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Witnessed and attested to the execution of this deed of conveyance by the parties thereto and the contents hereof, and the fact that the same was executed by the parties thereto.

Witnessed and attested to the execution of this deed of conveyance by the parties thereto and the contents hereof, and the fact that the same was executed by the parties thereto.

02 AUG 2011

02 AUG 2011

THIS DEED OF CONVEYANCE made this 01st day of August two thousand and eleven BETWEEN (1) ABDUL MANAN SANA, son of Late Abdul Malek Sana, occupation - Business, residing at Village Unsoni Sanapara, P. O. Unsoni Kacharipara, P. S. Jagacha, District - Howrah, (2) SAMSUN NEHAR SANA, wife of Late Abdul

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District Sub Registrar
Hoshiarpur

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SABR No. 004907
001

SERIALISED AUTHENTICATED BANK RECEIPT



STATE BANK OF INDIA

HOWRAH
00091

Branch Name : _____

Branch Code : _____

Date: 22 JUL 2011

Certified that a sum of

Rs. 3,27,656 (Rupees Three Lacs twenty seven thousand

six hundred fifty only) has been paid towards Stamp

Duty by Sri/Smt K. J. Saha Suppliers Pvt. Ltd. & Others

residing at 11-B, Kapan Street, Ground Floor, Suit No. 8B

Kol-11.

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

Not over Rs. 3,27,656

Signature of authorized Officer
(R. S. Number)

Signature of authorized Officer
(R. S. Number)



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

Sibyendu Ghosh



District Sub-Registrar
Howrah

01 AUG 1911

15/7/11

FORM No-1 District Sub-Registrar
Howrah

Challan for Deposit of money in the account of Government of West Bengal
Name of the Bank *Bank of Bengal*

3. (a) Name of the Treasury
(b) Treasury Code
Account Code

14 Digit must be filled up properly!

4. Detail Head of Account
5. (a) Amount *324650/-*
b. In Words *Three Lac Twenty Four Thousand Six Hundred and Fifty only*

6. By whom tendered Name & Address
Sudanta Das - Howrah Court
7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid
Rajesh Suppliers Pvt. Ltd.

8. (a) Particulars and Address of Depositor
118 B, Ripon Street
(b) T. V. No.
Ground floor, Suite no- 2B, Kot-16

9. Accounts Officer by whom *Adjustable Accountant General (A & B) West Bengal* Verified
Signature of Departmental / Treasury Officer
Depositor's Signature

Date: *22/07/11* Treasury Receipt Challan No.

Received payment *324650/-*

Bank Scroll Serial No.
22 JUL 2011
BRANCH

Receipt by the *Bank of Bengal*
Date:

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

Particulars	Amount
X 1000			
X 100			
X 50			
X 30			
X 10			
X 5			
Guigs			
Total			

Note 1. Challan head and other across bank...
 Note 2. ...
 Note 3. ...



... District Sub-Registrar ...
 ... NG 2011 ...
 ... Office ...

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6/25/2018 8:15 AM

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6/25/2018 8:15 AM

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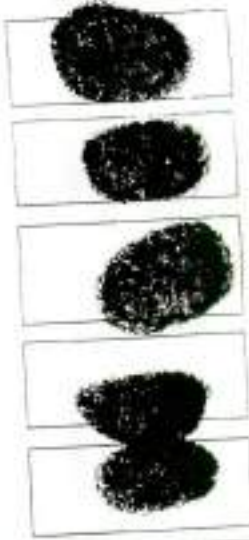
District Sub-Registrar
Howrah

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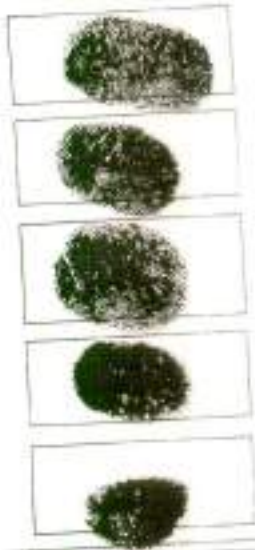
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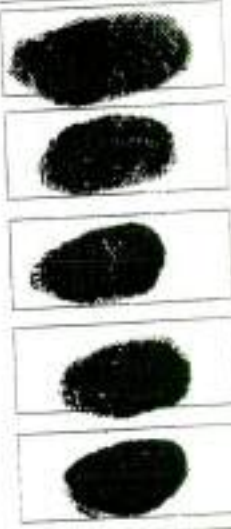


