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S. No. 7528/12

12/5/12
9957
R.I.

Registered with the Registrar, Jammu & Kashmir
Registration, The Land Revenue Act 1901
under section 107 of the Act of 1901
and the Act of 1907

[Signature]
Registrar, Jammu & Kashmir
Srinagar

13 APR 2012

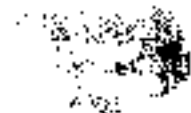
THIS DEED OF CONVEYANCE made this 13th day of April - two thousand and twelve BETWEEN KUDUS ALI SANA son of Anowar Ali Sana, by occupation business, by religion Muslim residing at Village - Unsani (Sanapara), Police Station Jagacha, District - Howrah, hereinafter referred to as 'the VENDOR' (which

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Dienar Sch. Registrar
Newark

11 A-R 2012

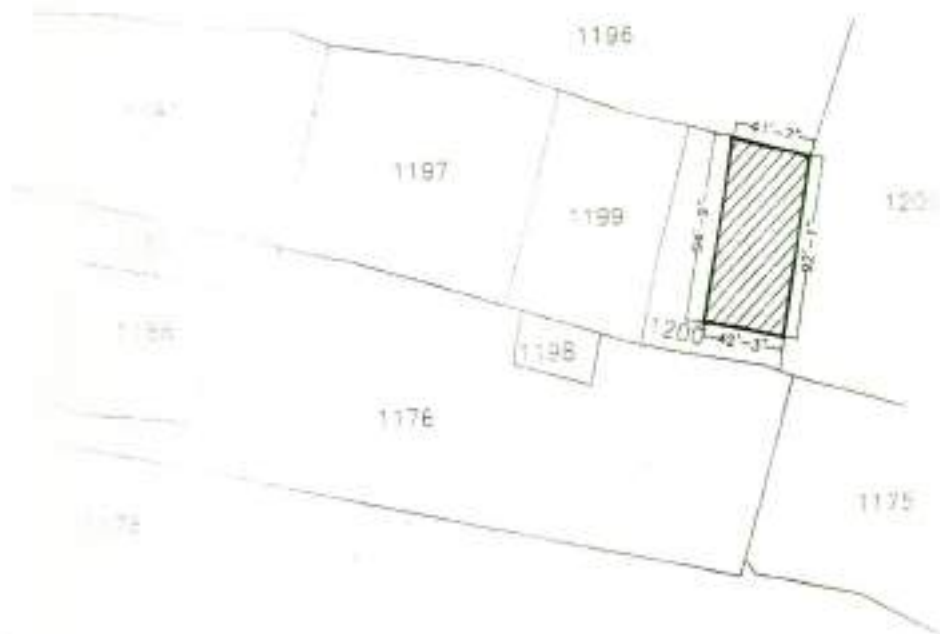
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expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART AND (1) DIBYENDU GHOSH**, son of Late Sushil Kumar Ghosh, Occupation Business, by religion Hindu and residing at Village Chowdhury Para, P.O. Andul Mouri, District - Howrah and (2) **PARTHA DAS**, son of Late Lakmi Narayan Das, Occupation Business, by religion Hindu and residing at Village Mohiyari Chakraborty Para, P.O. Andul Mouri, District - Howrah hereinafter jointly referred to as 'the **CONFIRMING PARTIES**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART AND (1) RAJESH SUPPLIERS (P) LTD.**, a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director Rajesh Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata - 700 027, (2) **GOVIND DEALERS (P) LTD.**, a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Rajesh Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata - 700 027, (3) **ADITI DEALERS (P) LTD.**, a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Rajesh Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata - 700 027, (4) **HARIPRASAD MERCHANTS (P) LTD.**, a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director Sonali Jhunjhunwala, wife of Rajesh Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (5) **MAA DURGA DEALERS (P) LTD.**, a Company within the meaning of the Companies Act, 1956 having its registered office

DETAILED PLAN OF LAND AT P.S. - JAGACHA, DISTRICT-HOWRAH
AREA SHOWN IN GREEN BORDER

MUGZA NO.	I.L.S. NO.	DAG. NO.	L.R. NO.	DAG. NO.	L.R. KH. NO.	AREA IN DEC.
1199A	110	1200	1234	897		9.00D

VENDOR - KUDUS ALI SANA & ORS.
 VENDEE - FAMI SH SUPPLIERS (P) LTD. & ORS.
 CONFIRMING PARTY - DIBYENDU GHOSH,
 AND PARTHA DAS.



