

15/01/17

17/2/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 718437

17/01/17
 9-0-23882/17

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

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

7 JAN 2017

THIS INDENTURE OF CONVEYANCE made this 17th day of January
 Two Thousand and Seventeen **BETWEEN (1) KARTIK GHOSH** (also known as
KARTIK CHANDRA GHOSH ^{and KARTICK GHOSH} son of Mrityunjay Ghosh residing at Srirampur,

Shankasi Ghosh.
 Akash Ghosh

Kartick Ghosh
 Shankasi Ghosh.
 Akash Ghosh

AC

Serial No.....18946.....

Name.....

Address.....

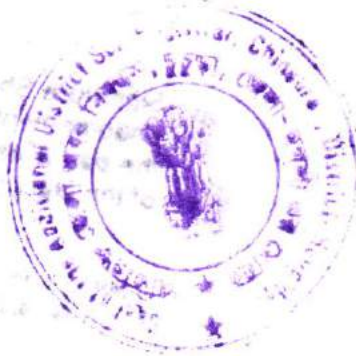
Prop. - Srikanth Tiwari
Licensed Stamp Vendor
BACHAN CANCA

DSP LAW ASSOCIATES
4D Nicco House
1B & 2 Hare Street
Kolkata - 700001

29 DEC 2016

3, Bankshall Court
KOLKATA - 7000 001

29 DEC 2016



Rabi Shankar Ghosh
e/o - Mahadev Ghosh
vill - Ajma
Post - Itanree
Dist - Hooghly
P.S - Dadpur.
Pin - 712149

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

7 JAN 2017

Hooghly - 712149 Police Station - Dadpur Post Office- Hanral having PAN BAYPG6220M, (2) **GANESH GHOSH** (also known as **GANESH CHANDRA GHOSH**) son of Mrityunjay Ghosh residing at Srirampur, Dadpur, Hooghly-712149 Police Station- Dadpur Post Office- Hanral having PAN AVYPG3745P, (3) **SHANKARI GHOSH** wife of Ashok Chandra Ghosh residing at Basudebpur Ghoshpara Khajurdaha-Mel, Dhaniakhali, Hooghly- 712303 Police Station- Gurap, Post Office Bhastara having PAN BEZPG3371N and (4) **AKASH GHOSH** son of Ashoke Chandra Ghosh residing at Uttar Basudebpur Bhastara, Gurap, Hooghly-712303 Police Station- Gurap, Post Office Bhastara PAN BGQPG3937A, 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 respective heirs executors administrators and legal representatives) of the **ONE PART AND GODBALAJI TRADELINK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having PAN AACCG5964E and its Registered Office at 14 N.S. Road, Police Station Hare Street, Post Office Hare Street, Kolkata 700001, 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 Balai Chandra Mukhopadhyay was the sole and absolute owner of **ALL THAT** piece and parcel of land containing an area of 0.55 acre or 55 sataks more or less comprised in the entire R.S. Dag No. 594 in Mouza- (also known as Srirampur and Sreerampur), 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**" and the said Balai Chandra Mukhopadhyay got his name mutated as Raiyats of the whole Property in the Records of Rights published under the Revisional Settlement, under R.S. Khatian Nos. 80.
- B. **AND WHEREAS** by an Indenture of Conveyance dated 20th June 1975 and registered with Sadar Joint Sub-Registrar, Hooghly in Book No. I, Volume No. 32 Pages 226 to 228, Being No. 3001 for the year 1975, the said Balai Chandra Mukhopadhyay for the consideration therein mentioned sold conveyed and transferred unto and to one Kalyani Pandit **ALL THAT** demarcated portion containing an area of 0.28 acre or 28 sataks more or less on the northern side of the Whole Property absolutely and forever.