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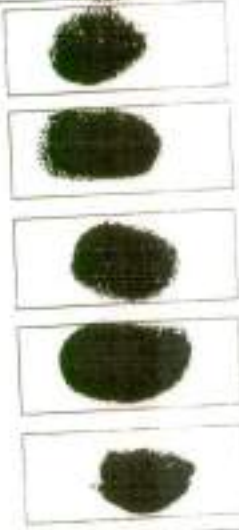
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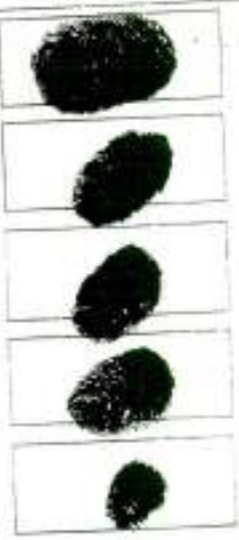
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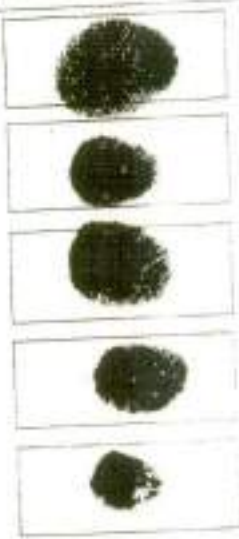
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Sub-Registrar
Howrah

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SIGNATURE
Rajesh
Director
Rajesh Suppliers (P) Limited

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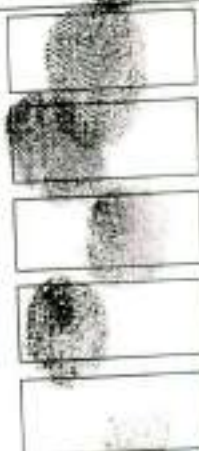


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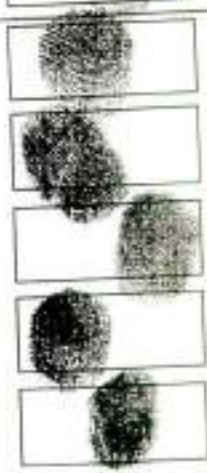
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Govind
Director
Govind Dealers (P) Limited



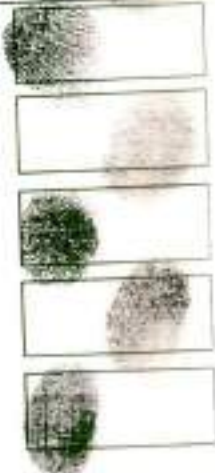
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SIGNATURE
Aditi
Director
Aditi Dealers (P) Limited



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Sub-Registrar
Howrah

01 AUG 1911



Incha Thungharwala

SIGNATURE -
Reliable Vincom (P) Limited

Incha Thungharwala
Director

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SIGNATURE -
Rajsthan Vaniya (P) Limited

Rajsthan Vaniya
Director



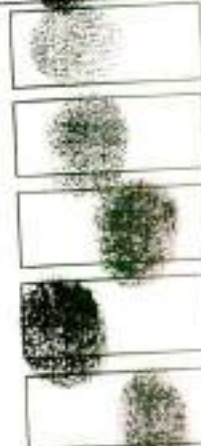
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Incha Thungharwala

SIGNATURE -
Navin Vinimay (P) Limited

Incha Thungharwala
Director



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SIGNATURE -
Hariprasad Merchants (P) Limited