Partha Das
Dibyendu Ghosh
 SIGN. OF CONFIRMING PARTY

[Signature]
 SIGN. OF VENDOR

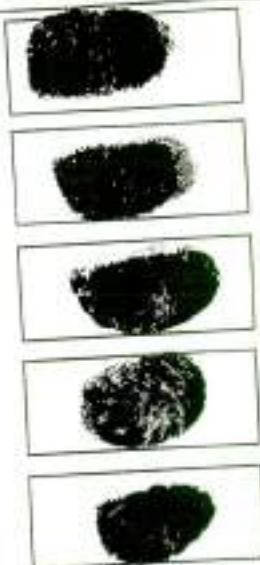
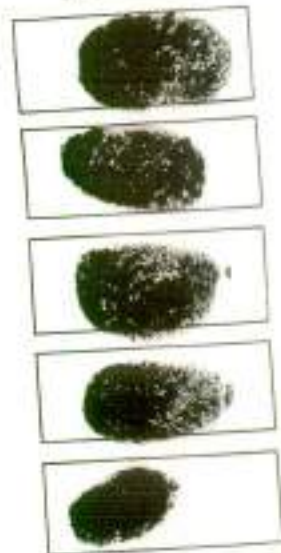
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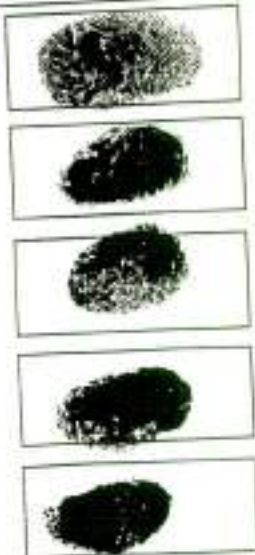
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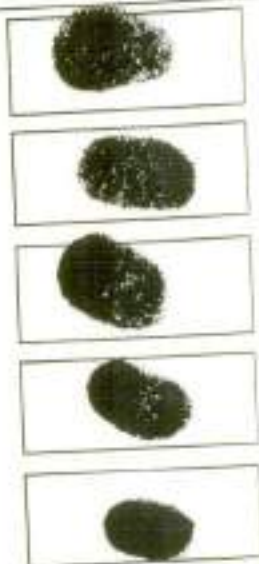
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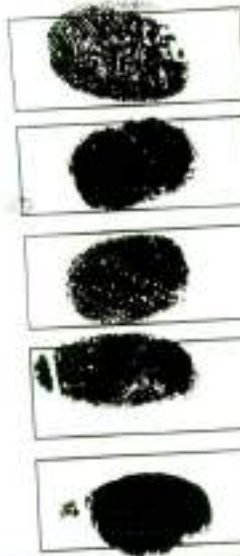
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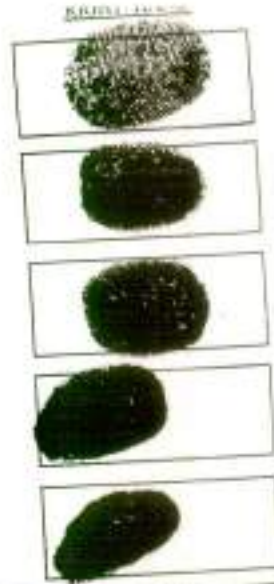


SIGNATURE -
Rajesh Suppliers (P) Limited
Director

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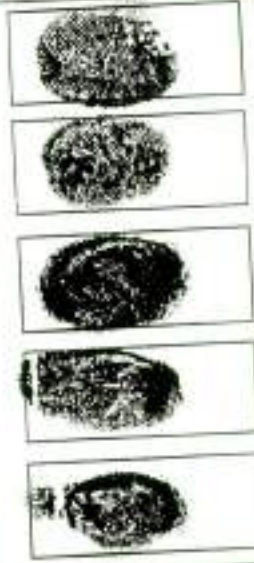
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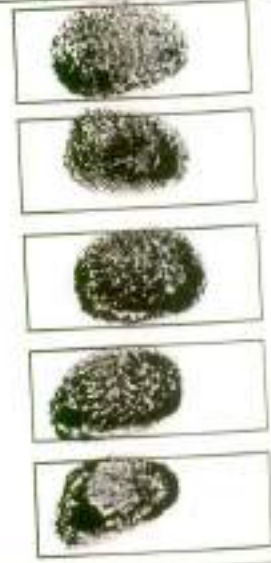
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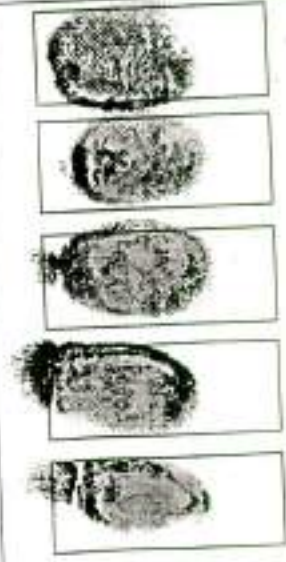
SIGNATURE -
Govind Dealers (P) Limited
Director



