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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q No. 0337801/17

X 884414

17/03/17  
 Q-0-337801/17  
 6.00 P.M.

17/03/17  
 6.00 P.M.

580

5/0-1001  
 GIRJA

Signature Sheet and  
 endorsement Sheet are  
 the part & parcel  
 of the Documents

Adtl. District Sub-Registrar  
 Chinsura, Dt.- Hooghly.

21 MAR 2017

THIS INDENTURE OF CONVEYANCE made this 17<sup>th</sup> day of March

Two Thousand and Seventeen BETWEEN (1) LAXMIKANTA GHOSH son of  
 Late Bholanath Ghosh residing at Shirampur, Hooghly - 712149, Police Station- Dadpur and

শ্রী লক্ষ্মীকান্ত ঘোষ  
 শ্রী লক্ষ্মীকান্ত ঘোষ

শ্রী লক্ষ্মীকান্ত ঘোষ

শ্রী লক্ষ্মীকান্ত ঘোষ

শ্রী লক্ষ্মীকান্ত ঘোষ

Nemani, Ghosh

শ্রী লক্ষ্মীকান্ত ঘোষ

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33261

DSP LAW ASSOCIATES  
Advocates

Serial No. ....  
Name .....  
Address .....

10 MAR 2017

Prop-Sri. M. Thwari  
Licensed Signer Vender  
BACHAN SINGHA

2 & 3, Bankshall Street  
KOLKATA-700001

10 MAR 2017

*Abhinav Chandra*



N.C. Tili  
525

ABHIYAN COMMERCIAL PVT. LTD.

*Abhinav Chandra*  
AUTHORISED SIGNATORY  
Authorized Signatory

ABHIYAN COMMERCIAL PVT. LTD.

*Abhinav Chandra*  
AUTHORISED SIGNATORY  
Authorized Signatory



527



*gaga bondhugosa*



529

*gaga bondhugosa*

Additional District Sub-Registrar  
Chinsura, Dist. - Hooghly.

*17/3/17*



530

*Rakesh Kumar Ghosh*  
S/o - Mahadev Ghosh  
vill - Ajora  
Post - Harzai  
P.S - Daulpur  
Dist - Hooghly  
PIN - 712149



Post Office- Hanral, (2) **JAGABANDHU GHOSH** son of Late Bholanath Ghosh residing at Shrirampur, Hooghly – 712149, Police Station- Dadpur and Post Office- Hanral, (3) **KRISHNA CHANDRA GHOSH** son of Late Bholanath Ghosh residing at Shrirampur, Hooghly – 712149, Police Station- Dadpur and Post Office- Hanral, (4) **HARADHAN GHOSH** son of Late Bholanath Ghosh residing at Shrirampur, Hooghly – 712149, Police Station- Dadpur and Post Office- Hanral, (5) **BABLU GHOSH** son of Late Bholanath Ghosh residing at Shrirampur, Hooghly – 712149, Police Station- Dadpur and Post Office- Hanral, (6) **NEMAI GHOSH** son of Late Bholanath Ghosh residing at Shrirampur, Hooghly – 712149, Police Station- Dadpur and Post Office- Hanral, and (7) **PRATIMA GHOSH** wife of Sunil Ghosh residing at Kulteghari Uttarpara, Hooghly-712410 Post Office Keshabchok Police Station- Tarakeshwar all hereinafter referred to as “the **VENDORS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) of the **ONE PART AND ABHIYAN COMMERCIAL PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 49A Tollygunge Circular Road Kolkata 700053 Police Station Charu Market Post Office Tollygunge H.O. (having PAN AAGCA2977D) , and represented by its Authorized Signatory Abhijit Chatterjee son of Sri Sahadeb Chatterjee of 14 N.S. Road, Police Station Hare Street, Post Office Hare Street, Kolkata 700001, (having PAN AEHPC7548G) hereinafter referred to as “the **PURCHASER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART:**

