

2770/16

Case No. 349/16

2776/16



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL P.No. 0509262/16

V 919623

7.30 P.M.

9-05-16

Day: 595

09/05/16
Q-0-509262/16
7-30 P.M.

21/1

Jan. 4337/-

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

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

13 MAY 2016

THIS INDENTURE OF CONVEYANCE made this 9th day of May

Two Thousand and Sixteen BETWEEN (1) (SMT.) NIHARBALA DAS wife of Biswanath Das residing at Shrirampur, Post Office- Dadpur, Police Station- Hanral, Hooghly-712149, (2) SADHAN DAS son of Bishwanath Das residing at Shrirampur, Post Office- Hanral, Police Station- Dadpur, Hooghly- 712149, (3) (SMT.) REKHA PAL wife

A.C.
A.D.

S.D
A.D.
P. Pal.

S.D
A.C.
Smt. Rekha Pal
देवना मस्त

L.T.T of Niharbala Das by the pen of Sumiti Das

8303

DSP LAW ASSOCIATES

Advocates

4D Nicco House

1B & 2 Hare Street,

Kolkata - 700001

Abinit Chandra
851

NAME.....
ADD.....
19 APR 2016
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
8 1/2, K. S. Row Road, Kolkata

ABHIYAN COMMERCIAL PVT. LTD.
Abinit Chandra
AUTHORISED SIGNATORY

19 APR 2016

19 APR 2016

852

Niharbala Das by the pen
of Suniti Das

853
SABHAS

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SABHAS



Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

09/5/16

855
Suniti Das

P.T.O

of Arup Kumar Pal residing at 84/A, Patuyapara Lane, Shrirampur, Post Office- Shrirampur, Police Station- Shrirampur, Hooghly - 712201, (4) (SMT.) **SUNITI DAS** wife of Sushanta Das residing at 273, G.T. Road, Mahesh, Post Office - Shrirampur, Police Station- Shrirampur, Hooghly - 712202, (5) (SMT.) **BHABANI DAS** wife of Basudeb Das residing at Bandipur, Ray O Rajak Para, Mauja-Bandipur, J.L. 113, Bandipur, Post Office- Naliful, Police Station- Haripal, Hooghly- 712407, (6) (SMT.) **APARNA DAS** wife of Paritosh Das residing at 28, Khelat Babu Lane, Chitpur, Kolkata - 700037 and (7) (SMT.) **PURNIMA PAL** wife of Chandan Pal residing at 4A. P.C. Mukherjee Bye Lane, Ward No. 3, Konnagar, Post Office - Konnagar, Police Station- Uttarpara, Hooghly - 712235 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) represented by its Director and 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) were the full and absolute owners of **ALL THAT** pieces and parcels of land containing an area of 0.40 acre or 40 sataks more or less comprised in the entire R.S. Dag No. 595 recorded in R.S. Khatian No. 136 in Mouza - Sreerampur (also known as Srirampur and Shrirampur), J.L. No. 34, 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.595 was renumbered as L.R. Dag No. 346 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. 112 and 146 respectively.

L.R. of
Niharbala Das
by the pen of Suniti Das

S.D
A.D.
P. Pal.

স্মরণ
গোবিন্দ
০২/০৫/২০১৫



২৮.১
৪৫৬

জয়ন্তী নরস



৪৫৭

Aparna Das.



৪৫৮

Poznima Pal.



Ranee Sankar Ghosh

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

09/5/18

- 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, Smt. Shikha Das, Arati Das and Smt. Bharati Mondal, 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.
- 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 (the Vendor No. 1 hereto), two sons namely Rabin Das and Sadhan Das (the Vendor No. 2 hereto) and five daughters Rekha Pal, Suniti Das, Bhabani Das, Aparna Das and Purnima Pal (all five being the Vendor Nos. 3 to 7 hereto), 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** the Vendors become the full and absolute owners of **ALL THAT** the 7/16th part or share or 0.175 acre or 17.50 satak 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**".
- F. **AND WHEREAS** the Vendors are the full and absolute owners of 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..
- G. **AND WHEREAS** the Vendors have approached the Purchaser to purchase All That the said 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.3,40,000/- (Rupees three lacs forty thousand) only.

L.T.I. of Niharbala
Das by the pen Suniti Das
of

S.D
AD.
P. Pal.

সুনিতি দাস
কর্তৃক
স্বাক্ষরিত



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

09/5/16

H. **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, 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 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;
- (vi) 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;

L.T.I of Niharbala Das
by the pen of

Sumiti Das

S.D.

