREA OF LAND = 16 SATAK = 48 BIGHA.



VENDORS: PAKAJ KUMAR MEHROTRA
HEMANT KUMAR MEHROTRA.

PURCHASER: NATESHWAR TRADE LINK (P) LTD

NATESHWAR TRADE-LINK PVT. LTD


Director

Hemant Kumar Mehrotra
For: Hemant Mehrotra

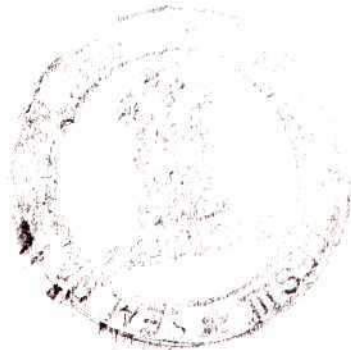
NB: PLAN PREPARED AS PER MOUZA MAP.

REF: GIVEN SKETCH.

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



Additional Registrar of
Insurance Co. Kolkata
19 APR 2011



Additional Registrar of
Insurance Co. Kolkata
19 APR 2011



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

Endorsement For Deed Number : I - 00675 of 2011
(Serial No. 03100 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 Lt 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 Lt 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 (A A C C N 3441 R), 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 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.-1320000/-

Certified that the required stamp duty of this document is Rs.- 66010 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

(Noor Baks Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 19/04/2011

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.



21-4-11

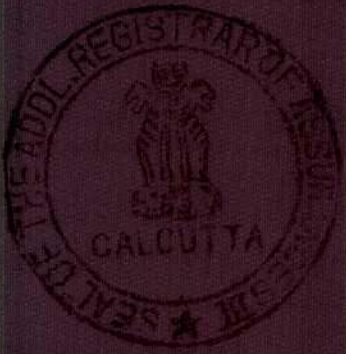
(Noor Baks Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

20/04/2011 11:49:00

EndorsementPage 1 of 2

1103

1103





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

Endorsement For Deed Number : I - 00675 of 2011
(Serial No. 03100 of 2011)

Payment of Fees:

Amount By Cash

Rs. 0/-, on 19/04/2011

Amount by Draft

1. Rs. 8000/- is paid, by the draft number 139828, Draft Date 13/04/2011, Bank Name State Bank of India, COMMERCIAL BR, BALLYGUNGE, received on 19/04/2011
2. Rs. 6600/- is paid, by the draft number 139863, Draft Date 18/04/2011, Bank Name State Bank of India, COMMERCIAL BR, BALLYGUNGE, received on 19/04/2011

(Under Article : A(1) = 14509/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/04/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 36010/- is paid 13981613/04/2011 State Bank of India, COMMERCIAL BR, BALLYGUNGE, received on 19/04/2011
2. Rs. 30010/- is paid 13981713/04/2011 State Bank of India, COMMERCIAL BR, BALLYGUNGE, received on 19/04/2011


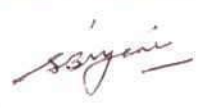
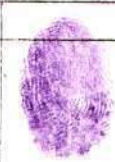



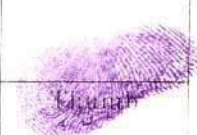



























(Noor Baks Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Handwritten signature
Additional Registrar of
Assurances III Kolkata
20 APR 2011

(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)				
 Hemant Kumar M. Lohar	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 Pooja Kumar	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
PHOTO	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



Additional Registrar of
Assurances ID Kolkata
13 APR 2011



Additional Registrar of
Assurances ID Kolkata
13 APR 2011

DATED THIS 13th DAY OF APRIL, 2011

BETWEEN

PANKAJ KUMAR MEHROTRA & ANR.