- A. **WHEREAS** one Tarak Nath Ghosh (also known as Tarak Das Ghosh), Shib Chandra Ghosh and Bholanath Ghosh were the full and absolute owners of **ALL THAT** piece and parcel of land containing an area of 0.44 acre or 44 sataks more or less comprised in the entire R.S. Dag No. 580 recorded in R.S. Khatian No. 38 comprised in Mouza –Shrirampur (also known as Srirampur and Sreerampur), J.L. No. 34, within Dadpur Gram Panchayat, Police Station Dadpur, in the District of Hooghly and hereinafter referred to as “the **Whole Property**”.
- B. **AND WHEREAS** the said Tarak Nath Ghosh, Shib Chandra Ghosh and Bholanath Ghosh were each entitled to one-third share out of and in the Whole Property. The one-third share of Tarak Nath Ghosh is morefully and particularly mentioned and described in **PART-I** of the **SCHEDULE** hereunder written and hereinafter referred to as “**Tarak Nath Ghosh’s Share**”, the one-third share of Shib Chandra Ghosh is morefully and particularly mentioned and described in **PART-II** of the **SCHEDULE** hereunder written and hereinafter referred to as “**Shib Chandra Ghosh’s Share**” and the one-third share of Bholanath Ghosh is hereinafter referred to as “**Bholanath Ghosh’s Share**”.

N. G

25/12/20

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সংস্কৃত শ্রী



532

সংস্কৃত শ্রী



533

Neman, Ghosh



534

সংস্কৃত শ্রী



Rabi' sanka Ghosh,

Additional District Sub-Registrar  
Chinsura, Dist. Hooghly

17/3/12



- C. **AND WHEREAS** the said R.S. Dag No.580 was renumbered as L.R. Dag No. 335 in the Records of Rights published under the West Bengal Land Reforms Act, 1955 and the name of the said Tarak Nath Ghosh, Shib Chandra Ghosh and Bholanath Ghosh were recorded as Raiyat therein under L. R. Khatian Nos. 64, 150 and 119 respectively.
- D. **AND WHEREAS** the said Bholanath Ghosh, a Hindu, died intestate on leaving him surviving six sons namely Laxmikanta Ghosh (Vendor No. 1 hereto), Jagabandhu Ghosh (Vendor No. 2 hereto), Krishna Chandra Ghosh (Vendor No. 3 hereto), Haradhan Ghosh (Vendor No. 4 hereto), Bablu Ghosh (Vendor No. 5 hereto) and Nemai Ghosh (Vendor No. 6 hereto) and only daughter namely Pratima Ghosh (Vendor No. 7 hereto) as his only heirs, heiresses and legal representatives who all upon his death inherited and became entitled to Bholanath Ghosh's Share being **ALL THAT** piece or parcel of land containing an area of 15 Satak or 0.15 acre more or less situate lying at and being one-third (1/3<sup>rd</sup>) part or share of and in L.R. Dag No. 335 recorded in L.R. Khatian No.119 (formerly R.S. Dag No.580) in Mouza Shrirampur (also known as Srirampur and Sreerampur), J.L. No.34, Police Station Dadpur, District Hooghly morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the said property**" and are in 'khas' vacant and peaceful possession of the same and are paying khajana to the Government of West Bengal in respect of the said property.
- E. **AND WHEREAS** the Purchaser is the owner of the remaining two-third part or share of and in the said Property having purchased the said Tarak Nath Ghosh's Share and Shib Chandra Ghosh's Share absolutely and forever by an Indenture of Conveyance dated 27<sup>th</sup> January 2017.
- F. **AND WHEREAS** the Vendors have approached the Purchaser to purchase All That the said Property and their all and entire parts or shares whatsoever and howsoever of and in the Whole Property free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendors have agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs. 3,50,000/- (Rupees three lakhs fifty thousand) only.
- G. **AND WHEREAS** in connection with the sale of the said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-
- (i) That the Vendors are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages,

The bottom of the page contains several handwritten signatures and initials in blue ink. On the left, there is a signature that appears to be 'N. G.' and another 'J. G.'. In the center, there is a signature that looks like 'S. S.'. On the right, there are several initials and a star-like symbol, including 'D. S.', 'S. S.', and 'S. S.'.





Additional District Sub-Registrar  
Chinsura, Dist- Hooghly.

17/3/12



charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;

- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendors to the Purchaser;
- (iii) That there shall be no difficulty in mutation of the name of the Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchaser ;
- (iv) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That the Vendors have unequivocally and absolutely accepted the ownership of the Purchaser in respect of remaining two-third part or share of and in the said property and that the Vendors have no shares, right, title or interest in the same.
- (vi) That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vii) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (viii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (ix) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

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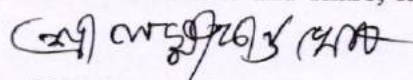
Additional District Sub-Registrar  
Chinsura, Dist.- Hooghly.