A.D.

P. Pal.

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Sudhakar
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Sudhakar



Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

09/5/26

- (vii) 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;
- (viii) 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.
- (ix) 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 pursuance of the said agreement and in consideration of the sum of Rs. 3,40,000/- (Rupees three lacs forty 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 17.50 Satak or 0.175 acre more or less situate lying at and being 7/16th part or share of and in L.R. Dag No. 346 recorded in L.R. Khatian No.112 (formerly R.S. Dag No.595) in Mouza Sreerampur (also known as Srirampur and Shrirampur), 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**" **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 thereto 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**

L.T.T. of Niharbala Das
by the pen of Suneti Das

S.D.
A.B.
P. Pal.

সর্বাধিকার
স্বাক্ষরিত
উপস্থিত কর্তৃক



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

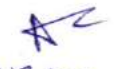
09/5/16

reversion or reversions remainder or remainders and rents issues and profits thereof 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. 346 and 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 Vendors of and in any passages/roadways abutting the said 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;

L.T.I. of Nikarbala Das
by the pen of sumiti Das

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A.D.
P. Pal. 
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गणेशदास
गणेशदास



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

09/15/16

- (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 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 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

L.T.I. of Niharbala
Das by the pen of Sunil Das

சுனில் தாஸ் S.D
P. Pal. G. Prasad
A.D.

சுனில் தாஸ்



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

09/11/11

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 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 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 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.

L.T.I of Niharbala Das
by the pen of Sunil Das

செரிநிதர்

P. Pal.

செரிநிதர் S.D

A.D.


செரிநிதர்



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

09/15/24

- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said 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 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 made and/or contained on the part of the Vendors being found to be false.


 L.T.I of Niharbala Das
 by the son of Sumiti Das

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 S.D
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 A.D.
 P. Pal.



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

09/5/16

- 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 17.50 Satak or 0.175 acre more or less situate lying at and being 7/16th part or share of and in L.R. Dag No. 346 (as described below) and comprised in Mouza Sreerampur (also known as Srirampur and Shrirampur), J.L. No.34, within Dadpur Gram Panchayat, 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. 595 recorded in Khatian No. 136	Dag No. 346 recorded in Khatian No. 112	0.40 acre	0.1750 acre

The entire R.S. Dag No. 595 is delineated in the plan annexed hereto duly bordered thereon in RED and the same is butted and bounded as follows

- On the **North** : Partly by portion of R.S. Dag No. 591 and partly by R.S. Dag No. 590;
- On the **South** : By R.S. Dag No. 596;
- On the **East** : By portion of R.S. Dag Nos. 594;
- On the **West** : Partly by portion of R.S. Dag Nos. 503 and partly by portion of R.S. Dag No. 492.

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

L.T.I of Nikarbala Das
by the pen of Sumit Das

GAZETED
A.D. S.D
P. Pal. 02/11/2021

AC
Smta. Mrs



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

09/07/16

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:



L.T.T of Niharbala Das
by the pen of
Sunite Das

সুনিতি দাস
গণেশ্বরী নরসি
Sunite Das
গণেশ্বরী নরসি
Aparna Das.
Purnima Pal.

① Soumya Samanta (Adv)

② Rabi Sankar Ghosh
Ajma - Hooghly.

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

ABHIYAN COMMERCIAL PVT. LTD.
Abhinav Chatterjee
AUTHORISED SIGNATORY

① Soumya Samanta (Adv)

② Rabi Sankar Ghosh.

Read over and explained the contents of this document in bengali language to Niharbala Das, Sadhan Das, Rekha Pal., and Bhabani Das. who has understood the same.
Rabi Sankar Ghosh



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

০৭/১১/১৫

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the abovenamed Vendors of and from the within named Purchaser the within mentioned sum of Rs. 3,40,000/- (Rupees three lacs forty 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

<i>Sl. No.</i>	<i>By Demand Draft/Cash</i>	<i>Date</i>	<i>Bank and Branch</i>	<i>Amount (in Rs.)</i>
1.	058774	26.04.2016	AXIS Bank	48,571.40
2.	058779	26.04.2016	AXIS Bank	2,71,428.60
3.	Cash	26.04.2016	----	20,000.00
			Total :	3,40,000.00

(Rupees Three Lacs forty lacs) only

L.T.D of Nikarbala Das by the pen of

sumiti ban



Sumiti Ban
L.T.D of Nikarbala Das
AP Arma Das.
Purnima Pal.

