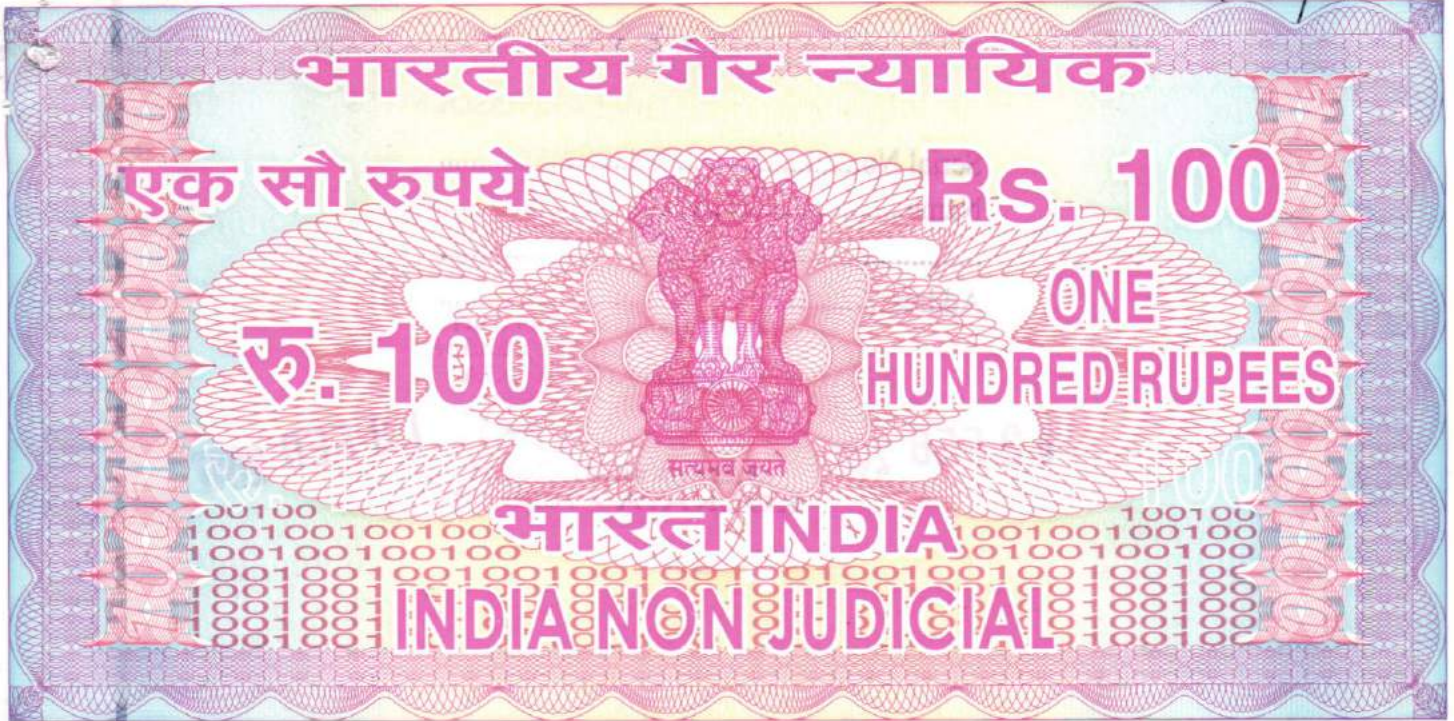


695/17

722/7



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 772323

17/02/17
 9-0-198358/17

164

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

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

7 FEB 2017

THIS INDENTURE OF CONVEYANCE made this 17th day of February Two ✍
 Thousand and Seventeen BETWEEN RABIN DAS (also known as RABINDRANATH DAS)
 son of Bishwanath Das residing at Srirampur, Post Office- Hanral, Police Station- Dadpur,

✍

25854

DSP LAW ASSOCIATES

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

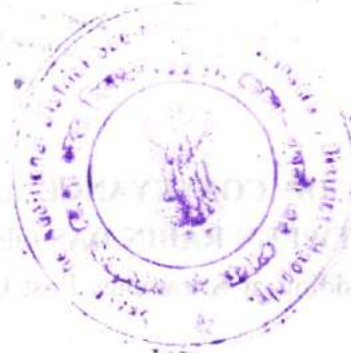
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