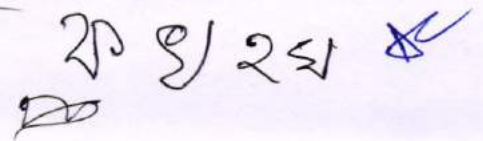
17/3/12



- (x) That save those relating to sale of the said Property to the Purchaser hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

**I. NOW THIS INDENTURE WITNESSETH** that in the premises and in pursuance of the said agreement and in consideration of the sum of Rs.3,50,000/- (Rupees three lakhs fifty thousand) only. of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendors at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of land containing an area of 15 Satak or 0.15 acre more or less situate lying at and being the Vendors' entire one-third part or share of and in L.R. Dag No. 335 (formerly R.S. Dag No. 580) recorded in L.R. Khatian No.119 comprised in Mouza Shrirampur (also known as Srirampur and Sreerampur), J.L. No.34., under Police Station Dadpur, District- Hooghly morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said property**" **TOGETHER WITH** all and whatever the entire share, right, title and interest in the remaining two-third in the said property including the parts or shares thereof already purchased by the Purchaser by the said Indenture of Conveyance dated 27<sup>th</sup> January 2017 recited above in part **AND TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining to the whole Property or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits of and in respect of the whole Property and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors out of or upon the entirety of the said L. R. Dag No. 335 and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the

  
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Additional District Sub-Registrar  
Chinsura, Dist.- Hooghly.

10/3/12



Vendors of and in any passages/roadways abutting the said Property and/or the whole Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** the same and all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or or any of them or their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person

20/05/2009 (21/2)

J. G. 2/2/20  
N. G.

20/05/2009





Additional District Sub-Registrar  
Chinsura, Dist.- Hooghly.

17/3/12

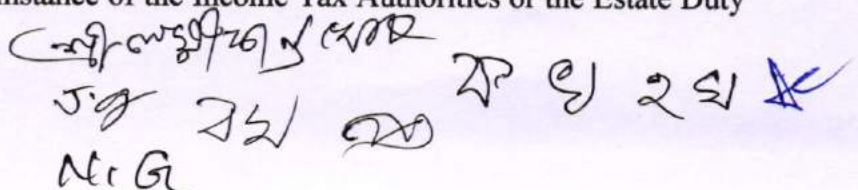


or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors and or any of them or their predecessors-in-title.

- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendors entire one hundred percent share in the Dag comprised in the said Property without any remainder or residue and the Purchaser shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dag.
- (vi) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the whole Property including the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive 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 having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or any of them or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

**III. AND THE VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-**

- a) **THAT** the said Property or the whole Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty


  
 Mr G





Additional District Sub-Registrar  
Chinsura, Dist.- Hooghly.

17/11/12



Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors or any of them for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

- b) **AND THAT** the said Property or the whole Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or the whole Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or the whole Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- e) **AND THAT** the Vendors have represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendors since becoming the owners thereof without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agree to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the representation or assurances

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N.G

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Additional District Sub-Registrar  
Chinsura, Dist. - Hooghly.

17/3/12



made and/or contained on the part of the Vendors being found to be false or any contrary right or claim being made by any person.

- f) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoings and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.
- g) **AND THAT** the Purchaser being already the owner of two-third part or share out of and in the Whole Property having purchased the same from its other co-owners as recited hereinabove and having hereby purchased the remaining one-third part or share out of and in the Whole Property from the Vendor herein shall thereby become the full and absolute owners of the entire Whole Property.

**THE SCHEDULE ABOVE REFERRED TO:**

**(SAID PROPERTY)**

**ALL THAT** pieces or parcel of "Sali" land containing an area 15 Satak or 0.15 acre more or less situate lying at and being a portion of L.R. Dag No. 335 (as described below) and comprised in Mouza Shrirampur (also known as Srirampur and Sreerampur), J.L. No.34, within Dadpur Gram Panchayat, under Police Station Dadpur, in the District of Hooghly:-

R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 580 recorded in Khatian No. 38	Dag No. 335 recorded in Khatian No. 119	0.44 acre	0.15 acre

The entire R.S. Dag No. 580 is delineated in the plan annexed hereto duly bordered thereon in RED and the same is butted and bounded as follows

On the **North** : By portions of R.S. Dag Nos. 581 and 583;

On the **South** : By Mouza Katagore;

On the **East** : By portion of R.S. Dag Nos. 578 and 579;

On the **West** : Partly by portions of R.S. Dag Nos. 593 and partly by Mouza Katagore.