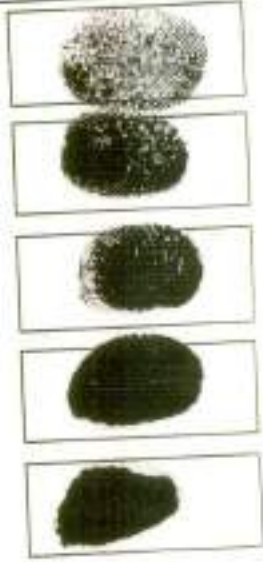
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SIGNATURE -
Aditi Dealers (P) Limited
Director



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Sneha Shrivastava

SIGNATURE -
Reliable Vincom (P) Limited

Sneha Shrivastava
Director



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SIGNATURE -
Rajesh Vanjiya (P) Limited

Rajesh Vanjiya
Director



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Sneha Shrivastava

SIGNATURE -

Navin Vinimay (P) Limited

Sneha Shrivastava



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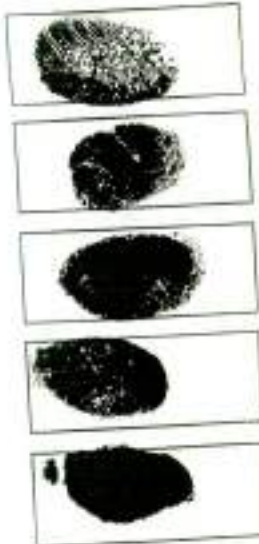
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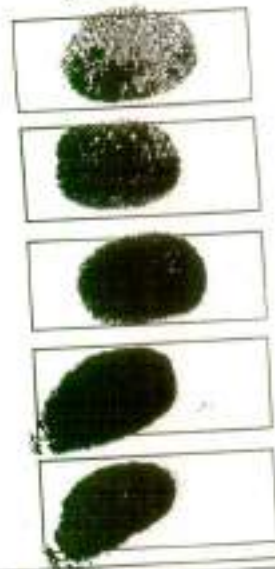
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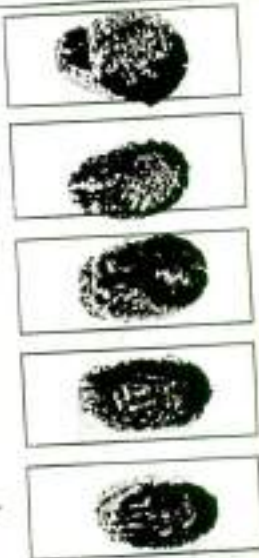
SIGNATURE -
Sonali Dealcom (P) Limited
Rajon
Director



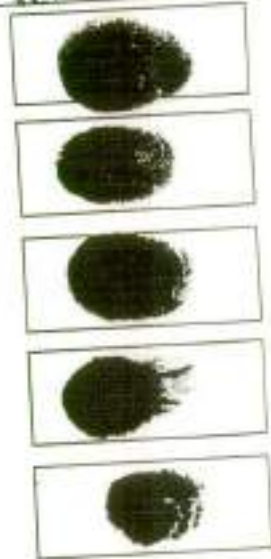
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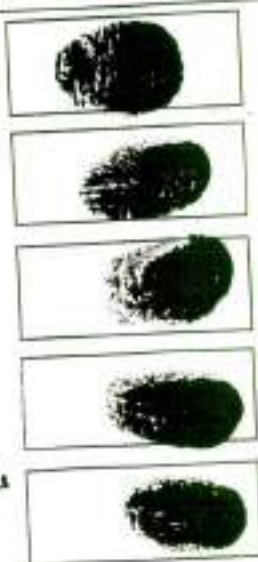
Sonali Shrinivaswale
SIGNATURE
Maa Durga Dealers (P) Limited
Sonali Shrinivaswale
Director



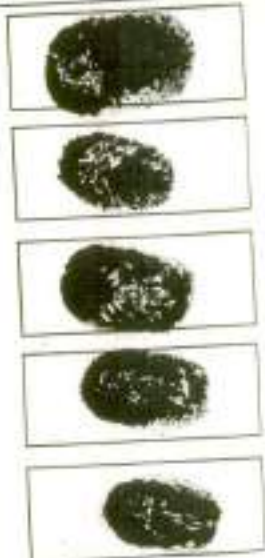
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Sonali Shrinivaswale
SIGNATURE
Hariprasad Motors (P) Limited
Sonali Shrinivaswale