[Handwritten Signature]
Director

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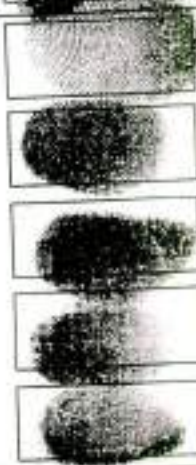
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SIGNATURE -
Maa Durga Dealers (P) Limited

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Director



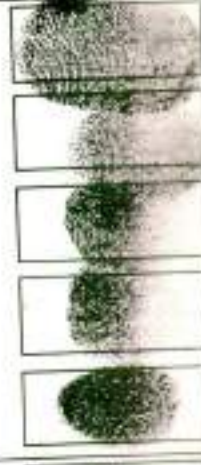
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Sonali Dealcom (P) Limited

[Handwritten Signature]
Director



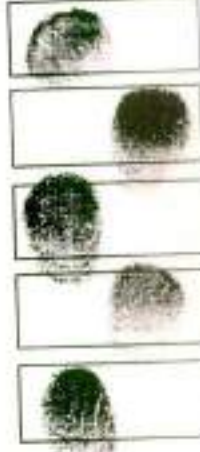
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Directorate of Registration
Howrah

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Balharuman Vaniya

SIGNATURE
Balharuman Vaniya (P) Limited
Director

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Yash Vinodh

SIGNATURE
Yash Vinodh (P) Limited
Director

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Janaki Dealers

SIGNATURE
Janaki Dealers (P) Limited
Director

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SIGNATURE -
Sarada Vinimay (P) Limited
Director

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SIGNATURE -
Indu Vinimay (P) Limited
Director

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SIGNATURE -
Sneha Suppliers (P) Limited
Director

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Sub-Registrar
Ferozshah

01-499-391



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

Endorsement For Deed Number : I - 06218 of 2011
(Serial No. 06967 of 2011)

On

Payment of Fees:

On 01/08/2011

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

Presented for registration at 17.15 hrs on 01/08/2011, at the Private residence by Sri Dibyendu Ghosh, one of the Executants.

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

Execution is admitted on 01/08/2011 by

1. Sri 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
 2. 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
 3. Mr. Salim Molla, son of Amjad Ali Mollah, Village:Chowdhury Para, District:-Howrah, WEST BENGAL, India, P.O. :-Bankra, By Caste Muslim, By Profession : Business
 4. Mr. Abdul Mannan Sana, son of Late Abdul Malek Sana, Village:Unsani Sanapara, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, P.O. :-Unsani Kacharipara, By Caste Muslim, By Profession : Business
 5. Mr. Samsun Nehar Sana, wife of Late Abdul Rahaman Sana, Village:Unsani Sanapara, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, P.O. :-Unsani Kacharipara, By Caste Muslim, By Profession : House wife
 6. Mr. Azizur Rahaman Sana, son of Late Abdul Rahaman Sana, Village:Unsani Sanapara, Thana:-JAGACHHA, District:-Howrah, WEST BENGAL, India, P.O. :-Unsani Kacharipara, By Caste Muslim, By Profession : Student
- Identified By Nazir Ali Molla, son of Sukur Ali Molla, Sankrail Dargatala, Thana:-Sankrail, District:-Howrah, WEST BENGAL, India, P.O. :-, By Caste: Muslim, By Profession: Business

(Jayanti Mukherjee)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 02/08/2011

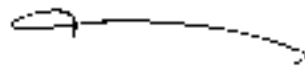
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23.4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955: Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

(Rina Chowdhuri)
DISTRICT SUB-REGISTRAR OF HOWRAH



THE UNIVERSITY OF
MICHIGAN



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

Endorsement For Deed Number : I - 06218 of 2011
(Serial No. 06967 of 2011)

Rs 51519/- on 02/08/2011

(Under Article : A(1) = 51480/- , E = 7/- , H = 28/- , M(b) = 4/- on 02/08/2011)

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 -4680465/-

Certified that the required stamp duty of this document is Rs - 327643 /- and the Stamp duty paid as Impressed and Adhesive Rs - 0/-

Stamp Paid By SABR

1. Rs. 327650/- is paid, by the SABR number 004907, SABR Date 22/07/2011, Bank Name State Bank of India, HOWRAH, received on 02/08/2011, by Rajesh Suppliers Pvt Ltd & others 113 B Ripon Street Ground Floor Suit No 8 B Kol 15

(Rina Chowdhuri)
DISTRICT SUB-REGISTRAR OF HOWRAH

(Rina Chowdhuri)
DISTRICT SUB-REGISTRAR OF HOWRAH



District Court, Registrar
H. Smith

102

Certificate of Registration under section 69 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 1272 to 1303
being No 06218 for the year 2011.