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

*(Handwritten signature)*

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Additional District Sub-Registrar  
Chinsura, Dist., Hooghly.

17/3/12



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the abovenamed **VENDORS** at Kolkata in the presence of:

Rabi Sankar Ghosh

Vik - Ajona

Post - Hazra

Dist - Hooghly

PIN - 712149

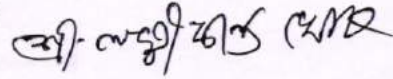
Dilip Kr. Mahato

Ch (Dsp Ltd Associates

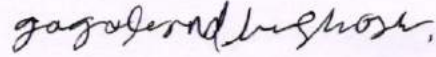
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1B & 2 More Street

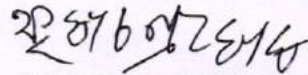
Kolkata. Jorepo



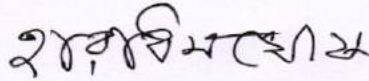
(LAXMIKANTA GHOSH)



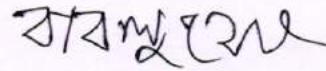
(JAGABANDHU GHOSH)



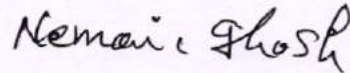
(KRISHNA CHANDRA GHOSH)



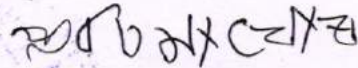
(HARADHAN GHOSH)



(BABLU GHOSH)



(NEMAI GHOSH)



(PRATIMA GHOSH)

**SIGNED SEALED AND DELIVERED**

by the withinnamed **PURCHASER** at Kolkata in the presence of:

Rabi Sankar Ghosh

Dilip Kr. Mahato

ABHIYAN COMMERCIAL PVT. LTD.



AUTHORISED SIGNATORY

Read over and explained the contents of this document in Bengali language to Laxmikanta Ghosh, Krishna chandra Ghosh, Haradhan Ghosh, Bablu Ghosh, Pratima Ghosh who have under stood the same Rabi Sankar Ghosh.





Additional District Sub-Registrar  
Chinsura, Dist. Hooghly.

17/3/12



**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** by the abovenamed Vendors of and from the within named Purchaser the within mentioned sum of Rs. 3,50,000/- (Rupees three lakhs fifty thousand) only. being the consideration in full payable under these presents to the Vendors as per details given in the Memo hereunder written.

**MEMO OF CONSIDERATION**

Sl. No.	By Demand Draft/Cash	Date	Bank and Branch	Amount (in Rs.)
1.	076135	17.03.2017.	AXIS BANK	1,00,000.00
2.	076136.	— Do —	— Do —	60,000.00
3.	076137.	— Do —	— Do —	60,000.00
4.	076138	— Do —	— Do —	60,000.00
5.	076139.	— Do —	— Do —	70,000.00
<b>Total :</b>				<b>3,50,000.00</b>

(Rupees three lakhs fifty thousand) only.

**WITNESSES:**

Ranee Sankar Ghosh  
@ Nilip Kr. Mahato

Handwritten signatures in Bengali script.

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Handwritten signature in Bengali script.

Handwritten signature in Bengali script.

Handwritten signature in Bengali script.

Drafted by me:

Somya Samanta Advocate

C/o DSP Law Associates, Advocates

4D, Nicco House, 1B Hare Street,

Kolkata-700001

F- 1064/2012





Additional District Sub-Registrar  
Chinsura, Dist. - Hooghly.