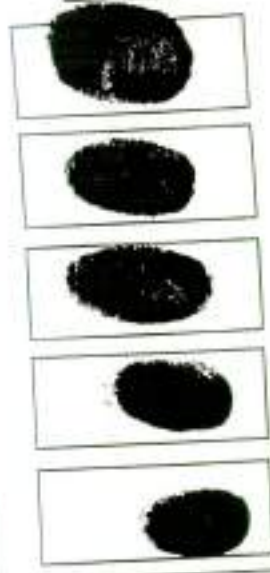
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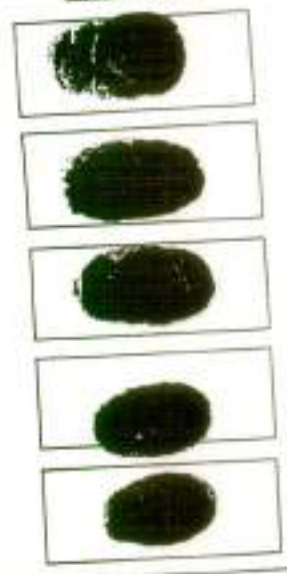
SIGNATURE:
Sudeep Jhunjhunwala
Balhanuman Vahya (P) Limited
Director

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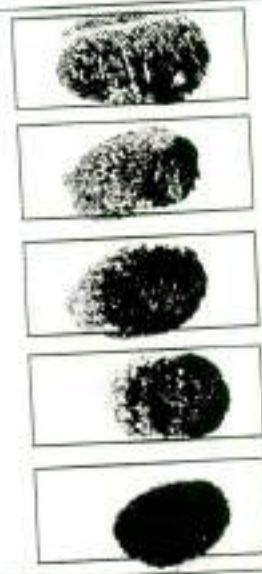


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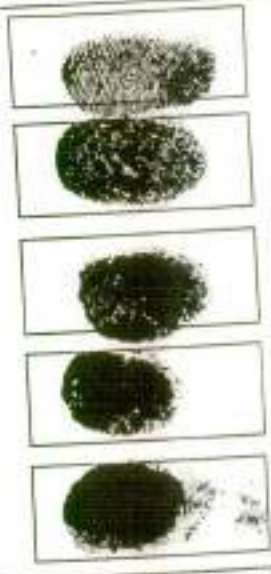
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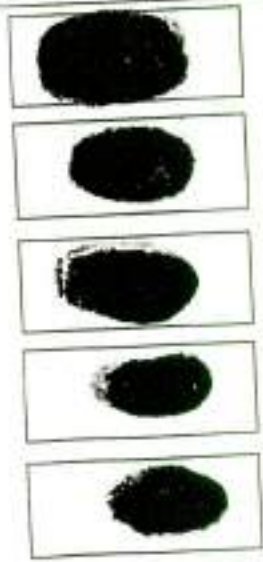
SIGNATURE:
Yash Vincom (P) Limited
Director



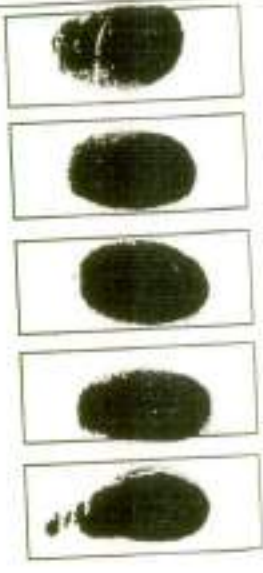
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SIGNATURE:
Sudeep Jhunjhunwala
Janaki Dealers (P) Limited
Director

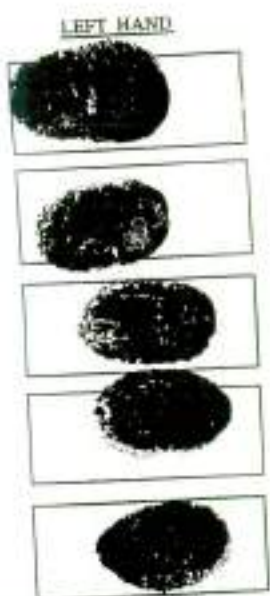


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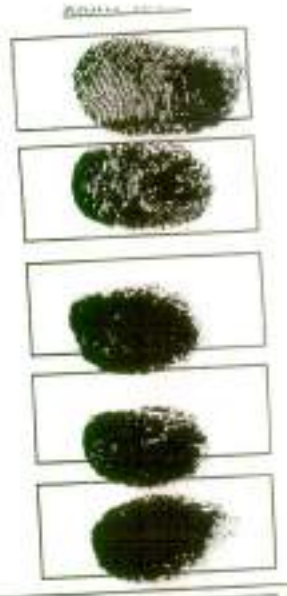




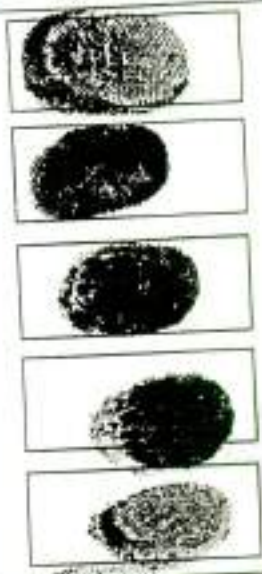
Sarada Vinimay (P) Limited
 Sarada Vinimay (P) Limited
 Director