WITNESSES:

① Soumya Samanta (Adv)

② Ravi Shankar Ghosh

Drafted by me:

Soumya Samanta Advocate

C/o DSP Law Associates, Advocates

4D, Nicco House,

1B Hare Street, Kolkata-700001

F- 1064/2012



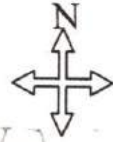
Additional District Sub-Registrar
Chinsura, Dist.-Hooghly.

09/5/16

PLAN SHOWING R.S.DAG NO. 595 (CORRESPONDING L.R.DAG NO. 346) IN MOUZA SHRIRAMPUR, J.L.NO. 34, POLICE STATION DADPUR, DISTRICT HOOGLY.

TOTAL AREA IN DAG: 0.40 acre

SUBJECT MATTER OF SALE: 0.175 acre



L.T.I of Niharabala Das by the pen of Suniti Das

*সুনীতি দাস
গায়ত্রী
সুনীতি দাস
সুনীতি দাস
আপনার দেন.*

ABHIYAN COMMERCIAL PVT. LTD.












Abhinav Choudhary
AUTHORISED SIGNATORY

NOT TO SCALE























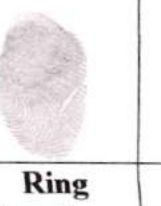

Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

09/07/16

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

L.T.I of Niharbala Das by the pen of sumitran












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







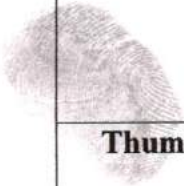




<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little














Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

09/5/16

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












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












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



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

09/5/16

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

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



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

09/11/16









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 06030000509262/2016

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
1	Smt NIHARBALA DAS SHRIRAMPUR, P.O:- HANRAL, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Seller			Niharbala Das by the pen of suniti Das
2	Mr SADHAN DAS SHRIRAMPUR, P.O:- HANRAL, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Seller			Sadhan Das
3	Smt REKHA PAL 84/A PATUYAPARA LANE SHRIRAMPUR SHRIRAMPUR, P.O:- SHRIRAMPUR, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Seller			Rekha Pal






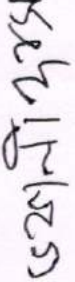


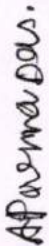



<p>শ্রীমতী ব্রজ শ্রীমতী লক্ষ্মী শ্রীমতী সুন্দরী</p>		<p>শ্রীমতী ব্রজ শ্রীমতী লক্ষ্মী শ্রীমতী সুন্দরী</p>
<p>শ্রীমতী ব্রজ শ্রীমতী লক্ষ্মী শ্রীমতী সুন্দরী</p>		<p>শ্রীমতী ব্রজ শ্রীমতী লক্ষ্মী শ্রীমতী সুন্দরী</p>
<p>শ্রীমতী ব্রজ শ্রীমতী লক্ষ্মী শ্রীমতী সুন্দরী</p>		<p>শ্রীমতী ব্রজ শ্রীমতী লক্ষ্মী শ্রীমতী সুন্দরী</p>

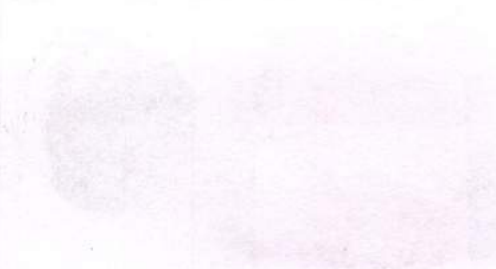


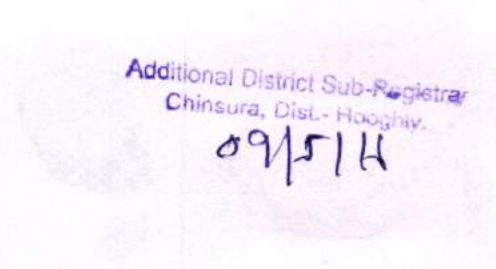


Additional District Sub-Registrar
Chinsura, Dist.- Hooghly.