(Jayanti Mukherjee) 03-August-2011
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R.HOWRAH
West Bengal

Rahaman Sana (who was son of Late Abdul Malek Sana), occupation - housewife residing at Village Unsani Sanapara, P. O. Unsani Kachharipara, P. S. Jagacha, District - Howrah and (3) AZIZUR RAMAN SANA, son of Late Abdul Rahaman Sana (who was son of Late Abdul Malek Sana), Student, residing at Village Unsani Sanapara, P. O. Unsani Kachharipara, P. S. Jagacha, District - Howrah, all by religion Muslim, hereinafter collectively referred to as 'the **VENDORS**' (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 **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, (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 and (3) SALIM MOLLA, son of Amjad Ali Mollah, Occupation Business, by religion Muslim and residing at Village Chowdhury Para, P.O. Bankra, District - Howrah, hereinafter collectively 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 -



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Chief Sub Registrar
General

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 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, (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 Sonali 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 YANTRA (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 the said Navin Jhunjhunwala, (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



Chief Sub-Registrar
Pewari

01/11/2011

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 :

1. The Vendors and the Confirming Parties have represented to the Purchasers as follows:
2. The Vendors are jointly the lawful absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the demarcated piece or parcel of Sali land measuring about 24.77 decimals out of 29 decimals in R.S. Dag No. 1167 (L.R. Dag No.1201) under I. R. Khatian No. 2969, J.L. No. 10, (Mousa) gram, Police-Station Jagacha, District-Howrah and more fully described



President Sub-Committee
Howrah

2010-2011

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 debetter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignments easements liabilities and lis pendens whatsoever.

- B. The name of Abdul Malek Sara is recorded in the record of rights in respect of the said land measuring 29 decimals in R. S. Dag No. 1167, L.R Dag No.1201 (including the said Property). Upon the intestate death of Abdul Malek Sara, the said 29 decimals of land in R. S. Dag No. 1167, L.R Dag No.1201 (including the said Property) devolved upon his legal heirs being his two sons, namely, Abdul Rahaman Sara and Abdul Mannan Sara (being the Vendor No. 1 herein) and his only daughter namely, **Rahatunnessa Begum**.
- B.1 The said **Rahatunnessa Begum** sold her share in the said land measuring 29 decimals in R. S. Dag No. 1167, L.R Dag No.1201 to her brothers Abdul Rahaman Sara and Abdul Mannan Sara (being the Vendor No. 1 herein) by and under a Deed of Absolute Sale (in Bengali) dated 13th February, 2004 and registered at the office of Additional District Sub-Registrar Domjur, Howrah in Book No. 1, CD Volume No. 13, at pages 4740 to 4759 Being No.4261 for the year 2008. Accordingly, the said Abdul Rahaman Sara and Abdul Mannan Sara became the owner of the said land measuring about 29 decimals in R. S. Dag No. 1167, L.R Dag No.1201 in equal shares, that is, 14.50 decimals each.
- B.2 Upon the intestate death of the said Abdul Rahman Sara, his 14.50 decimals land in R. S. Dag No. 1167, L.R Dag No.1201 devolved in the following manner:



District Sub-Registrar
Howrah

1 1 1

Wife - Samsur Nihar Begum (being the Vendor no. 2 herein)	1.81 decimals
Son - Azizur Rahman Sana (being the Vendor No. 3 herein)	8.46 decimals
Daughter - Nurjahan Khatun	4.23 decimals
Total :	14.50 decimals