17/3/12

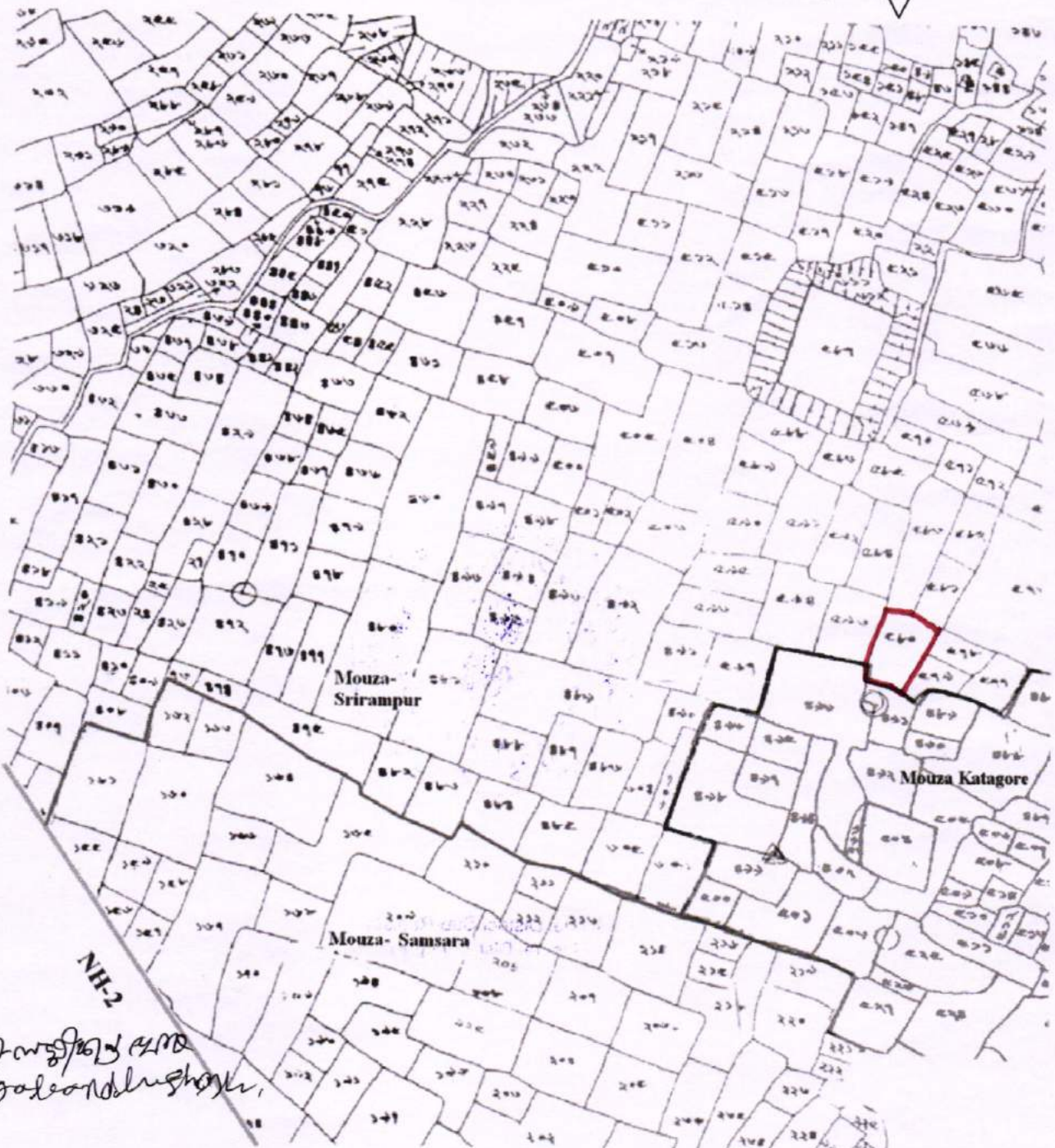
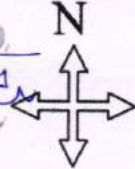


**PLAN SHOWING R.S. DAG NO. 580 (CORRESPONDING L.R.DAG NO. 335)  
IN MOUZA SHRIRAMPUR, J.L.NO. 34, POLICE STATION DADPUR,  
DISTRICT HOOGLY.**

TOTAL AREA IN DAG: 0.44 acres

SUBJECT MATTER OF SALE: 0.15 acres

ABHIYAN COMMERCIAL PVT. LTD.  
*Abhinav Dey*  
AUTHORISED SIGNATORY



*Handwritten signature/initials in the bottom left corner.*

*Handwritten text at the bottom of the map, including 'Mouza Katagore' and 'Nemai Shosh'.*