০৭/১৫/১৬

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




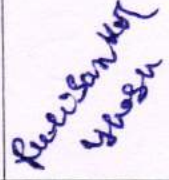
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt SUNITI DAS 273,G.T.ROAD MAHESH,SERAMPORE , P.O:- SHRIRAMPUR, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Seller			
5	Smt BHABANI DAS BANDIPUR RAY O RAJAK PARA MAUJA- BANDIPUR,BANDIPUR, P.O:- NALIFUL, P.S:- Haripal, District:- Hooghly, West Bengal, India, PIN - 712407	Seller			
6	Smt APARNA DAS 28 KHELAT BABU LANE CHITPUR, P.O:- CHITPUR, P.S:- Chitpur, District:-Kolkata, West Bengal, India, PIN - 700037	Seller			
7	Smt PURNIMA PAL 4A P.C.MUKHERJEE BYE LANE WARD-3 KONNAGAR UTTARPAR, P.O:- KONNAGAR, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712235	Seller			

<p>Signature and Date</p> <p>20/11/2000</p>		<p>...</p>
<p>Signature and Date</p> <p>20/11/2000</p>		<p>...</p>
<p>Signature and Date</p> <p>20/11/2000</p>		<p>...</p>
<p>Signature and Date</p> <p>20/11/2000</p>		<p>...</p>

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


09/5/14

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, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Buyer [ABHIYAN COMMERCIAL PRIVATE LIMITED]			 ABHIYAN COMMERCIAL PVT. L. AUTHORISED SIGNATORY
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	Smt NIHARBALA DAS, Mr SADHAN DAS, Smt REKHA PAL, Smt SUNITI DAS, Smt BHABANI DAS, Smt APARNA DAS, Smt PURNIMA PAL, Mr Abhijit Chatterjee			



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

<p>18/11/2014</p>		<p>Faint, illegible text in the right column of the top row.</p>
<p>18/11/2014</p>	<p>Faint, illegible text in the middle column of the bottom row.</p>	<p>Faint, illegible text in the right column of the bottom row.</p>



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

০৭/১১/১৪

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Abhijit Chatterjee 14 N. S. Road, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Smt NIHARBALA DAS Wife of Mr BISWANATH DAS SHRIRAMPUR, P.O:- HANRAL, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence
2	Mr SADHAN DAS Son of Mr BISHWANATH DAS SHRIRAMPUR, P.O:- HANRAL, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence
3	Smt REKHA PAL Wife of Mr ARUP KUMAR 84/A PATUYAPARA LANE SHRIRAMPUR, P.O:- SHRIRAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence
4	Smt SUNITI DAS Wife of Mr SUSHANTA DAS 273,G.T.ROAD MAHESH,SERAMPUR, P.O:- SHRIRAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
5	<p>Smt BHABANI DAS Wife of Mr BASUDEB DAS BANDIPUR RAY O RAJAK PARA MAUJA-BANDIPUR, BANDIPUR, P.O:- NALIFUL, P.S:- Haripal, District:- Hooghly, West Bengal, India, PIN - 712407 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence</p>
6	<p>Smt APARNA DAS Wife of Mr PARITOSH DAS 28 KHELAT BABU LANE CHITPUR, P.O:- CHITPUR, P.S:- Chitpur, District:-Kolkata, West Bengal, India, PIN - 700037 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence</p>
7	<p>Smt PURNIMA PAL Wife of Mr CHANDAN PAL 4A P.C.MUKHERJEE BYE LANE WARD-3 KONNAGAR UTTARPAR, P.O:- KONNAGAR, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence</p>

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	ABHIYAN COMMERCIAL PRIVATE LIMITED 49A, TOLLYGUNGE CIRCULAR ROAD, P.O:- TOLLYGUNGE HEAD OFFICE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No. AAGCA2977D,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Abhijit Chatterjee 14 N. S. Road, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEHPC7548G,; Status : Representative; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	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,	Smt NIHARBALA DAS, Mr SADHAN DAS, Smt REKHA PAL, Smt SUNITI DAS, Smt BHABANI DAS, Smt APARNA DAS, Smt PURNIMA PAL, Mr Abhijit Chatterjee	

C. Transacted Property Details**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 346 , LR Khatian No:- 112	0.175 Acre	3,40,000/-	3,93,750/-	Proposed Use: Industrial Use, ROR: Shali, Width of Approach Road: 2 Ft.,