Prop.- Srikanth Tiwari
Licensed Stamp Vendor
BACHAN GANGA

13 FEB 2017

3, Bankshall Court
KOLKATA - 7000 001

13 FEB 2017



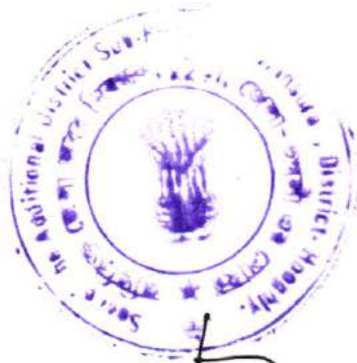
Rabi Shankar Ghosh
elo - Mahadev Ghosh
vill- Ayra
Post- Hanzar
P.S - Daulpur
Dist- Hooghly
PIN - 712149

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

17 FEB 2017

District- Hooghly-712149, (having PAN AWMPD9657Q) hereinafter referred to as “the **VENDOR**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his 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) 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 Bishwanath Das (Rajak) and Sankar Chandra Das (Rajak) (also known as Shankar Kumar Rajak) were the full and absolute owners of **ALL THAT** pieces and parcels of land containing an area of 1.15 acre or 115 sataks more or less comprised in the entire R.S. Dag No. 164 in Mouza – Samsara (also known as Somsara), J.L. No. 35, within Dadpur Gram Panchayat, Police Station Dadpur, in the District of Hooghly hereunder written and hereinafter referred to as “the **Whole Property**”.
- B. AND WHEREAS** the said R.S. Dag No.164 was renumbered as L.R. Dag No. 284 in the Records of Rights published under the West Bengal Land Reforms Act, 1955 and the name of the said Bishwanath Das (Rajak) and Sankar Chandra Das were recorded as Raiyat therein under L. R. Khatian Nos. 146 and 204 respectively.
- C. AND WHEREAS** the said Sankar Chandra Das, a Hindu, died intestate on 26th December 1994 leaving him surviving his wife namely Mahamaya Das, two sons namely Subir Das and Prabir Das, and seven daughters namely Shibani Das, Eshani Das, Sarbani Das, Santi Das, Shikha Das, Arati Das and Bharati Mondal who all upon his death inherited and became entitled to his entire one-half part or share of and in the Whole Property and thus each of them became entitled to 1/20th part or share of and in the Whole Property.
- D. AND WHEREAS** the said Bishwanath Das a Hindu, died intestate on 22nd July 2001 being seized and possessed of one-half part or share in the Whole Property and leaving him surviving his wife namely Niharbala Das, two sons namely Rabin Das (the Vendor



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herein) and Sadhan Das and five daughters namely Rekha Pal, Suniti Das, Bhabani Das, Aparna Das and Purnima Pal, as his only heirs, heiresses and legal representatives who all upon his death inherited and became entitled to his entire one-half part or share of and in the Whole Property and thus each of them became entitled to 1/16th part or share of and in the Whole Property..

- E.** **AND WHEREAS** by an Indenture of Conveyance dated 9th May 2016 and registered with Additional District Sub-Registrar, Chinsurah at Hooghly in Book No. I, Volume No. 0603-2016 pages 48986-49015 Being No. 060302779 for the year 2016, the said Niharbala Das, Sadhan Das, Rekha Pal, Suniti Das, Bhabani Das, Aparna Das and Purnima Pal for the consideration therein mentioned sold conveyed and transferred unto and to the Purchaser herein their entire 7/16th part or share of and in the said Whole Property.
- F.** **AND WHEREAS** by an Indenture of Conveyance dated 9th May 2016 and registered with Additional District Sub-Registrar, Chinsurah at Hooghly in Book No. I, Volume No. 0603-2016 pages 51199 - 51222 Being No. 060302899 for the year 2016, the said Bharati Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the Purchaser herein her entire 1/20th part or share of and in the said Whole Property.
- G.** **AND WHEREAS** by an Indenture of Conveyance dated 17th May 2016 and registered with District Sub-Registrar-I, Hooghly in Book No. I, Volume No. 0601-2016 pages 81134-81166 Being No. 060105071 for the year 2016, the said Mahamaya Das, Subir Das, Prabir Das, Shibani Das, Eshani Das, Sarbani Das, Shanti Das, Shikha Das and Arati Das for the consideration therein mentioned sold conveyed and transferred unto and to the Purchaser herein their entire 9/20th part or share of and in the said Whole Property.
- H.** **AND WHEREAS** the Vendor is the full and absolute owner of **ALL THAT** the 1/16th part or share or 0.072 acre or 7.20 sataks of and in the said Whole Property which part or share is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **said Property**” and is in 'khas' vacant and peaceful possession of the same and is paying khajana to the Government of West Bengal in respect thereof.
- I.** **AND WHEREAS** the Vendor has approached the Purchaser to purchase All That the said Property and his all and entire part or share whatsoever and howsoever of and in the Whole Property free from all encumbrances mortgages charges leases tenancies



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Chinsura, Dist. - Hooghly.