NOT TO SCALE














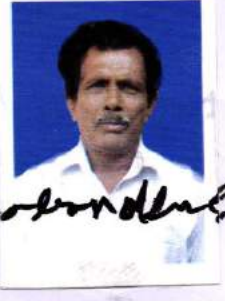












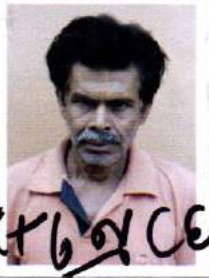










Additional District Sub-Registrar  
Chinsura, Dist.- Hooghly.

17/3/12



<i>Finger prints of the executant</i>					
 <p>Handwritten text: 29-07-2015 (2/10/15)</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
 <p>Handwritten text: 20/08/2015</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
 <p>Handwritten text: 20/08/2015</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	














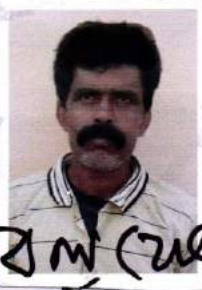












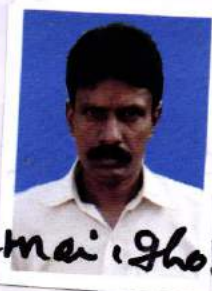










Additional District Sub-Registrar  
Chinsura, Dist.- Hooghly.

17/3/12



 ১৪৩৪৪৪৪৪৪৪৪৪					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
 ১৪৩৪৪৪৪৪৪৪৪৪					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
 Nemaishosh					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>



























Additional District Sub-Registrar  
Chinsura, Dist.- Hooghly.

17/3/12



<i>Finger prints of the executant</i>					
 <p>Handwritten signature in Urdu: <i>سیدہ رحمت بیگم</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>	

<i>Finger prints of the executant</i>					
 <p>Handwritten signature in Urdu: <i>محمد علی</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>	





Additional District Sub-Registrar  
Chinsura, Dist.- Hooghly.

17/3/12







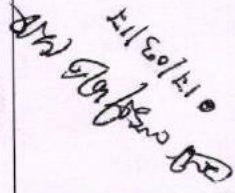


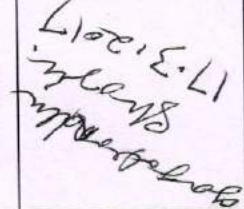
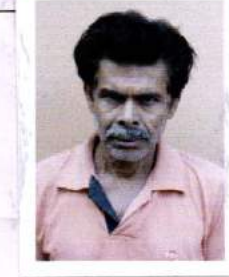

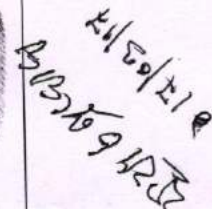
Government of West Bengal

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

OFFICE OF THE A.D.S.R. CHINSURA, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06030000337801/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Lakshikanta Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Jagabandhu Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Krishna Ghosh Alias Mr Krishna Chandra Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:- Hooghly, West Bengal, India, PIN - 712149	Seller			



Sl. No.	Name of the Person	Address	Remarks
1	[Faint Name]	[Faint Address]	[Faint Remarks]
2	[Faint Name]	[Faint Address]	[Faint Remarks]
3	[Faint Name]	[Faint Address]	[Faint Remarks]



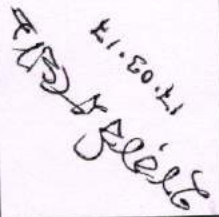


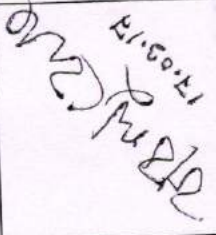


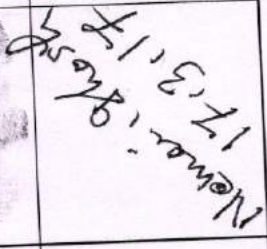


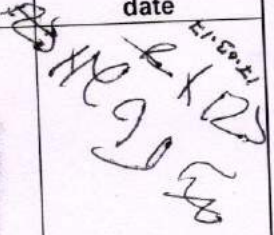


Additional District Sub-Registrar  
Chinsura, Dist.- Houghly.