- B.3 Accordingly, the said Abdul Mannan Sana, Samsur Nihar Begum and Azizur Rahman Sana, being the Vendors herein, thus jointly became the lawful absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to 24.77 decimals out of 29 decimals land in R. S. Dag No. 1167, L.R. Dag No. 1201, that is the said property.
- B.4 The remaining portion of 4.23 decimals in R.S. Dag no. 1167, L.R. Dag no. 1201 is owned by Nurjahan Khatun, being the minor daughter of the Vendor no. 2 herein. As the mother and natural guardian of Nurjahan Khatun, the Vendor no. 2 herein has irrevocably agreed to sell and transfer the said 4.23 decimals in favour of the Purchasers herein, after obtaining necessary permission for the same, so that the Purchasers ultimately shall own the entire 29 decimals comprised in the above dag.
- C. No person other than the Vendors 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 Vendors have been and are in actual peaceful and possession of the said property and every portion thereof absolutely and have been personally enjoying and using the same without any interruption whatsoever.
- D. The Vendors have not entered into any agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than with the Confirming Parties as

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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/MOU has been entered into in respect of the said property. The Vendors are legally entitled to sell the said property and there are 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 Vendors and/or their 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 Vendors and/or their 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 Vendors and/or their 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 Vendors are 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 Vendors selling the said property to the Purchasers in the manner herein.
- H. The Vendors do not belong to any Scheduled Tribe and have a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.



District Sub-Registrar
Howrah

1. 6. 2011

I. The Vendors agreed to sell the said property to the Confirming Parties and/or their nominees and have received the total agreed consideration for the same from the Confirming Parties. The Confirming Parties have nominated the Purchasers herein in its place and stead to purchase the said property from the Vendors 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 Vendors have 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 Vendors and the Confirming Parties and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase the said property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 45,03,000/- (Rupees forty five lacs three thousand only). The Purchasers has at or before the execution hereof already paid the aforesaid total consideration of Rs. 45,03,000/- at the request of the Vendors by cheques issued in the names of the Confirming Parties nos. 1 and 2 as the Confirming Parties have already paid the total consideration to the Vendors. The Vendors 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. 45,03,000/- (Rupees forty five lacs three thousand only) paid by the Purchasers to the Vendors 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 Vendors 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 for ever acquit release and discharge the Purchasers as well



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as the said property hereby transferred and conveyed) the Vendors do hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers and the Confirming Parties do hereby confirm and assure the same unto the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancies rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements liabilities and lis pendens whatsoever **ALL THAT** the demarcated piece or parcel of Salt land measuring about 24.77 decimals out of 29 decimals in R.S. Dag No. 1167 (L.R. Dag No.1201) under L. R. Khatian No. 2969, J.L. No. 10, Mouza Unsam, Police Station Jagacha, District-Howrah and more fully described in the Schedule hereunder written and hereinafter 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 Vendors 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 pattas 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



District Sub-Registrar
Haw. N.

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the custody power possession or control of the Vendors or any person or persons from whom the Vendors 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 debentures prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and in pendens whatsoever **AND** the Vendors do hereby covenant with the Purchasers that the Vendors are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the said property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendors do hereby covenant with the Purchasers that neither the Vendors nor any of their 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 Vendors 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 Vendors and/or any of their predecessors-in-title done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently seized 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



have now in themselves 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of their 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 Vendors well and sufficiently saved defended and kept harmless and indemnified of them and against 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 Vendors and/or their predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their 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 Vendors do 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



Registrar General
Hawaii

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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 Vendors 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 Vendors and or their 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 Vendors have 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 Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly consent to the same and also appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser 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 Vendors undertake to co-operate with the Purchaser in all respects to cause mutation of the said Property in the name of the Purchaser and in this regard the Vendors shall sign all documents and papers as required



U.S. and Sub-Registrar
Hawrah

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by the Purchaser from time to time **AND THAT** the Vendors do hereby indemnify the Purchaser of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchaser 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 Vendors **AND FURTHER THAT** the Vendors 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 Vendors 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 Vendors 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 :