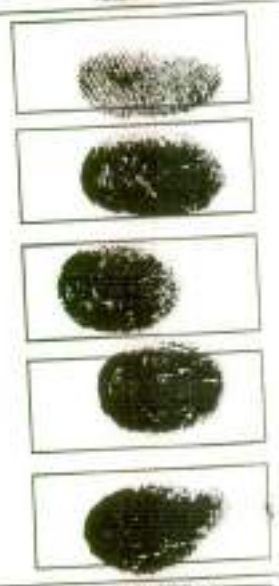
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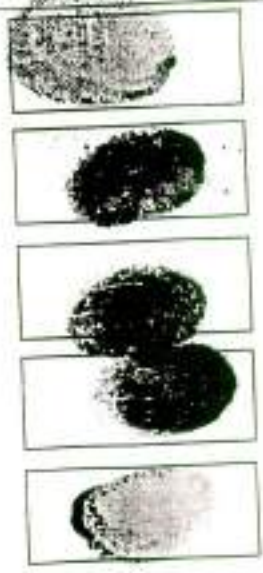

Indu Vinimay (P) Limited
 Indu Vinimay (P) Limited
 Director



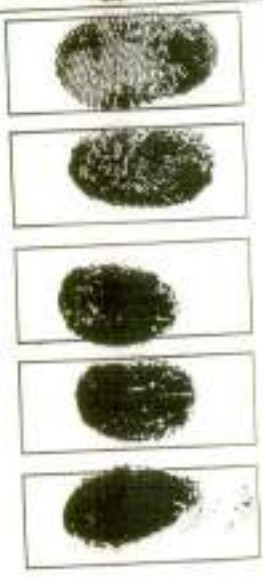
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Sneha Suppliers (P) Limited
 Sneha Suppliers (P) Limited
 Director



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SERIALISED AUTHENTICATED BANK RECEIPT

SABR No. : 058652
001



STATE BANK OF INDIA

Branch Name : **HOWRAH**

Branch Code : **00091**

Date: **12 NDR 21**

Certified that a sum of

Rs. **96160/-** (Rupees **ninety four thousand one hundred and sixty only**) has been paid towards Stamp

Duty by Sri/Smt **Rajes Suppliers Pvt Ltd.**

residing at **113A Ripon Street, Ground Floor,**

Suite No-8B, Kolkata

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. **96160/-**

Signature of authorized Officer
(S. S. Number: **55414**)

Signature of authorized Officer
(S. S. Number: **517860**)



(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/- or more)

Bank to Don

T. R. FORM No.-7

(See S. R. 46)

Challan for Deposit of money in the account of Government of West Bengal

- Name of the Bank & Branch: SBI HOWRAH
- a) Name of the Treasury: HOWRAH
 (b) Treasury Code: H A H
- Account Code:

0	0	3	0	0	2	1	0	2	0	0	7	1	7
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 (14 Digit must be filled up properly)
- Detail Head of Account
- (a) Amount: 94,160/-
 (b) In Words: Rupees Ninety four thousand one hundred and sixty only
- By whom tendered Name & Address: Jusanta Ghosh
- Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid: RAJES SUPPLIERS PVT. LTD
113 B, Ripon Street, Ground floor, Suite No. 501
Kolkata.
- (a) Particulars and Authority of Deposit:
 (b) T. V. No. & Date of A C:

9. Accounts Officer by whom adjustable Accountant General (9A & E) West Bengal Verified

Signature of Departmental / Treasury Officer: Jusanta Ghosh Depositor's Signature

Date :

Received payment



Receipt by the Bank / Treas / Signature With seal of the Bank

Date :

in respect of Challan relating to refund of unspent amount of A. C. Bill



Government Of West Bengal
Office Of the D.S.R.HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 03216 of 2012
(Serial No. 03628 of 2012)

On

Payment of Fees:

On 12/04/2012

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

Presented for registration at 20.45 hrs on :12/04/2012, at the Private residence by Kudus Ali Sana ,
one of the Executants.

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

Execution is admitted on 12/04/2012 by

1. Sri Partha Das, son of Late Lakmi Narayan Das , Village:Mohiyari Chakraborty Para, District:-Howrah,
WEST BENGAL, India, P.O. :-Andul Mouri , By Caste Hindu, By Profession : Business
2. Sn Dibyendu Ghosh, son of Late Sushil Kumar Ghosh , Village:Chowdhury Para, District:-Howrah,
WEST BENGAL, India, P.O. :-Andul Mouri , By Caste Hindu, By Profession : Business
3. Kudus Ali Sana, son of Anowar Ali Sana , Village:Unsani (Sanapara), Thana:-JAGACHHA,
District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Business
Identified By Arun Das, son of Late Buden Das, Andul Mouri, Thana:-DOMJUR, District:-Howrah,
WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Indrajit Chatterjee)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 13/04/2012

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 17837.00/-, on 13/04/2012

(Under Article : A(1) = 17798/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 13/04/2012)

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.-16,18,977/-.