17/3/12



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Haradhan Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Seller			
5	Mr Bablu Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Seller			
6	Mr Nemai Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Seller			
7	Mrs Pratima Ghosh Kaltghari Uttarpara, P.O:- Keshbchok, P.S:- Tarakeswar, District:- Hooghly, West Bengal, India, PIN - 712410	Seller			







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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Abhijit Chatterjee 14, N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Representative of Buyer [Abhiyan Commercial Private Limited]			 12/3/17
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Rabi Sankar Ghosh Son of Mr Mahadev Ghosh Ayma, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Mr Lakshikanta Ghosh, Mr Jagabandhu Ghosh, Mr Krishna Ghosh, Mr Haradhan Ghosh, Mr Bablu Ghosh, Mr Nemai Ghosh, Mrs Pratima Ghosh, Mr Abhijit Chatterjee		 21.03.17	

(Anupam Halder)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
CHINSURA  
Hooghly, West Bengal



Additional District Sub-Registrar  
Chinsura, Dist. Hooghly.  
17/03/2017



Title of the Person(s) holding the office in the office

Sl. No.	Name and Address of the Person(s)	Designation
1	[Faint text]	[Faint text]
2	[Faint text]	[Faint text]



Additional District Sub-Registrar  
Chinsura, Dist. Hooghly.

17/7/12



## Major Information of the Deed

Deed No :	I-0603-01341/2017	Date of Registration	21/03/2017
Query No / Year	0603-0000337801/2017	Office where deed is registered	
Query Date	14/03/2017 12:10:33 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Abhiyan Commercial Private Limited 49A Tollygunge Circular Road, Thana : Charu Market, District : South 24-Parganas, WEST BENGAL, PIN - 700053, Mobile No. : 9830158365, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,50,000/-	Rs. 3,54,375/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 17,739/- (Article:23)	Rs. 3,558/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-335	LR-119	Industrial Use	Shali	15 Dec	3,50,000/-	3,54,375/-	Width of Approach Road: 2 Ft.,
<b>Grand Total :</b>					<b>15Dec</b>	<b>3,50,000 /-</b>	<b>3,54,375 /-</b>	

### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Lakshikanta Ghosh</b> Son of Late Bholanath Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status : Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 , Place : Pvt. Residence
2	<b>Mr Jagabandhu Ghosh</b> Son of Late Bholanath Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status : Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 , Place : Pvt. Residence
3	<b>Mr Krishna Ghosh, (Alias: Mr Krishna Chandra Ghosh)</b> Son of Late Bholanath Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status : Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 , Place : Pvt. Residence
4	<b>Mr Haradhan Ghosh</b> Son of Late Bholanath Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status : Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 , Place : Pvt. Residence
5	<b>Mr Bablu Ghosh</b> Son of Late Bholanath Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status : Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 , Place : Pvt. Residence



6	<b>Mr Nemai Ghosh</b> Son of Late Bholanath Ghosh Shrirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status :Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 ,Place : Pvt. Residence
7	<b>Mrs Pratima Ghosh</b> Wife of Mr Sunil Ghosh Kaltghari Uttarpara, P.O:- Keshbchok, P.S:- Tarakeswar, District:-Hooghly, West Bengal, India, PIN - 712410 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60/61 Status :Individual, Executed by: Self, Date of Execution: 17/03/2017 , Admitted by: Self, Date of Admission: 17/03/2017 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Abhiyan Commercial Private Limited</b> 49A Tollygunge Circular Road, P.O:- Tollygunge H O, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No.:AAGCA2977D Status :Organization

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Abhijit Chatterjee (Presentant )</b> Son of Mr Sahadeb Chatterjee 14, N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:AEHPC7548G Status : Representative, Representative of : Abhiyan Commercial Private Limited (as Authorised Signatory)