Kartik Ghosh
Shankari Ghosh
Akash Ghosh

AC



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

37 JAN 2017

- C. **AND WHEREAS** by another Indenture of Conveyance dated 20th June 1975 and registered with Sadar Joint Sub-Registrar, Hooghly in Book No. I, Volume No. 34 Pages 255 to 257, Being No. 3002 for the year 1975, the said Balai Chandra Mukhopadhyay for the consideration therein mentioned sold conveyed and transferred unto and to one Madhusudan Pandit ALL THAT a demarcated portion containing an area of 0.27 acre or 27 sataks more or less on the southern side of the Whole Property absolutely and forever.
- D. **AND WHEREAS** by an Indenture of Conveyance dated 13th May 1984 and registered with Sadar Joint Sub-Registrar, Hooghly in Book No. I, Volume No. 22 Pages 227 to 229, Being No. 1299 for the year 1984, the said Kalyani Pandit for the consideration therein mentioned sold conveyed and transferred unto and to the said Ganesh Chandra Ghosh (the Vendor No. 2 hereto) ALL THAT demarcated portion containing an area of 0.14 acre or 14 sataks more or less on the north-western side of the Whole Property absolutely and forever.
- E. **AND WHEREAS** by an Indenture of Conveyance dated 13th May 1984 and registered with Sadar Joint Sub-Registrar, Hooghly in Book No. I, Volume No. 22 Pages 230 to 232, Being No. 1300 for the year 1984, the said Kalyani Pandit for the consideration therein mentioned sold conveyed and transferred unto and to the one Ashoke Chandra Ghosh (also known as Ashoke Ghosh) ALL THAT demarcated portion containing an area of 0.14 acre or 14 sataks more or less on the north-eastern side of the Whole Property absolutely and forever.
- F. **AND WHEREAS** by an Indenture of Conveyance dated 13th May 1984 and registered with Sadar Joint Sub-Registrar, Hooghly in Book No. I, Volume No. 22 Pages 233 to 235, Being No. 1301 for the year 1984, the said Madhusudan Pandit for the consideration therein mentioned sold conveyed and transferred unto and to one Sudhir Chandra Ghosh ALL THAT demarcated portion containing an area of 0.14 acre or 14 sataks more or less on the south-eastern side of the Whole Property absolutely and forever.
- G. **AND WHEREAS** by an Indenture of Conveyance dated 13th May 1984 and registered with Sadar Joint Sub-Registrar, Hooghly in Book No. I, Volume No. 22 Pages 236 to 238, Being No. 1302 for the year 1984, the said Madhusudan Pandit for the consideration therein mentioned sold conveyed and transferred unto and to the said Kartik Chandra Ghosh (the Vendor No. 1 hereto) ALL THAT demarcated portion containing an area of 0.13 acre or 13

Kartick Ghosh
Shankari Ghosh.
Akash Ghosh

(Signature)



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

7 JAN 2017

sataks more or less on the south-western side of the Whole Property absolutely and forever.

- H. **AND WHEREAS** the said Ashoke Chandra Ghosh, a Hindu, died intestate leaving him surviving his wife namely Shankari Ghosh (also known as Sankari Ghosh) (the Vendor No. 3 hereto) and his son namely Akash Ghosh (the Vendor No. 4 hereto) as his only heir, heiress, and legal representatives who both upon his death inherited and became entitled to ALL THAT piece and parcel of land containing an area of 0.14 acre or 14 sataks more or less being a demarcated portion on the north-eastern side of the Whole Property absolutely and forever.
- I. **AND WHEREAS** the said R.S. Dag No.594 was renumbered as L.R. Dag No. 341 in the Records of Rights published under the West Bengal Land Reforms Act, 1955 (hereinafter referred to as "the **said Act of 1955**"). The name of the said Ganesh Chandra Ghosh was recorded as Raiyat in respect of 14 Sataks under L.R. Khatian No. 223 and the name of the said Kartick Chandra Ghosh was recorded as Raiyat in respect of 13 sataks under L.R. Khatian No. 222. The name of said Balai Chandra Mukhopadhyay still continues to be recorded as Raiyat in respect of the 14 sataks, now belonging to the Vendor Nos. 3 and 4, under L.R. Khatian No. 105.
- J. **AND WHEREAS** in the premises, the Vendors are the full and absolute owners of **ALL THAT** piece or parcel of land containing an area of 41 Satak or 0.41 acre more or less situate lying at and being a divided and demarcated portion of L.R. Dag No. 341 recorded in L.R. Khatian No.105, 222 and 223 (formerly R.S. Dag No.594) in Mouza Shrirampur (also known as Srirampur and Sreerampur), J.L. No.34, Police Station Dadpur, District Hooghly morefully and parcilarly 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.
- K. **AND WHEREAS** the Vendors have approached the Purchaser to purchase All That the said Property and their respective parts and shares thereof 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

Akash Ghosh

Kartick Ghosh
Shankari Ghosh.