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occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs.4,52,000/- (Rupees four lakhs fifty-two thousand) only.

J. AND WHEREAS in connection with the sale of the said Property, the Vendor has 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 Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, 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 Vendor 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 Vendor 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 Vendor has unequivocally and absolutely accepted the ownership of the Purchaser in respect of 15/16th part or share of and in the whole property and that the Vendor has no shares, right, title or interest in the same.
- (vi) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West

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Additional District Sub-Registrar
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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 Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor 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 Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- (x) That save those relating to sale of the said Property to the Purchaser hereto, the Vendor has 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.4,52,000/- (Rupees four lakhs fifty-two thousand) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth 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 Vendor doth 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 7.20 Satak or 0.072 acre more or less situate lying at and being the Vendor's 1/16th part or share of and in L.R. Dag No. 284 recorded in L.R. Khatian No.146 (formerly R.S. Dag No.164) in Mouza Samsara (also known as Somsara), J.L. No.35, 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, if any, in the remaining 15/16th share in the whole property already purchased by the Purchaser by the said Indentures of Conveyance dated 9th May 2016 and 17th May 2016 recited above in part **AND**



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

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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 Vendor out of or upon the entirety of the said L. R. Dag No. 284 including 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 Vendor or any person or persons from whom the Vendor 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 Vendor 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 VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or his predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is 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

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

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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 Vendor has 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 Vendor has now in himself 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 lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and his 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 Vendor's 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 Vendor 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 Vendor or any person or persons



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

7 FEB 2017

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 Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor 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 Vendor 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 Vendor or his 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 VENDOR DOTH 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 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 Vendor 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



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Chinsura, Dist.-Hooghly.

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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 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 Vendor 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 Vendor has 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 Vendor since becoming the owner 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 Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof And That the Purchaser is already the owner and in vacant peaceful possession of the portions of the Whole Property already purchased by the Purchaser and the Vendor has unequivocally and absolutely accepted and recognized the sales so made in favour of the Purchaser without any rights or claim whatsoever of the Vendor or his predecessors and if any, the Vendor has hereby given up and conveyed his entire right title and interest in the Whole Property to the Purchaser; And without prejudice to or affecting the covenant for protection and indemnity given by the Vendor hereinabove, the Vendor agrees 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





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

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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 Vendor or in case any of the representation or assurances made and/or contained on the part of the Vendor 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.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT pieces or parcel of ‘‘Sali’’ land containing an area 7.20 Satak or 0.072 acre more or less situate lying at and being the Vendors’ all and entire 1/16th part or share of and in L.R. Dag No. 284 (as described below) and comprised in Mouza Samsara (also known as Somsara), J.L. No.35, within Dadpur Gram Panchayat, Police Station Dadpur, in the District of Hooghly:-

R.S. Dag Number	L.R. Dag and Khatian Number	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 164	Dag No. 284 recorded in Khatian No. 146	1.15 acre	0.072 acre

The entire R.S. Dag No. 164 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 R.S. Dag No. 475 of Mouza Shrirampur;

On the **South** : Partly by portion of R.S. Dag No.165 and partly by R.S, Dag No. 166;

On the **East** : By portion of R.S. Dag No.165;

On the **West** : Partly by portion of R.S. Dag No.160 and partly by R.S, Dag No. 163.

AS



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

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

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 **VENDOR** at Kolkata in the presence of:

Saumya Samanta (Adv)
Ravi Sankar Ghosh
Vill- Ajma
Hooghly

Rajendra Kumar Das
 @ *Rajendra Das*

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

Saumya Samanta (Adv)
Ravi Sankar Ghosh

ABHIYAN COMMERCIAL PVT. LTD.
Abhinav Chatterjee
 AUTHORISED SIGNATORY



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

17 FEB 2011

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the abovenamed Vendor of and from the within named Purchaser the within mentioned sum of Rs.4,52,000/- (Rupees four lakhs fifty-two thousand) only being the consideration in full payable under these presents by Demand Draft No. 074735 dated 17th February 2017 drawn on Axis Bank Ltd.