**Identifier Details :**

Name & address	
Mr Rabi Sankar Ghosh Son of Mr Mahadev Ghosh Ayma, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Lakshikanta Ghosh, Mr Jagabandhu Ghosh, Mr Krishna Ghosh, Mr Haradhan Ghosh, Mr Bablu Ghosh, Mr Nemai Ghosh, Mrs Pratima Ghosh, Mr Abhijit Chatterjee	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Lakshikanta Ghosh	Abhiyan Commercial Private Limited-2.14286 Dec
2	Mr Jagabandhu Ghosh	Abhiyan Commercial Private Limited-2.14286 Dec
3	Mr Krishna Ghosh	Abhiyan Commercial Private Limited-2.14286 Dec
4	Mr Haradhan Ghosh	Abhiyan Commercial Private Limited-2.14286 Dec
5	Mr Bablu Ghosh	Abhiyan Commercial Private Limited-2.14286 Dec
6	Mr Nemai Ghosh	Abhiyan Commercial Private Limited-2.14286 Dec
7	Mrs Pratima Ghosh	Abhiyan Commercial Private Limited-2.14286 Dec



## Land Details as per Land Record

District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 335(Corresponding RS Plot No:- 580), LR Khatian No:- 119	Owner:শ্রী ভোলানাথ ঘোষ, Gurdian:রাখাল চন্দ্র, Address:নিজ, Classification:শালি, Area:0.14000000 Acre,

### Endorsement For Deed Number : I - 060301341 / 2017

On 17-03-2017

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

Presented for registration at 18:00 hrs on 17-03-2017, at the Private residence by Mr Abhijit Chatterjee .

**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 3,54,375/-

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

Execution is admitted on 17/03/2017 by 1. Mr Lakshikanta Ghosh, Son of Late Bholanath Ghosh, Shrirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Others, 2. Mr Jagabandhu Ghosh, Son of Late Bholanath Ghosh, Shrirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Others, 3. Mr Krishna Ghosh, Alias Mr Krishna Chandra Ghosh, Son of Late Bholanath Ghosh, Shrirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Others, 4. Mr Haradhan Ghosh, Son of Late Bholanath Ghosh, Shrirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Others, 5. Mr Bablu Ghosh, Son of Late Bholanath Ghosh, Shrirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Others, 6. Mr Nema Ghosh, Son of Late Bholanath Ghosh, Shrirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Others, 7. Mrs Pratima Ghosh, Wife of Mr Sunil Ghosh, Kaltghari Uttarpara, P.O: Keshbchok, Thana: Tarakeswar, , Hooghly, WEST BENGAL, India, PIN - 712410, by caste Hindu, by Profession Others

Indetified by Mr Rabi Sankar Ghosh, , Son of Mr Mahadev Ghosh, Ayma, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by profession Others

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

Execution is admitted on 17-03-2017 by Mr Abhijit Chatterjee, Authorised Signatory, Abhiyan Commercial Private Limited, 49A Tollygunge Circular Road, P.O:- Tollygunge H O, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Mr Rabi Sankar Ghosh, , Son of Mr Mahadev Ghosh, Ayma, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by profession Others



Anupam Halder  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHINSURA  
Hooghly, West Bengal



**On 20-03-2017**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,558/- ( A(1) = Rs 3,544/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 3,558/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2017 11:51AM with Govt. Ref. No: 192016170051429571 on 17-03-2017, Amount Rs: 3,558/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 2434192 on 17-03-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,739/- and Stamp Duty paid by by online = Rs 17,639/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2017 11:51AM with Govt. Ref. No: 192016170051429571 on 17-03-2017, Amount Rs: 17,639/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 2434192 on 17-03-2017, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHINSURA**  
**Hooghly, West Bengal**

**On 21-03-2017**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,739/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 33361, Amount: Rs.100/-, Date of Purchase: 10/03/2017, Vendor name: Abanish Kr Das Bانشall Court Kol

*(Signature)*

**Anupam Halder**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHINSURA**  
**Hooghly, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0603-2017, Page from 19534 to 19561**

**being No 060301341 for the year 2017.**



Digitally signed by ANUPAM HALDER  
Date: 2017.03.21 16:43:15 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

**(Anupam Halder) 21-03-2017 16:43:14  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHINSURA  
West Bengal.**

**(This document is digitally signed.)**







DATED THIS 24<sup>th</sup> DAY OF March 2017

**BETWEEN**

**(SMT.) KAMALA GHOSH & ORS**

**... VENDORS**

**AND**

**GODBALAJI TRADELINK PRIVATE LIMITED**

**... PURCHASER**

**CONVEYANCE**

**DSP LAW ASSOCIATES**

**Advocates**

**4D NICCO HOUSE**

**1B & 2 HARE STREET,**

**KOLKATA-700001**