..... VENDORS

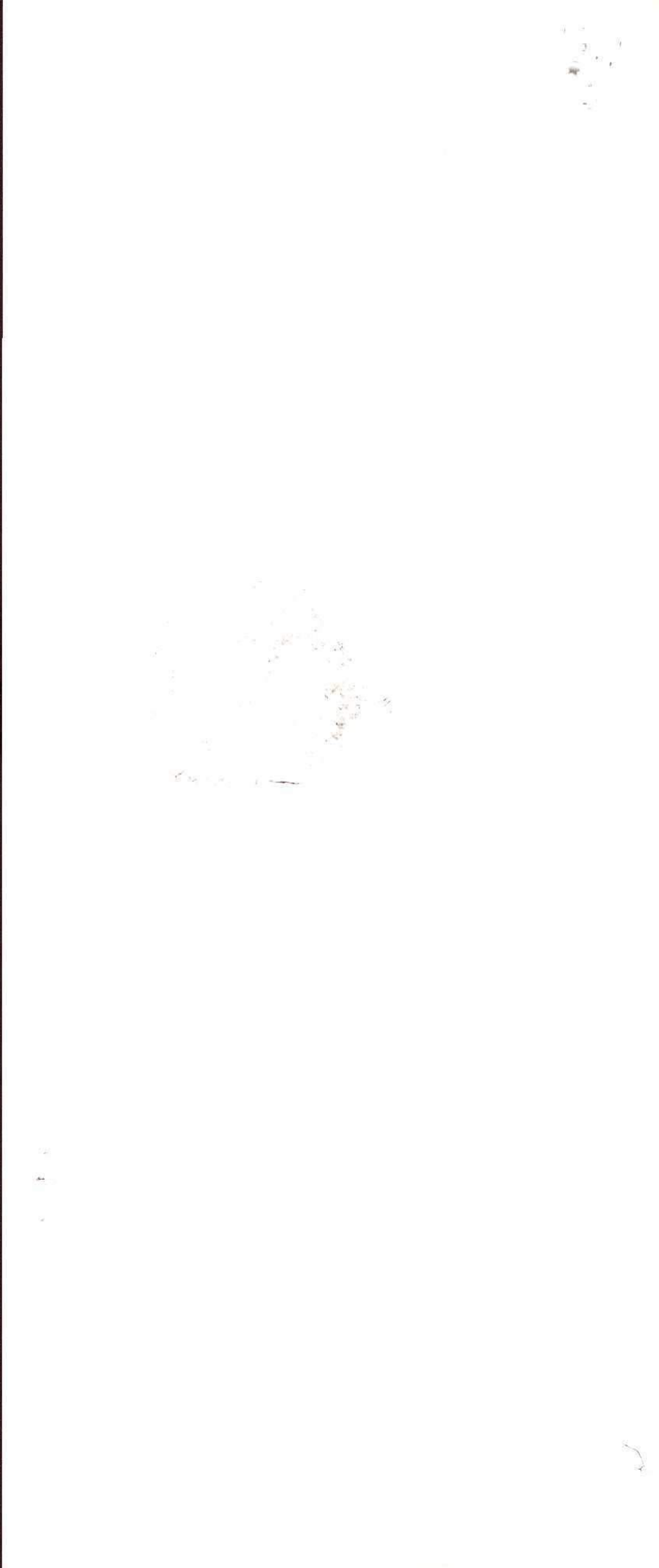
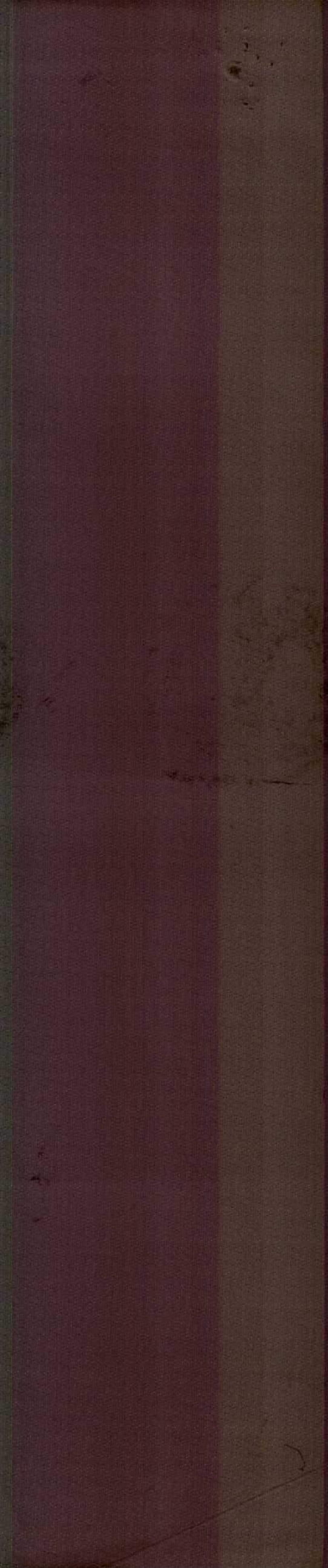
- AND -

NATESHWAR TRADE LINK PRIVATE
LIMITED.

..... PURCHASER

INDENTURE

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 936 to 961
being No 00675 for the year 2011.



Handwritten signature

(Noor Baks Mandal) 21-April-2011
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A.-III KOLKATA
West Bengal

21-4-11