Rajindranath Das

WITNESSES:

Soumya Samanta (sw)

@ *Rajin Das*

Rajiv Sankar Ghosh

Drafted by me:

Soumya Samanta Advocate
C/o DSP Law Associates, Advocates
4D, Nicco House,
1B Hare Street, Kolkata-700001

F-1064/2012



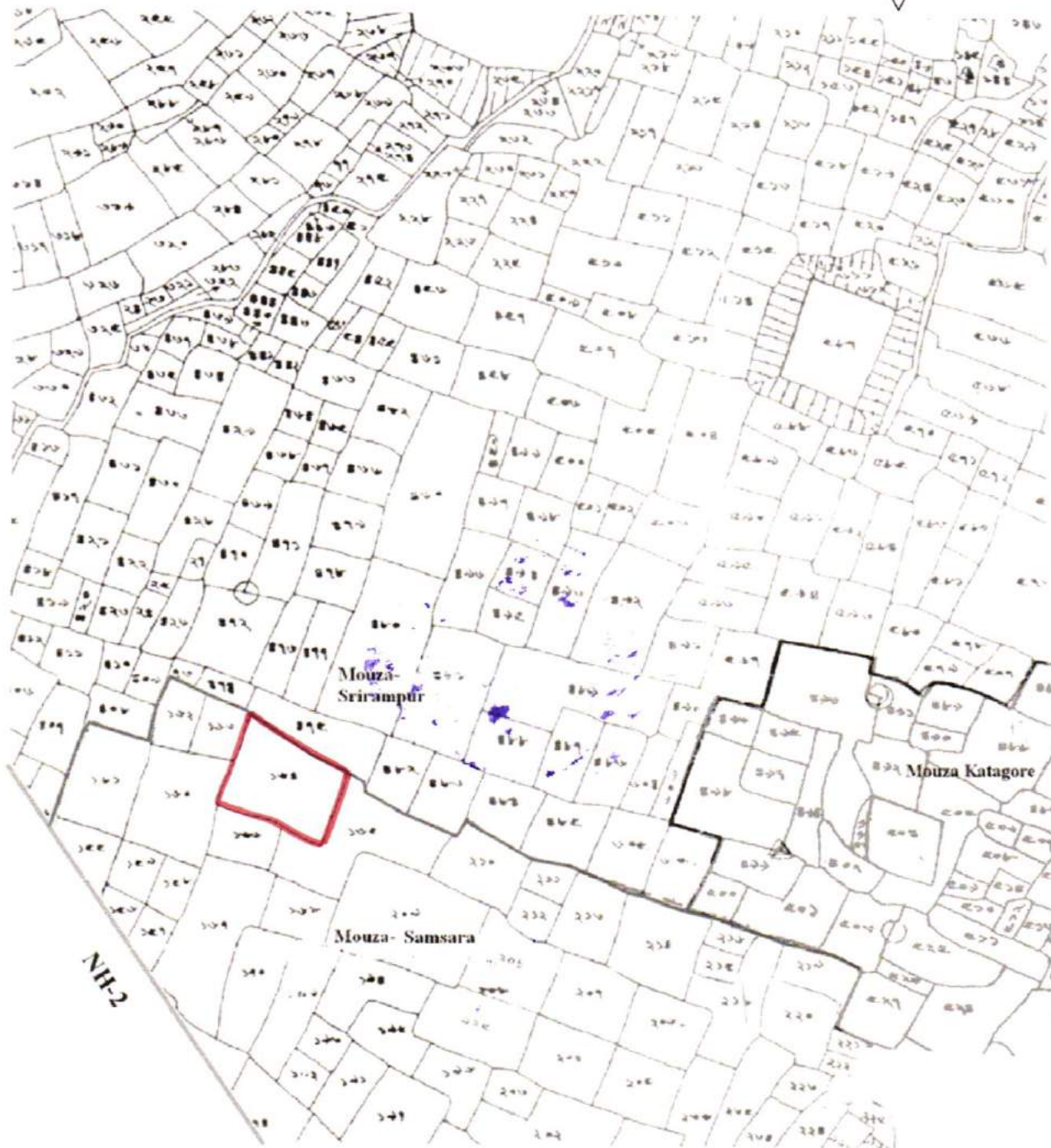
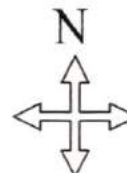
Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

17 FEB 2011

**PLAN SHOWING R.S. DAG NO. 164 (CORRESPONDING L.R.DAG NO. 284)
IN MOUZA SOMSARA, J.L.NO. 35, POLICE STATION DADPUR, DISTRICT
HOOGLY.**

TOTAL AREA IN DAG: 1.15 acres

SUBJECT MATTER OF SALE: 0.072 acre



ABHIYAN COMMERCIAL PVT. LTD.