ALL THAT the demarcated piece or parcel of Sali land measuring about 24.77 decimals out of 29 decimals in R.S. Dag No. 1167 (L.R Dag No.1201) under L. R. Khatian No. 2969, J.L. No. 10, Mouza Unsani, Police Station Jagacha, District-Howrah under Ward No. 46 of Howrah Municipal Corporation together with all easements and appurtenances as also all other user rights and advantages in respect of the common pathways and passages and delineated in **GREEN** border in the map or plan annexed hereto and buried and bounded in the following manner:

On the North by : land in R. S. Dag No. 1168 and 1172;
 On the East by : land in R. S. Dag No. 1166 and 1168;
 On the West by : land in R. S. Dag No. 1167; and
 On the South by : land in R. S. Dag No. 1165.



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

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

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

- 1. *Handwritten signature*
Handwritten text
- 2. *Handwritten signature*
Handwritten text

Handwritten signature

(ABDUL MANAN SANA)



Handwritten signature

(SAMSUN NEHAR SANA)

Handwritten signature

(AZIZUR RAMAN SANA)

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

- 1. *Handwritten signature*
Handwritten text
- 2. *Handwritten signature*
Handwritten text

Handwritten signature
(DIBYENDU GHOSH)

Handwritten signature
(PARTHA DAS)

Handwritten signature
(SALIM MOLLA)

Handwritten signature
Prepared by: Shirazga Hanaphie, Advocate
Enrolment number: WB/641/2007

Handwritten signature
Typed by: Gouri Shankar Rana



District Sub-Registrar
Howrah

01/01/2011

RECEIVED of and from the within-named Purchasers
the within mentioned sum of Rs. 45,03,000/- (Rupees
forty five lacs three thousand only) being the
consideration money in full payable under these
present as per the following -

MEMO OF CONSIDERATION

By Cheque No. 789062 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 787762 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789362 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789212 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 787812 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789412 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 787662 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789112 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789312 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789262 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789462 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 787713 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789162 dated 20/07/2011 drawn on Bank of	

(Signature)



1. King of the ...
2. ...

...

Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789012 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 790162 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Dibyendu Ghosh on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 787714 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789014 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789463 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789113 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 790163 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789163 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 787663 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789363 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789313 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789413 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789213 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 787813 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-
By Cheque No. 789363 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.	Rs. 150100/-



District Sub-Registrar
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01/08/2011

By Cheque No. 789063 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.

Rs. 150100/-

By Cheque No. 787763 dated 20/07/2011 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued in favour of Partha Das on behalf of the Vendors.

Rs. 150100/-


Rs. 4503000/-

(Rupees forty five lacs and three thousand only)

৪৫ লক্ষ ৩ হাজার ০০০ টকা

VENDORS

(ABDUL MANAN SANA)

 *Abdul Manan Sana*

(SAMSUN NEHAR SANA)

Samsun Nehar Sana

(AZIZUR RAMAN SANA)

১. *Abdul Manan Sana*
২. *Samsun Nehar Sana*
৩. *Azizur Raman Sana*

CONFIRMING PARTIES :

Dibyendu Ghosh
(DIBYENDU GHOSH)

Partha Das
(PARTHA DAS)

Md Salim Molla
(SALIM MOLLA)

১. *Abdul Manan Sana*
২. *Samsun Nehar Sana*
৩. *Azizur Raman Sana*

Witnesses



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100-100100000
100-100100000

DAG NO. OF THE FOLLOWING LAND AT
P.S - JAGACHA, DISTRICT- HOWRAH
AREA SHOWN IN GREEN BORDER

MIRZA	I.L. NO.	R.S. DAG. NO.	L.R. DAG. NO.	L.R. KH. NO.	AREA IN DEC.
UNSAI	10	1167	1201	2969	24.77

VENDOR :- ABDUL MANAN SANA & OTHERS.

VENDEE :- RAJESH SUPPLIERS Pvt. Ltd. & OTHERS.



Abdus Salam Sana
Mirza Sana
Mirza Sana

Handwritten signature in Bengali

Handwritten signature in Bengali

SIGN. OF VENDOR

Handwritten signature
 DRAWN BY

SCALE



1. The State Registrar
Hawaii

2. The State Registrar
Hawaii