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Smt NIHARBALA DAS	ABHIYAN COMMERCIAL PRIVATE LIMITED	2.5	14.2857
	Mr SADHAN DAS	ABHIYAN COMMERCIAL PRIVATE LIMITED	2.5	14.2857
	Smt REKHA PAL	ABHIYAN COMMERCIAL PRIVATE LIMITED	2.5	14.2857
	Smt SUNITI DAS	ABHIYAN COMMERCIAL PRIVATE LIMITED	2.5	14.2857
	Smt BHABANI DAS	ABHIYAN COMMERCIAL PRIVATE LIMITED	2.5	14.2857
	Smt APARNA DAS	ABHIYAN COMMERCIAL PRIVATE LIMITED	2.5	14.2857
	Smt PURNIMA PAL	ABHIYAN COMMERCIAL PRIVATE LIMITED	2.5	14.2857

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ABHIJIT CHATTERJEE
Address	14 N . S . ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. CHINSURA, District: Hooghly

Endorsement For Deed Number : I - 060302776 / 2016

Query No/Year	06030000509262/2016	Serial no/Year	0603002770 / 2016
Deed No/Year	I - 060302776 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Abhijit Chatterjee	Presented At	Private Residence
Date of Execution	09-05-2016	Date of Presentation	09-05-2016

Remarks

On 15/04/2016

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 3,93,750/-



(Anupam Halder)

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

On 09/05/2016

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

Presented for registration at 19:30 hrs on : 09/05/2016, at the Private residence by Mr Abhijit Chatterjee ,.

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

Execution is admitted on 09/05/2016 by

Smt NIHARBALA DAS, Wife of Mr BISWANATH DAS, SHRIRAMPUR, P.O: HANRAL, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, 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 Cultivation

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

Execution is admitted on 09/05/2016 by

Mr SADHAN DAS, Son of Mr BISHWANATH DAS, SHRIRAMPUR, P.O: HANRAL, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, 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 Cultivation

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

Execution is admitted on 09/05/2016 by

Smt REKHA PAL, Wife of Mr ARUP KUMAR, 84/A PATUYAPARA LANE SHRIRAMPURA SHRIRAMPUR, P.O: SHRIRAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, 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 Cultivation

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

Execution is admitted on 09/05/2016 by

Smt SUNITI DAS, Wife of Mr SUSHANTA DAS, 273,G.T.ROAD MAHESH,SERAMPORE, P.O: SHRIRAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, 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 Cultivation

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

Execution is admitted on 09/05/2016 by

Smt BHABANI DAS, Wife of Mr BASUDEB DAS, BANDIPUR RAY O RAJAK PARA MAUJA-BANDIPUR,BANDIPUR, P.O: NALIFUL, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, 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 Cultivation

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

Execution is admitted on 09/05/2016 by

Smt APARNA DAS, Wife of Mr PARITOSH DAS, 28 KHELAT BABU LANE CHITPUR, P.O: CHITPUR, Thana: Chitpur, , Kolkata, WEST BENGAL, India, PIN - 700037, 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 Cultivation

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

Execution is admitted on 09/05/2016 by

Smt PURNIMA PAL, Wife of Mr CHANDAN PAL, 4A P.C.MUKHERJEE BYE LANE WARD-3 KONNAGAR UTTARPAR, P.O: KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, 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 Cultivation

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

Execution is admitted on 09/05/2016 by

Mr Abhijit Chatterjee Authorized signatory, ABHIYAN COMMERCIAL PRIVATE LIMITED, 49A,TOLLYGUNGE CIRCULAR ROAD, P.O:- TOLLYGUNGE HEAD OFFICE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Mr Abhijit Chatterjee, Son of Mr Sahadeb Chatterjee, 14 N. S. Road, P.O: Hare Street, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, 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 Cultivation



(Anupam Halder)

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

On 13/05/2016

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 Fees

Certified that required Registration Fees payable for this document is Rs 4,337/- (A(1) = Rs 4,323/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 4,337/-

Description of Draft

1. Rs 4,337/- is paid, by the Draft(other) No: 880824000428, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), NETAJI SUBHAS ROAD BR.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,708/- and Stamp Duty paid by Draft Rs 19,708/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 8303, Purchased on 19/04/2016, Vendor named Samiran Das.

Description of Draft

1. Rs 19,708/- is paid, by the Draft(other) No: 880823000428, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), NETAJI SUBHAS ROAD BR.



(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 0603-2016, Page from 48896 to 48925
being No 060302776 for the year 2016.



Digitally signed by ANUPAM HALDER
Date: 2016.05.20 11:29:20 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 20/05/2016 11:29:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.

(This document is digitally signed.)