AC



Additional District Sub-Registrar
Chinsura, Dist - Hooghly.

17 JAN 2017

to purchase the same at and for a total consideration of Rs.9,00,000/- (Rupees Nine Lakhs Thousand) only.

L. **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, 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 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;

*C

Karlick Ghosh
Shankari Ghosh
Akash Ghosh



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

7 JAN 2017

7 JAN 2017

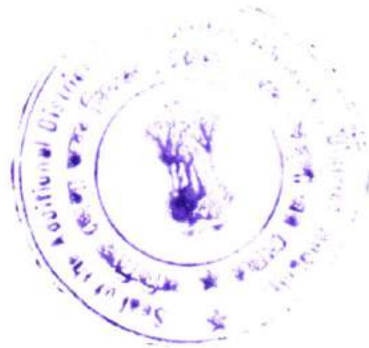
- (vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property 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.9,00,000/- (Rupees Thirteen 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 41 Satak or 0.41 acre more or less situate lying at and being a divided and demarcated portion of L.R. Dag No. 341 recorded in L.R. Khatian Nos. 105, 222 and 223 (formerly R.S. Dag No. 594) 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 the entire respective part or share of the Vendors of and in 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

Akash Ghosh

Kardik Ghosh
Shankari Ghosh

AC



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

17 JAN 2017

or was held used occupied or enjoyed therewith **AND** 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. 341 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 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;

Akash Ghosh

Kartick Ghosh
Shankari Ghosh.

AC



Additional District Sub-Registrar
Chinsura, Dist - Hooghly.

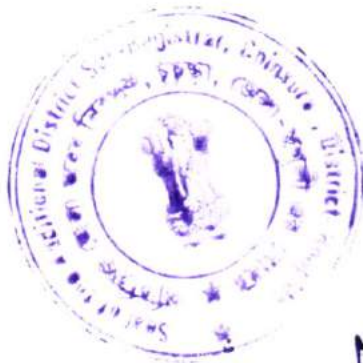
* 7 JAN 2017

- (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 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 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 and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or

Akash Ghosh

Kartick Ghosh
Shankari Ghosh.

AZ



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

17 JAN 2017

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.
- 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

Akash Ghosh

Kaartick Ghosh
Shankari Ghosh.

AC



Additional District Sub-Registrar
Chinsurah, Dist - Hooghly

7 JAN 2017

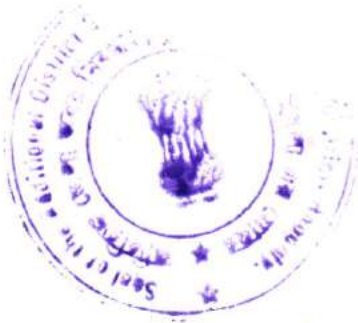
thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition 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.
- 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.

Alkash Ghosh

Kartick Ghosh
Shankari Ghosh,

AC



Additional District Sub-Registrar
Chinsura, Dist- Hooghly.

17 JAN 2017

THE SCHEDULE ABOVE REFERRED TO:**(SAID PROPERTY)**

ALL THAT pieces or parcel of "Sali" land containing an area 41 Satak or 0.41 acre more or less situate lying at and being a divided and demarcated portion of L.R. Dag No. 341 (as described below) and 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:-

R.S. Dag Number	L.R. Dag and Khatian Number	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 594 recorded under Khatian No. 80	Dag No. 341 recorded in Khatian No. 105, 222 and 223	0.55 acre	0.41 acre

The said Property 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.591 and 592;

On the **South** : Partly by portion of R.S. Dag No. 597 and partly by remaining portion of R.S. Dag No. 594;

On the **East** : Partly by portions of R.S. Dag Nos. 592 and 593 and partly by remaining portion of R.S. Dag No. 594;

On the **West** : By portion of R.S. Dag Nos. 595 and 596.

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

Akash Ghosh

Kartick Ghosh
Shamari Ghosh,

AC



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

17 JAN 2017

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:

Koushik Ghosh
VILL - SRIRAMPUR
P.O. - HANRAJ
P.S. - DADPUR
Dist - HOOGHLY
PIN - 712149

Rabi Sankar Ghosh

Kartick Ghosh
ALIAS - Kartick Ghosh
শ্যামল চন্দ্র

Shankari Ghosh
Akash Ghosh

SIGNED SEALED AND DELIVERED

by the withinnamed PURCHASER at
Kolkata in the presence of:

Koushik Ghosh

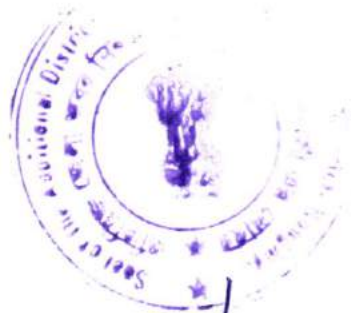
###

Rabi Sankar Ghosh
VILL - AYME
POST - HANRAJ
PIN - 712149

GODBALAJI TRADELINK (P) LTD.

Abin Chandra
Authorized Signatory

Read over and explained
the contents of this document
in bengli language to ~~go to~~
my uncle Ganesh Ghosh
who understood the same
Koushik Ghosh



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

17 JAN 2017

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the abovenamed Vendor of and from the within named Purchaser the within mentioned sum of Rs.9,00,000/- (Rupees Nine Lakhs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION

Sl. No.	By or out of Demand Draft	Date	Bank	Amount (in Rs. P.)
1.	673684	13 th January 2017	Kotak Mahindra Bank	3,00,000.00
2.	673685	13 th January 2017	Kotak Mahindra Bank	3,00,000.00
3.	673686	13 th January 2017	Kotak Mahindra Bank	1,50,000.00
4.	673687	13 th January 2017	Kotak Mahindra Bank	1,50,000.00
Total:				<u>9,00,000.00</u>

(Rupees Nine Lakhs) only

WITNESSES:

Kousik Ghosh

24

Rakesh Ghosh

Kartick Ghosh
ALIAS - Kartik Ghosh
5/10/17 6/17/17

Shankari Ghosh.

Akash Ghosh

Drafted by me:

Pranay Chandra Advocate
C/o DSP Law Associates,

Advocates

4D, Nicco House,

1B Hare Street, Kolkata-700001

F/ 1064/ 2012



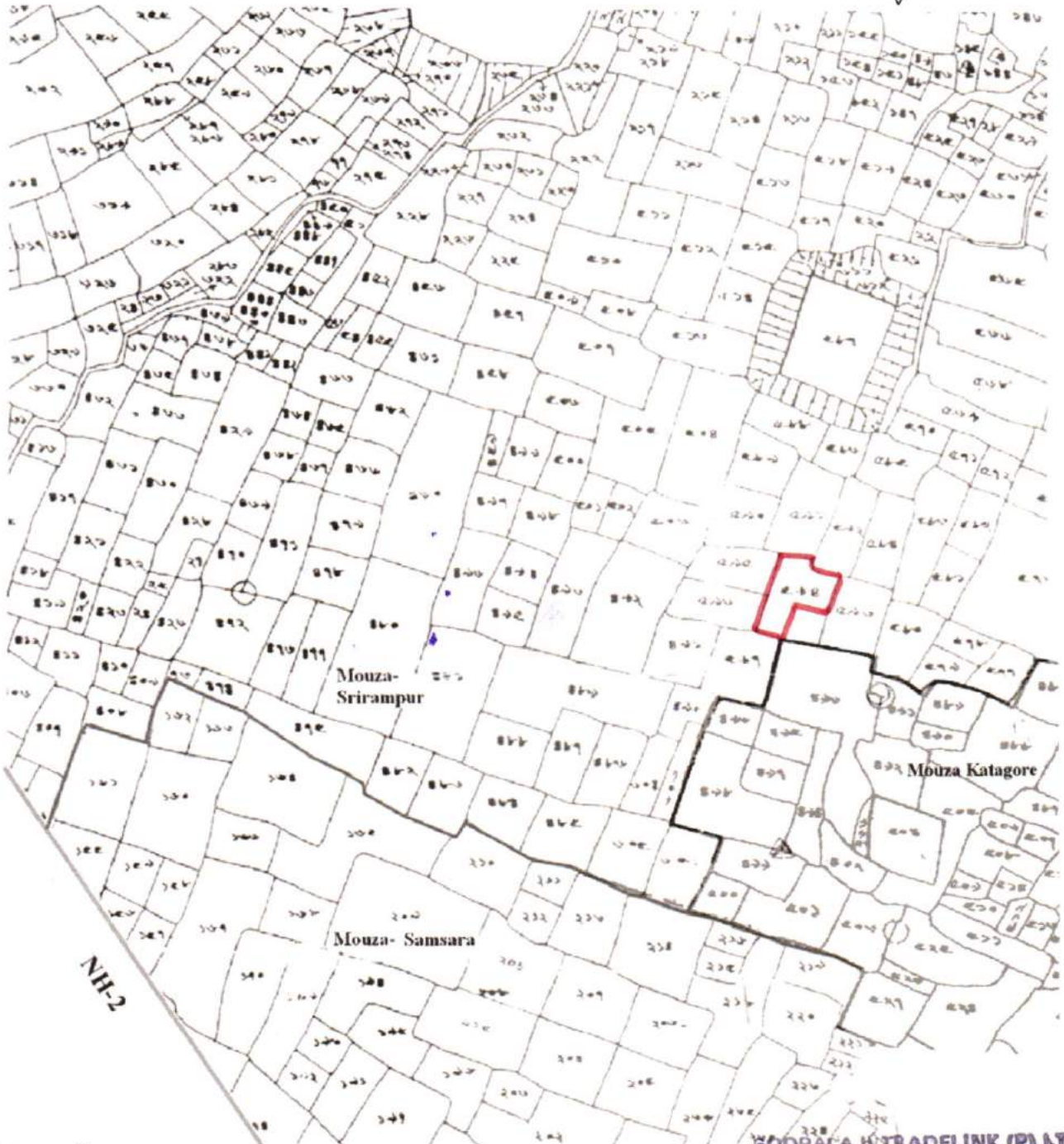
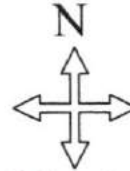
Additional District Sub-Registrar
Chinsura, Dist - Hooghly

17 JAN 2017

**PLAN SHOWING R.S. DAG NO. 594 (CORRESPONDING L.R.DAG NO. 341)
IN MOUZA SHRIRAMPUR, J.L.NO. 34, POLICE STATION DADPUR,
DISTRICT HOOGLY.**

TOTAL AREA IN DAG: 0.55 acres

SUBJECT MATTER OF SALE: 0.41 acres

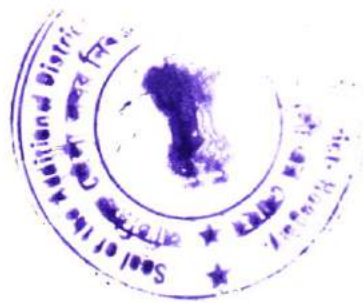


*Kastick Ghosh
5/11/2016*

Shankari Ghosh.
Akash Ghosh












GODBACAJ TRADELINK (P) LTD.
Abhinav Chandra
Authorized Signatory

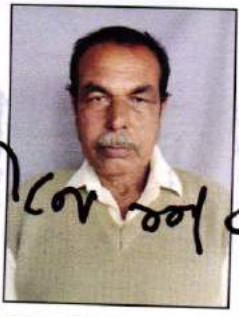










NOT TO SCALE



Additional District Sub-Registrar
Chinsura, Dist.- Hooghly

17 JAN 2017

<i>Finger prints of the executant</i>					
 <p>ALIAS - Kartik Ghosh Kartick Ghosh</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>गोविंद चंद्र</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 JAN 2017

Finger prints of the executant



Shankari Ghosh

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant



Akshay Ghosh

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant



Ashish Ghosh

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



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

7 JAN 2017

Major Information of the Deed



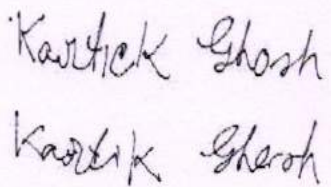
Deed No :	I-0603-00172/2017	Date of Registration	17/01/2017
Query No / Year	0603-0000023882/2017	Office where deed is registered	
Query Date	07/01/2017 4:37:46 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Abhijit Chatterjee 14, N. S. Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830158365, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 9,57,098/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 47,855/- (Article:23)	Rs. 10,527/- (Article:A(1))		
Remarks			



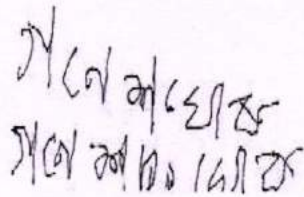


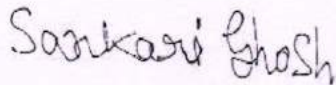


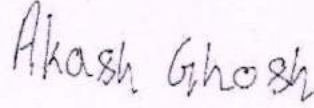
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-341	LR-105	Industrial Use	Shali	14 Dec	3,00,000/-	3,26,814/-	Width of Approach Road: 2 Ft.,
L2	LR-341	LR-222	Industrial Use	Shali	13 Dec	3,00,000/-	3,03,470/-	Width of Approach Road: 2 Ft.,
L3	LR-341	LR-223	Industrial Use	Shali	14 Dec	3,00,000/-	3,26,814/-	Width of Approach Road: 2 Ft.,
		TOTAL :			41Dec	9,00,000 /-	9,57,098 /-	
		Grand Total :			41Dec	9,00,000 /-	9,57,098 /-	

Seller Details :



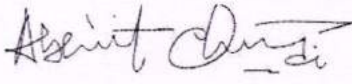
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Kartik Ghosh, (Alias: Mr Kartik Chandra Ghosh) Son of Mr Mrityunjay Ghosh Executed by: Self, Date of Execution: 17/01/2017 , Admitted by: Self, Date of Admission: 17/01/2017 ,Place : Office			
		17/01/2017	LTI 17/01/2017	17/01/2017
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. BAYPG6220M, Status :Individual				

2	Name	Photo	Fingerprint	Signature
	Mr Ganesh Ghosh, (Alias: Mr Ganesh Chandra Ghosh) Son of Mr Mrityunjay Ghosh Executed by: Self, Date of Execution: 17/01/2017 , Admitted by: Self, Date of Admission: 17/01/2017 ,Place : Office	 17/01/2017	 LTI 17/01/2017	 17/01/2017
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. AVYPG3745P, Status :Individual				
3	Name	Photo	Fingerprint	Signature
	Mrs Shankari Ghosh Wife of Mr Ashok Chandra Ghosh Executed by: Self, Date of Execution: 17/01/2017 , Admitted by: Self, Date of Admission: 17/01/2017 ,Place : Office	 17/01/2017	 LTI 17/01/2017	 17/01/2017
Basudebpur Ghoshpara Khajurdaha-Mel, Dhaniakhali,, P.O:- Bhastara, P.S:- Gurap, District:- Hooghly, West Bengal, India, PIN - 712303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BEZPG3371N, Status :Individual				
4	Name	Photo	Fingerprint	Signature
	Mr Akash Ghosh Son of Mr Ashoke Chandra Ghosh Executed by: Self, Date of Execution: 17/01/2017 , Admitted by: Self, Date of Admission: 17/01/2017 ,Place : Office	 17/01/2017	 LTI 17/01/2017	 17/01/2017
Uttar Basudebpur Bhastara, P.O:- Bhastara, P.S:- Gurap, District:-Hooghly, West Bengal, India, PIN - 712303 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. BVQPG3937A, Status :Individual				

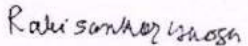
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Godbalaji Tradelink Private Limited 14, N. S. Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG5964E, 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 - 17/01/2017, , Admitted by: Self, Date of Admission: 17/01/2017, Place of Admission of Execution: Office	 <small>Jan 17 2017 2:25PM</small>	 <small>LTI 17/01/2017</small>	 <small>17/01/2017</small>
14, N. S. Road, P.O:- Hare Street, 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 : Godbalaji Tradelink 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 Abhijit Chatterjee, Mr Kartik Ghosh, Mr Ganesh Ghosh, Mrs Shankari Ghosh, Mr Akash Ghosh	<small>17/01/2017</small>
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Shankari Ghosh	Godbalaji Tradelink Private Limited-7 Dec
2	Mr Akash Ghosh	Godbalaji Tradelink Private Limited-7 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Kartik Ghosh	Godbalaji Tradelink Private Limited-13 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Ganesh Ghosh	Godbalaji Tradelink Private Limited-14 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:- 341(Corresponding RS Plot No:- 594), LR Khatian No:- 105	Owner:বলাই চন্দ্র মুখোপাধ্যায়, Gurdian:উমাপতি, Address:হাঁড়াল, Classification:শালি, Area:0.14000000 Acre,
L2	LR Plot No:- 341(Corresponding RS Plot No:- 594), LR Khatian No:- 222	Owner:কার্তিক চন্দ্র ঘোষ, Gurdian:মৃত্যুঞ্জয়, Address:নিজ, Classification:শালি, Area:0.13000000 Acre,
L3	LR Plot No:- 341(Corresponding RS Plot No:- 594), LR Khatian No:- 223	Owner:গনেশ ঘোষ, Gurdian:মৃত্যুঞ্জয়, Address:নিজ, Classification:শালি, Area:0.14000000 Acre,

Endorsement For Deed Number : I - 060300172 / 2017

On 17-01-2017

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 13:52 hrs on 17-01-2017, 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 9,57,098/-

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

Execution is admitted on 17/01/2017 by 1. Mr Kartik Ghosh, Alias Mr Kartik Chandra Ghosh, Son of Mr Mrityunjay Ghosh, Srirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Cultivation, 2. Mr Ganesh Ghosh, Alias Mr Ganesh Chandra Ghosh, Son of Mr Mrityunjay Ghosh, Srirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Cultivation, 3. Mrs Shankari Ghosh, Wife of Mr Ashok Chandra Ghosh, Basudebpur Ghoshpara Khajurdaha-Mel, Dhaniakhali,, P.O: Bhastara, Thana: Gurap, , Hooghly, WEST BENGAL, India, PIN - 712303, by caste Hindu, by Profession House wife, 4. Mr Akash Ghosh, Son of Mr Ashoke Chandra Ghosh, Uttar Basudebpur Bhastara, P.O: Bhastara, Thana: Gurap, , Hooghly, WEST BENGAL, India, PIN - 712303, by caste Hindu, by Profession Student

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 17-01-2017 by Mr Abhijit Chatterjee, Authorised Signatory, Godbalaji Tradelink Private Limited, 14, N. S. Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

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 10,527/- (A(1) = Rs 10,527/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,527/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2017 1:44PM with Govt. Ref. No: 192016170040140451 on 16-01-2017, Amount Rs: 10,527/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 1899138 on 16-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 47,855/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 47,755/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 18946, Amount: Rs.100/-, Date of Purchase: 29/12/2016, Vendor name: Bankshal Court Kolkata

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2017 1:44PM with Govt. Ref. No: 192016170040140451 on 16-01-2017, Amount Rs: 47,755/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 1899138 on 16-01-2017, 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 3601 to 3623

being No 060300172 for the year 2017.



Digitally signed by ANUPAM HALDER
Date: 2017.01.20 11:01:27 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 20-01-2017 11:01:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.

(This document is digitally signed.)