(Indrajit Chatterjee)
DISTRICT SUB-REGISTRAR OF HOWRAH

13/04/2012 12:19:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R.HOWRAH
District:-Howrah

Endorsement For Deed Number : 1 - 03216 of 2012
(Serial No. 03628 of 2012)

Certified that the required stamp duty of this document is Rs.- 97149 /- and the Stamp duty paid as:
Impressed and Adhesive Rs.- 0/-

Stamp Paid By SABR

- Rs. 94160/- is paid, by the SABR number 056652, SABR Date 12/04/2012, Bank Name State Bank of India, HOWRAH, received on 13/04/2012, by Rajes Suppliers Pvt Ltd 113 B Ripon Street Ground Floor Suit No 8 B Kolkata

Deficit stamp duty

Deficit stamp duty Rs. 3000/- is paid, by the Bankers cheque number 995459, Bankers Cheque Date 13/04/2012, Bank Name State Bank of India, HOWRAH, received on 13/04/2012

(Indrajit Chatterjee)
DISTRICT SUB-REGISTRAR OF HOWRAH



(Indrajit Chatterjee)
DISTRICT SUB-REGISTRAR OF HOWRAH

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 2753 to 2782
being No 03216 for the year 2012.



(Indrajit Chatterjee)
(Indrajit Chatterjee) 13-April-2012
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R.HOWRAH
West Bengal

at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Sonali Jhunjhunwala, (6) SONALI DEALCOM (P) LTD. a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Rajesh Jhunjhunwala, (7) RELIABLE VINCOM (P) LTD. a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director Sneha Jhunjhunwala, daughter of Rajesh Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (8) RAJSTHAN VANIJYA (P) LTD. a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Rajesh Jhunjhunwala, (9) NAVIN VINIMAY (P) LTD. a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Sneha Jhunjhunwala, (10) SARADA VINIMAY (P) LTD. a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director Navin Jhunjhunwala, son of S. K. Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (11) INDU VINIMAY (P) LTD. a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Navin Jhunjhunwala, (12) SNEHA SUPPLIERS (P) LTD. a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Navin Jhunjhunwala, (13) BALHANUMAN VANIJYA (P) LTD. a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director Indu

Jhunjhunwala, wife of Navin Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (14) YASH VINCOM (P) LTD., a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, represented by its Director the said Navin Jhunjhunwala, (15) JANAKI DEALERS (P) LTD., a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, . represented by its Director the said Indu Jhunjhunwala hereinafter collectively referred to as 'the **PURCHASERS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **THIRD PART-**

WHEREAS :

- I. The Vendor and the Confirming Parties have represented to the Purchasers as follows:
 - A. The Vendor is the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece or parcel of bagan land measuring about 9 decimal out of 18 decimals in L. R. Dag No. 1234 (R.S. Dag No. 1200) under Khatian No. 897, J.L. No. 110, Mouza Unsani, Police Station Jagacha, District Howrah and more fully described in the **Schedule** hereunder written and hereinafter referred to as "**the said Property**" free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vestings alignments easements liabilities and lis pendens whatsoever.

- B. Fazila Khatun, Makruma Khatun, Anowara Khatun (Laskar), Arif Ali Mandal and Rahupan Bibi purchased the said Property from Aufser Ali Sana and Anjar Ali Sana by and under a Deed of Sale (in Bengali) dated 24.03.1982 and registered at the office of Sub Registrar Domjur, Howrah in Book No. 1, Volume No. 21, at pages 44 to 48 being no. 838 for the year 1982. The said Rahupan Bibi died intestate and upon her death her share in the said Property devolved upon her only legal heirs being Arif Ali Mandal, Fazila Khatun, Makruma Khatun, Anowara Khatun (Laskar), Kashmiri Begam, Sk Manowara Begam and Rokeya Begam. Accordingly, the said Arif Ali Mandal, Fazila Khatun, Makruma Khatun, Anowara Khatun (Laskar), Kashmiri Begam, Sk Manowara Begam and Rokeya Begam jointly became the lawful owners of the said Property.
- B.1 The said Arif Ali Mandal, Fazila Khatun, Makruma Khatun, Anowara Khatun (Laskar), Kashmiri Begam, Sk Manowara Begam and Rokeya Begam jointly sold the said Property to the Vendor by and under Deed of Sale (in Bengali) dated 02.08.2006 and registered at the office of District Sub Registrar, Howrah in Book No. 1, CD Volume No. 5, at pages 6490 to 6502 being no. 2163 for the year 2010. The Vendor herein thus became and is the lawful absolute owner and fully seized and possessed and/or otherwise well and sufficiently entitled to the said property.
- C. No person other than the Vendor has any right title or interest whatsoever in the said property or any part thereof and the said property is free from all encumbrances whatsoever. The Vendor has been and is in actual peaceful khas possession of the said property and every portion thereof absolutely and has been personally enjoying and using the same without any interruption

whatsoever.