Armit Chandra
AUTHORISED SIGNATORY












Rajindranath Das
@ *Rajin Das*












NOT TO SCALE



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

7 FEB 2017

<i>Finger prints of the executant</i>					
 <p><i>Rabin Das</i></p> <p>@ <i>Rabin Das</i></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><i>Abir Das</i></p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	



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

7 FEB 2017

Major Information of the Deed



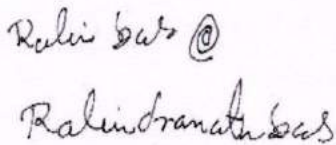
Deed No :	I-0603-00722/2017	Date of Registration	17/02/2017
Query No / Year	0603-0000198358/2017	Office where deed is registered	
Query Date	15/02/2017 7:48:15 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Abhiyan Commercial Private Limited 49A, Tollygunge Circular 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. 4,52,000/-	Rs. 4,52,462/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 22,643/- (Article:23)	Rs. 4,986/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-284	LR-146	Other Commercial Uses	Shali	7.2 Dec	4,52,000/-	4,52,462/-	Width of Approach Road: 2 Ft.,
Grand Total :					7.2Dec	4,52,000 /-	4,52,462 /-	



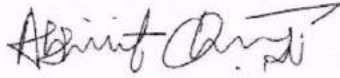
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Rabin Das, (Alias: Mr Rabindranath Das) Son of Mr Bishwanath Das Executed by: Self, Date of Execution: 17/02/2017 , Admitted by: Self, Date of Admission: 17/02/2017 ,Place : Office			
		17/02/2017	LTI 17/02/2017	17/02/2017
Srirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No. AWMPD9657Q, Status :Individual				

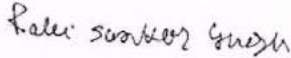
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Abhiyan Commercial Private Limited 49A, Tollygunge Circular Road, P.O:- Tollygunge H O, P.S:- Charu Market, 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	Name	Photo	Finger Print	Signature
	Mr Abhijit Chatterjee Son of Mr Sahadeb Chatterjee Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Office	 Feb 17 2017 5:16PM	 LTI 17/02/2017	 17/02/2017
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: Service, Citizen of: India, PAN No. AEHPC7548G, Status : Representative, Representative of : Abhijan 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: Cultivation, Citizen of: India, , Identifier Of Mr Rabin Das, Mr Abhijit Chatterjee	17/02/2017
	

Endorsement For Deed Number : I - 060300722 / 2017**On 17-02-2017****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.

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

Presented for registration at 13:55 hrs on 17-02-2017, at the Office of the A.D.S.R. CHINSURA 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 4,52,462/-

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

Execution is admitted on 17/02/2017 by Mr Rabin Das, Alias Mr Rabindranath Das, Son of Mr Bishwanath Das, Srirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Cultivation

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 Cultivation

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

Execution is admitted on 17-02-2017 by Mr Abhijit Chatterjee, Authorised Signatory, Abhiyan Commercial Private Limited, 49A, Tollygunge Circular Road, P.O:- Tollygunge H O, P.S:- Charu Market, 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 Cultivation

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,986/- (A(1) = Rs 4,972/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,986/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2017 7:53AM with Govt. Ref. No: 192016170045607351 on 17-02-2017, Amount Rs: 4,986/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 2150677 on 17-02-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,643/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 22,543/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 25854, Amount: Rs.100/-, Date of Purchase: 13/02/2017, Vendor name: Srikant Tiwari Bankshal Court Kolkata

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2017 7:53AM with Govt. Ref. No: 192016170045607351 on 17-02-2017, Amount Rs: 22,543/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 2150677 on 17-02-2017, Head of Account 0030-02-103-003-02



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 11834 to 11853

being No 060300722 for the year 2017.



Digitally signed by ANUPAM HALDER
Date: 2017.02.22 17:18:54 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 22-02-2017 17:18:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.

(This document is digitally signed.)

Handwritten text in the top left corner, possibly a page number or date.

Handwritten text in the center of the page, possibly a signature or a small note.

DATED THIS DAY OF FEBRUARY 2017

BETWEEN

RABIN DAS

...VENDOR

AND

ABHIYAN COMMERCIAL PRIVATE LIMITED

... PURCHASER

CONVEYANCE

DSP LAW ASSOCIATES

Advocates

4D NICCO HOUSE

1B & 2 HARE STREET,

KOLKATA-700001