- D. The Vendor has not entered into any agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than with the Confirming Parties as mentioned below) for sale and/or for otherwise dealing with, relating to and/or concerning the said property. Neither any mortgage, charge or lien has been created nor any agreement or memorandum of understanding has been entered into in respect of the said property. The Vendor is legally entitled to sell the said property and there is no legal or other bar or restriction in this regard.
- E. The said property or any part thereof is not affected by any Bargadar, Bhagchasi occupancy or any other rights and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said property or any part thereof.
- F. The Vendor and/or his predecessors-in-title have not in any way dealt with the said property or any part thereof whereby the right, title and interest of the Vendor and/or his predecessors-in-title as to the ownership, use, enjoyment and sale of the said property or any part thereof is or may be affected in any manner whatsoever. The Vendor and/or his predecessors-in-title have not used the said property or any part thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said property or any part thereof.
- G. The Vendor is entitled to lawfully retain, own and transfer the said property under the relevant laws governing the same and there is no bar, legal or otherwise, to the Vendor selling the said property to the Purchasers in the manner herein.

- H. All original documents of title relating to the said property and every part and portion thereof have been in the physical custody of the Vendor and none of the same has been deposited or kept with and/or made over to anyone.
- I. The Vendor does not belong to any Scheduled Tribe and has a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.
- J. The Vendor agreed to sell the said property to the Confirming Parties and/or their nominees and has received the total agreed consideration for the same from the Confirming Parties. The Confirming Parties have nominated the Purchasers herein in their place and stead to purchase the said property from the Vendor and accordingly the Deed of Conveyance in respect of the said property is being executed and registered in favour of the Purchasers herein.
- II. The Vendor has agreed to sell to the Purchasers, the Confirming Parties have agreed to confirm and the Purchasers, relying on the aforesaid representations and assurances of the Vendor and the Confirming Parties and believing the same to be true and correct and acting on the faith thereof, have agreed to purchase the said property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 9,81,000/- (Rupees nine lacs and eighty one thousand only). The Purchasers have at or before the execution hereof already paid the aforesaid total consideration of Rs. 9,81,000/- at the request of the Vendor by two cheques issued in the names of each of the Confirming Parties who have already paid the total consideration to the Vendor. The Vendor and the Confirming Parties have already put the Purchasers in vacant, peaceful and khas physical possession of the said property in

its entirety.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs. 9,81,000/- (Rupees nine lacs and eighty one thousand only) paid by the Purchasers to the Vendor and the Confirming Parties at or before the execution of these presents, being the total consideration money for the transfer of the said property (the receipt whereof the Vendor and the Confirming Parties do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby forever acquit release and discharge the Purchasers as well as the said property hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers and the Confirming Parties do hereby confirm and assure unto the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements liabilities and lis pendens whatsoever **ALL THAT** the piece or parcel of bagan land measuring about 9 decimal out of 18 decimals in L. R. Dag No. 1234 (R.S. Dag No. 1200) under Khatian No. 897, J.L. No. 110, Mouza Unsani, Police Station Jagacha, District Howrah and more fully described in the **Schedule** hereunder written and hereinafter collectively referred to as "**the said property**" **OR HOWSOEVER OTHERWISE** the said property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and

appurtenances whatsoever to the said property or any part thereof belonging or in
 anywise appertaining to or with the same or any part thereof now are or is or at any
 time or times heretofore were held used occupied appertaining or enjoyed therewith or
 reputed to belong or to appertain thereto AND the reversion or reversions remainder or
 remainders and the rents issues and profits of the said property and of any and every
 part thereof AND all the legal incidences thereof AND all the estate right title interest
 inheritance possession use trust property claim and demand whatsoever both at law and
 in equity of the Vendor in to and upon and in respect of the said property or any and
 every part thereof herein comprised and hereby granted and transferred **TOGETHER**
WITH all deeds pattahs muniments and evidences of title which in anywise exclusively
 relate to or concern the said property or any part or parcel thereof which now are or
 hereafter shall or may be in the custody power possession or control of the Vendor or
 any person or persons from whom the Vendor can or may procure the same without any
 action or suit at law or in equity **TO HAVE AND TO HOLD** the said property hereby
 granted sold conveyed transferred assigned and assured or expressed or intended so to
 be with all rights and appurtenances belonging thereto unto and to the use of the
 Purchasers absolutely and for ever free from all encumbrances charges liens claims
 demands mortgages leases tenancies licences occupancy rights trusts debutter
 prohibitions restrictions restrictive covenants executions acquisitions requisitions
 attachments vesting alignment easements liabilities and lis pendens whatsoever AND
 the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute
 and lawful owner of and well and sufficiently seised and possessed of and entitled to
 the said property and every part thereof free from all encumbrances and liabilities of
 whatsoever nature AND the Vendor doth hereby covenant with the Purchasers that
 neither the Vendor nor any of his predecessors-in-title have at any time heretofore done
 or executed or knowingly suffered or been party or privy to any act deed matter or thing
 whereby or by reason whereof the said property hereby granted sold conveyed

transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor and/or any of his predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seised and possessed of and entitled to the said property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor has now in himself good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take 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 lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title or any of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against any latent or patent defect in title of the Vendor in respect of the said Property including in any former Deed or record of rights or mutation relating to the said Property and all and all manner of former or other estates encumbrances charges liens claims demands

mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever suffered or made or created in respect of the said property by the Vendor and/or his predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his predecessors in title or any of them as aforesaid or otherwise AND THAT all rates taxes all other impositions and/or outgoings payable in respect of the said property have been paid in full upto the date of these presents AND THAT the Vendor does not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said property or any part thereof has not been affected or vested under the said Acts or otherwise AND THAT the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever AND THAT there is no certificate case or proceeding instituted or pending against the Vendor and/or concerning the said property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force AND THAT the said property is not affected by any notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority AND THAT no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other acts for the time being in force and that the said property or any part thereof is not affected by any Notice or Scheme for acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever AND THAT no

notice has been served on the Vendor and/or his predecessors in title or any of them for the acquisition of the said property or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof **AND THAT** no suit and/or proceeding are or is pending in any Court of law affecting the said property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly consents to the same and also appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchasers in all respects to cause mutation of the said Property in the names of the Purchasers and in this regard the Vendor shall sign all documents and papers as required by the Purchasers from time to time **AND THAT** the Vendor and the Confirming Parties and each of them do hereby indemnify the Purchasers of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchasers may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said property or any portion thereof and/or in case of any act omission, breach violation or default by the Vendor and/or Confirming Parties or any of them **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request of the Purchasers make do acknowledge and execute at the costs of the Vendor all such acts deeds matters and

things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

"the said property"

ALL THAT the piece or parcel of bagan land measuring about 9 decimal out of 18 decimals in L. R. Dag No. 1234 (R.S. Dag No. 1200) under Khatian No. 897, J.L. No. 110, Mouza Unsani, Police Station Jagacha, District Howrah under Ward No. 46 of Howrah Municipal Corporation and delineated in **GREEN** borders in the map or plan annexed hereto and butted and bounded in the following manner:

On the North by : land in R. S. Dag No. 1196;
 On the East by : land in R. S. Dag No. 1201;
 On the West by : land in R. S. Dag No. 1200; and
 On the South by : land in R. S. Dag No. 1200.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

IN WITNESS WHEREOF the Vendor and the Confirming Parties have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED by the
 within-named Vendor in the presence
 of:

M: *Abhishek*
Pranab Kumar Dasgupta
Howrah

Kudus Ali Sana

(KUDUS ALI SANA)

SIGNED AND DELIVERED by the
within-named **Confirming Parties** in the
presence of:

1. *103-1111-1011111*
Banking - 1011111
1011111

Dibyendu Ghosh
(DIBYENDU GHOSH)

Partha Das
(PARTHA DAS)

2. *1011111 1011111*
1011111 1011111
1011111

Sharequa Hanaphie
Prepared by: Sharequa Hanaphie, Advocate
Enrolment number: WB/641/2007

Gouri Shankar Rana
Typed by: Gouri Shankar Rana

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs. **9,81,000/- (Rupees nine lacs and eighty one thousand only)** being the consideration money in full payable under these presents as per the following –

MEMO OF CONSIDERATION

By cheque no. 789318 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789418 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789268 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789168 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 787668 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 790168 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789118 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789469 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789068 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 787768 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-

By cheque no. 789218 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 787818 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789368 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 787719 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789019 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Dibyendu Ghosh on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789319 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789419 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789269 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 790169 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 787669 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789169 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789119 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789470 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-

By cheque no. 789069 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 787769 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789219 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 787819 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789369 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 787720 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
By cheque no. 789020 dated 09.04.2012 drawn on Bank Of Baroda, Brabourne Road, Kolkata and issued in favour of Partha Das on behalf of the Vendors	Rs. 32,700/-
TOTAL	Rs. 9,81,000/-
(Rupees Nine Lacs Eighty One Thousand and only)	

① Mr. Alis K. Sana
 Banker - Durgam
 2. 27/04/12
 27/04/12 HTS
 27/04/12

VENDOR :

Kudus Ali Sana
 (KUDUS ALI SANA)

CONFIRMING PARTY

Dibyendu Ghosh
 (DIBYENDU GHOSH)

Partha Das
 (PARTHA DAS)

Witnesses:

