

1-1-1/16 - 7589/2007

T. Chatterjee



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

29-5-18

20AB 665881

Serial No. 2630 of 2018  
 B.L. No. 1 Vol. No. 1 Pages to  
 Reg. No. 7589 Year 2007  
 Cartridge Paper Immed. \_\_\_\_\_  
 Copying Fee Ordinary \_\_\_\_\_  
 Copying Fee Urgent \_\_\_\_\_  
 Tracing Charge for Map or Plan \_\_\_\_\_  
 Xeroxing Charges \_\_\_\_\_

4=0  
 10=0  
 10=0  
 120=0  
 -----  
 144=0

Under Article F (1) & F (3) \_\_\_\_\_  
 Under Article G (1) & G (5) \_\_\_\_\_  
 Value of Stamp \_\_\_\_\_  
 Value of Court Fee \_\_\_\_\_  
 Value of Cartridge Paper \_\_\_\_\_  
 Cost of Map of India \_\_\_\_\_  
 Cost of Xeroxing \_\_\_\_\_  
 Total Cost of \_\_\_\_\_  
 Copy Prepared Signed \_\_\_\_\_  
 Filled and Delivered to T. Chatterjee  
 As per Order No. \_\_\_\_\_

*[Signature]*  
 Record Keeper  
 Registrar of Assurances-II  
 Kolkata

29-5-18

ADDL. REGISTRAR OF ASSURANCES-II  
 KOLKATA

29-5-18-

83421

12 MAR 2018

Sl. No.....Date.....  
Name.....  
Add.....  
AMT.....

KOUSHIK BISWAS  
ADVOCATE  
SEMI-UDYOGI COURT, KOLKATA-700014

  
SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



02120

07589 5000Rs.



5-50  
20/10/07



M. No. 1,57,97,257

5000

... Act 1998  
... by W. Sengul  
... Act, 1998  
... 3, 5d.

2,85020

094408

20/10/07  
20/10/07

29-8-07

29/12/07  
29/12/07  
29/12/07  
178090 17872  
178097

1297381

29/10/08

47000-4  
2702  
235020

**DEED OF SALE**

THIS DEED OF SALE is made on this the 28th day of February, 2007 (Two Thousand and Seven) A.D.

Value 4000000  
A 48989  
44080

A - 43989 -  
B - 7 -  
C - 55 -  
D - 25 -  
E - 4 -  
44080 -

JM 250 -  
JM 100 -  
250 -

Handwritten signature and initials.

Case No.	972
Date	7/2/2007
Case Name	Ashim Toppo
Case Type	Advocate
Case Status	Barment Judges Court
Case Description	
Case Title	बारासात कोर्ट
Case No.	12-07
Case Date	7/2000
Case Status	
Case Description	बेवारी: अशिम बारासात
Case Name	केदारजी भापन कुमार साहू

972  
7/2/2007  
Ashim Toppo  
Advocate  
Barment Judges Court

S. 50 P.M. ~~XXXXXXXXXX~~ 28/2/07

28th Feb 07  
of SV/4A, Street Road, Kol-5.  
one of the flats.

Gab Gai Mullik  
of late Gai Gai  
Mullik + Luchitra  
Mullik who Gab Gai  
Mullik both are by birth  
Hindu by occupation  
since 2 houses both  
at SV/4A, Street  
Road, Kol-hab-700006.

~~XXXXXXXXXX~~  
492 ✓  
Gai Gai Mullik

~~XXXXXXXXXX~~  
493C ✓  
Suchitra Mullik



I certify by me  
Prabir K. Mukherjee  
Advocate  
High Court, Calcutta.

Prabir K. Mukherjee  
Advocate  
High Court, Calcutta.

~~XXXXXXXXXX~~ 28/2/07

B E T W E E N

1) SRI DEB DAS MULLICK, S/o Late Sasti Das Mullick,  
2) SMT. SUCHITRA MULLICK, Wife of Shri Deb Das Mullick,  
both are by faith - Hindu, by Nationality - Indian, by occupation  
- Service & Housewife respectively, residing at 54/4A Strand Road,  
Kolkata - 700006; here-in-after jointly called and referred to as  
THE VENDORS (which term or expression shall unless by or  
repugnant to the context be deemed to mean and include their  
respective legal heirs, successors, representatives, administrators and  
assigns) OF THE FIRST PART.

A N D

STAR SHINE TIE-UP PVT. LTD., having its office at 111 Park  
Street, Kolkata - 700 016, represented by its Director namely SRI  
PRABIR ROY CHOWDHURY, Son of Late Nitai Roy Chowdhury, by  
faith - Hindu, by occupation - Business, residing at P-9, Motijheel  
Colony, Kolkata - 700 074, here-in-after called and referred to as  
THE PURCHASER (which term or expression shall unless by or  
repugnant to the context be deemed to mean and include his  
legal heirs, successors, representatives, administrators and assigns)  
OF THE SECOND PART.

Cont.....P/3

*Handwritten signature*

**WHEREAS** all that land measuring more or less 18 Cottahs recorded in C.S. Plot No. 11 & 32 under Khatian Nos. 21 & 390 respectively of Mouza - Kalidaha, J.L. No. 23, Re.Su. No. 16, Touzi No. 1298/2833, within P.S. - Dum Dum, within the limit of South Dum Dum Municipality, being Premises No. 85 Dum Dum Road, Kolkata - 700 074, was originally belonged to one Prosad Das Mullick.

**AND WHEREAS** being in peaceful possession of the aforesaid property the said Prosad Das Mullick made and executed a Deed of Lease in respect of 16 Cottahs of land in favour of M/s. Scene Screen Pvt. Ltd. for a period of 30 years on 26/11/1947 and the same was registered at S.R. Cossipore Dum Dum and the same was copied in Book No. 1, Volume No. 54, Pages from 199 to 208, vide Lease Deed No. 3116, for the year 1947 and he also made and executed another Deed of Lease on 28th day of August 1952 in favour of the said M/s. Scene Screen Pvt. Ltd. in respect of land measuring more or less 2 Cottahs out of the above referred property which was registered at S.R. Cossipore Dum Dum and the same was copied in Book No. 1, Volume No. 82, Pages from 60 to 67, vide Lease Deed No. 6123 for the year 1952 for a period of 27 years 10 months 11 days and delivered khas possession in favour of the M/s. Scene Scree Pvt. Ltd.

Cont.....P/4

*Handwritten signature*

**AND WHEREAS** the said Lease has expired by efflux of time on 30th November, 1977 and the said M/s. Scene Screen Pvt. Ltd. is required to handover peaceful vacant possession of the said property as per terms contained in the said Deed of Lease.

**AND WHEREAS** the said Prosad Das Mullick died intestate leaving behind one son namely Sri Sasti Das Mullick as his only the legal heir and representatives and the property left by Prosad Das Mullick had already been devolved upon Sasti Das Mullick.

**AND WHEREAS** pursuant to the acceptance to rent by the Government of West Bengal on the ground of alleged vesting of the said property by operation of West Bengal Estate Acquisition Act 1953, a Writ Petition under Article 226 of the Constitution of India was filed before the Hon'ble High Court at Calcutta which was allowed and the rule was made absolute and thereafter by Order dated 28/09/2000 passed in Civil Appeal No. 834 of 1981 the Hon'ble Supreme Court of India upheld the Order passed by the Hon'ble High Court, Calcutta.

**AND WHEREAS** being in peaceful possession of the above referred property the said Sasti Das Mullick died intestate on 27/07/1999 leaving

Cont.....P/5

*Handwritten signature*

behind his wife namely Naba Tara Mullick and three sons namely Sri Deb Das Mullick, Bishnu Das Mullick and Some Das Mullick as his legal heirs and representatives. And the right, title and interest in respect of the aforesaid property had devolved upon the legal heirs of Sasti Das Mullick in equal 1/4th share each.

**AND WHEREAS** the said Naba Tara Mullick gave, assured and transferred her respective share in the said property by way of gift on 16/07/2001 in favour of her daughter-in-law Smt. Suchitra Mullick, the Vendor No. 2 herein which was registered at the Office of A.R.A. at Calcutta and the same was copied in Book No. I, Volume No. 143, being No. 3893 for the year 2001.

**AND WHEREAS** the said Some Das Mullick gave, assured and transferred his respective share of property by way of gift on 16/07/2001 in favour of his brother Deb Das Mullick, the Vendor No. 2 herein which was registered at the Office of A.R.A. at Calcutta and the same was copied in Book No. I, Volume No. 143, Pages from 139 to 146, being No. 3894 for the year 2001.

**AND WHEREAS** the said Bishnu Das Mullick gave, assured and transferred his respective share of property by way of gift on 16/07/2001 in favour of

Cont.....P/6



his brother Deb Das Mullick, the Vendor No. 1 herein which was registered at the Office of A.R.A. at Calcutta and the same was copied in Book No. I, Volume No. 143, Pages from 147 to 154, being No. 3895 for the year 2001.

**THUS** the present Vendor No. 1 became the absolute owner of undivided 3/4th share of the entire property by way of inheritance as well as gift and the Vendor No. 2 became the absolute owner of 1/4th share of the entire property by way of aforesaid gift and being the absolute owners thereof they have every right to sell, transfer, gift, mortgage in any manner whatsoever in favour of any party or parties.

**NOW THIS INDENTURE WITNESSETH as follows :-**

That in pursuance of the agreement and in consideration of **Rs. 40,00,000/- (Rupees Forty Lacs) only** paid to the Vendors by the Purchaser on or before the execution of this present (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge of and from the same and every part thereof) the Vendors do

Cont.....P/7

*Handwritten signature*

hereby indefeasibly and absolutely grant, convey, assure, sell and transfer unto and to the use of the Purchaser ALL THAT piece and parcel of land measuring more or less 18 Cottahs well known as Lila Cinema Hall consisting a construction measuring more or less 2000 Sq.ft. which is morefully and particularly described in the schedule below and shown in the map or plan annexed hereto or HOWSOEVER otherwise the said property hereditaments any portion thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished TOGETHERWITH all rights and benefits and all areas, privileges, easements, advantages, light, liberties and appurtenances whatsoever to the said property hereditaments and belonging or anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto AND the reversion and reversions remainder and remainders AND all the estate, right, title, interest, use, trust, possession, property, claim and demand both at law and in equity of the Vendors into and upon said property hereditaments and every part thereof AND all rents, issues, and profits thereof AND all deeds, pattahs, muriments, writings and evidence of title whatsoever relating to concerning the said property hereditaments which are now or hereafter shall or may be in the custody, possession, power or control of the said

Cont.....P/S

*Handwritten signature*

Vendors or any person or persons from whom they can or may procure the same without suit and action at law or in equity free from all liens, attachments and encumbrances TO HAVE AND TO HOLD the said property hereditaments and premises hereby granted, conveyed, assured, sold and transferred or expressed so to be and to the use of the Purchaser absolutely and forever AND the Vendors doth hereby for themselves their legal heirs, executors, administrators, representatives and covenants with the Purchaser his heirs, executors, administrators, representatives and assigns that NOTWITHSTANDING any act deed or thing by the Vendors or any of their predecessor or predecessors in title done, committed or executed or knowingly suffered to the contrary be the said Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments alongwith pending litigation and hereby granted, conveyed and transferred or expressed so to be and every part thereof unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to alter defeat encumber or may void the same and that NOTWITHSTANDING any act deed or thing whatsoever and aforesaid the Vendors now have in themselves good right full power absolute authority and indefeasible title to sell,

Cont.....P/9

*Admission*

convey or transfer the said property hereditaments and every part thereof hereby granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely forever and that the Vendors have not in any way encumbered to the said property hereditaments and hereby granted, conveyed and transferred AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon has hold possessed and enjoyed the said property hereditaments and every part thereof and receive and take all rents, issues, and profits thereof and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably came in from under or in trust for the Vendors or from or under any of their predecessor or predecessors in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

**SCHEDULE OF PROPERTY ABOVE REFERRED TO**

**ALL THAT** plot and parcel of land measuring more or less 18 Cottahs particularly known as Lila Cinema Hall having a total construction measuring more or less 2000 Sq.ft. in different 4 units recorded in C.S. Dag No. 11 & 32, R.S. Dag No. 186, under C.S. Khatian No. 21 & 390 respectively under R.S. Khatian No. 1830 of Mouza - Kalidaha, J.L. No. 23, Re.Su. No. 16, under Touzi No. 1298/2833 the present Owner the Collector of North 24 Parganas on behalf of State of West Bengal within the limit of South Dum Dum Municipality, Premises No. 85, Dum Dum Road, Kolkata - 700074, under the jurisdiction of A.D.S.R. at Cossipore Dum Dum, in the District of North 24 Parganas. The annexed blue print marked with RED colour which is a part and parcel of this Decd. The Schedule Property is butted and bounded by :-

**ON THE NORTH** : By Dum Dum Road.  
**ON THE SOUTH** : By Municipal Road.  
**ON THE EAST** : By Premises No. 91, Dum Dum Road and Municipal Road.  
**ON THE WEST** : By Municipal Road.

Cont.....P/11

*Handwritten signature*

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands, signed, sealed and delivered on this the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

in the presence of Witnesses :-

1. *Nalini Ach.*  
91, 20th, 30th, 40th  
Kolkata - 700074

1) *Sub. Sub. Mukherjee.*

2. *Shyama Devi*  
*Kendukragam*  
*Dan Ban*  
*62.01-20*

2) *Suchitra Mukherjee.*

SIGNATURE OF THE VENDORS

-: Drafted By :-

*Ashim Tarafdar.*  
Enrollment No. WB 948/86.  
**ASHIM TARAFDER**

(Advocate)

Barasat Judge's Court  
North 24 Parganas

Printed by :-

*Sudipta Dey*  
**Sudipta Dey**

Barasat












Cont.....P/12

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

### UNDER RULE 44A OF THE I.R. ACT 1908












N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					












ATTESTED :-

*Subir Kumar*

	LH.					
	RH.					

ATTESTED :-

*Suchinta Mukherjee*

	LH.					
	RH.					

ATTESTED :-

STAR SHINE TIE UP PVT. LTD.

Director

Director

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs. 40,00,000/- (Rupees Forty Lacs) only from the within mentioned Purchaser as full and final consideration in the following manner :-

- 1) By Bank Draft, bearing No. 844145, Rs. 30,00,000.00  
dated 27/02/2007 drawn on The  
Karnataka Bank Ltd., Park Street  
Branch, Kolkata in the name of  
Sri Deb Das Mullick
  
- 2) By Bank Draft, bearing No. 844146, Rs. 10,00,000.00  
dated 27/02/2007 drawn on The  
Karnataka Bank Ltd., Park Street  
Branch, Kolkata in the name of  
Smt. Suchitra Mullick

**Total Rs. 40,00,000.00**

**WITNESSES :-**

1. *Nathu Prakash*  
91, Durgam, Park Road  
Kolkata - 700074
- 2) *Suchitra Mullick*

2. *Shyama Das*  
*Kunda Bagan*  
*Sec-24 Kal-30*

**SIGNATURE OF THE VENDORS**

- Drafted By :-  
*Ashim Tarafder*  
Enrollment No. WB948786  
**ASHIM TARAFDER**

(Advocate)

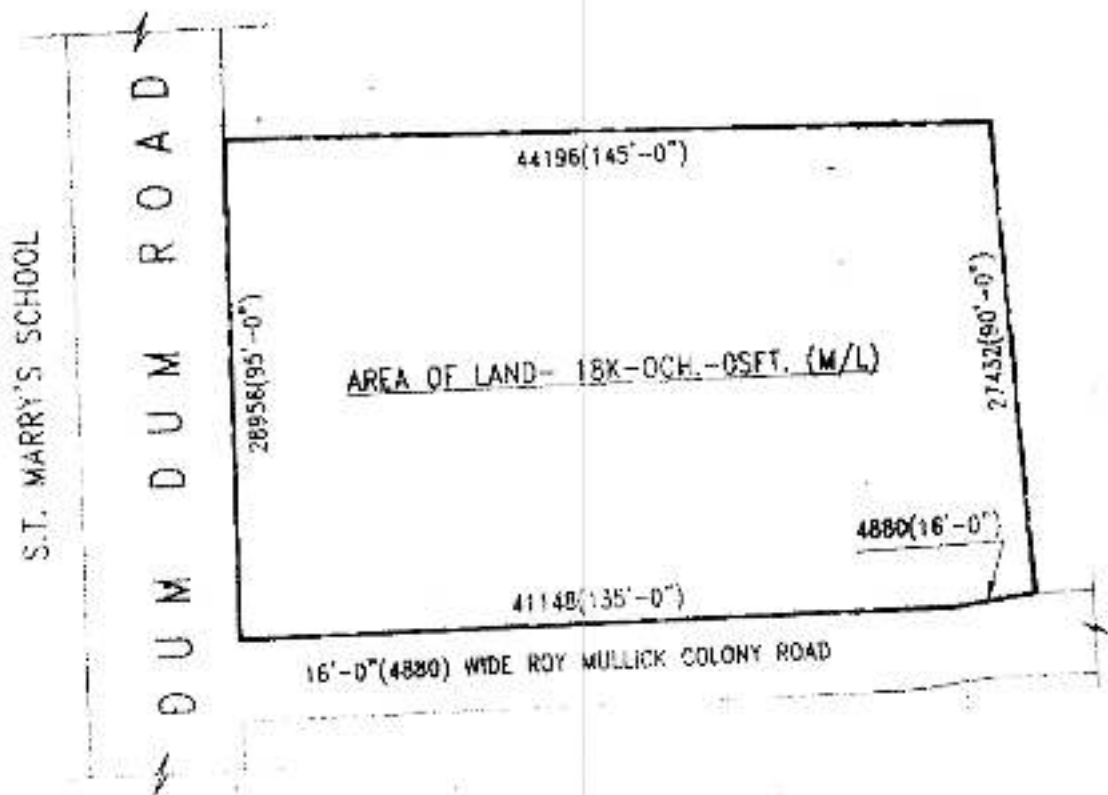
Barasat Judge's Court  
North 24 Parganas



SITE PLAN OF LAND OF C.S. PLOT NO- 32 AND 11,  
KHATIAN NO- 390 AND 21, J.L. NO- 23, TOUZI  
NO-1298/2833, WARD NO- 16, P.S.- DUM DUM,  
UNDER SOUTH DUM DUM MUNICIPALITY, DISTRICT- 24  
PARGANAS (NORTH).

AREA OF LAND (JILA CINEMA) = 18K-OCH.-OSFT. (M/L)

SCALE = 1:400




- 1) *alib Das Mulick*
- 2) *Suelitra Mulick*

*Tapan Das*  
TAPAN DAS  
Monsied Plan-Maker/Supervisor,  
S. D. D. M.,  
Class I  
No. No. S/D 4/13/06-07

DRAWN BY:-

07589  
2007

  
~~REGISTRAR OF COMPANIES~~  
KOLKATA  
8.11.07

CERTIFIED TO BE A TRUE COPY

  
~~REGISTRAR OF COMPANIES~~  
KOLKATA

  
REGISTRAR OF COMPANIES  
KOLKATA

CHECKED BY  
Hanshan Das  
29.5.18

  
ADDL. REGISTRAR OF ASSURANCES-II  
KOLKATA  
29.5.18

1-1-1/16 - 7589/2007

T. Chatterjee



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

29-5-18

20AB 665881

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 Under Article G (1) & G (5) \_\_\_\_\_  
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*[Signature]*  
 Record Keeper  
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 Kolkata

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ADDL. REGISTRAR OF ASSURANCES-II  
 KOLKATA

29-5-18-

83421

12 MAR 2018

Sl. No.....Date.....  
Name.....  
Add.....  
AMT.....

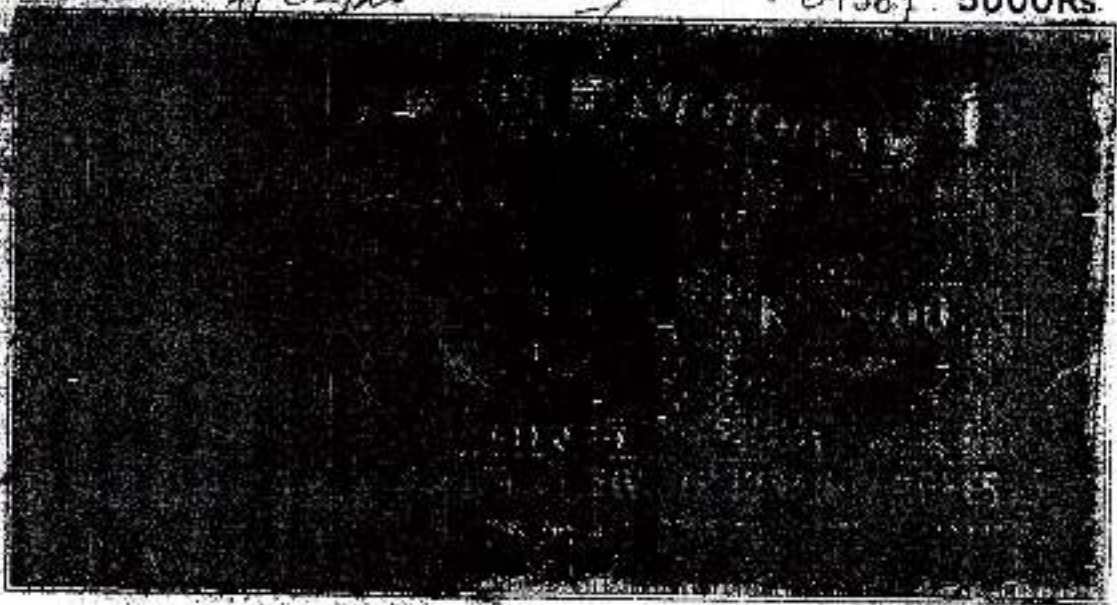
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M. No. 1,57,97,257

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JM 250 -  
JM 100 -  
250 -

Handwritten signature and notes.

का. सं.	972
दि. सं.	7/2/2007
पक्षों का नाम	Ashim Tanna
वकील	Advocate
क्या. सं. (अथवा) सम. सं.	Basant Judge Court
पक्षाधीन	
<b>बारसात कोर्ट</b>	
(अथवा) २८ परगना	
सं. वि. सं.	12-07
जमाना	19000
क्लेरक: कलिस बारासात उपस्थित: तापन कुमार साहा	

972  
7/2/2007  
Ashim Tanna  
Advocate  
Basant Judge Court

5-50pm. ~~\_\_\_\_\_~~ 28/2/07

28th Feb 07  
of SV/4A, Front Road, Kol-5.  
one of the Encls.

Sub Jas Mullik  
who has Sub Jas  
Mullik + Luchitra  
Mullik who sub jas  
Mullik both are by birth  
Hindu by occupation  
since 2 households both  
at SV/4A, Front  
Road, Kol-5 - 700006.

~~Sub Jas Mullik~~  
492

~~Sub Jas Mullik~~  
493C



Suchita Mukherjee  
I testified by me  
Prabir K. Mukherjee  
Advocate  
High Court, Calcutta.

Prabir K. Mukherjee  
Advocate.  
High Court, Calcutta.

~~\_\_\_\_\_~~  
28/2/07

B E T W E E N

1) SRI DEB DAS MULLICK, S/o Late Sasti Das Mullick,  
2) SMT. SUCHITRA MULLICK, Wife of Shri Deb Das Mullick,  
both are by faith - Hindu, by Nationality - Indian, by occupation  
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*Handwritten signature*

**WHEREAS** all that land measuring more or less 18 Cottahs recorded in C.S. Plot No. 11 & 32 under Khatian Nos. 21 & 390 respectively of Mouza - Kalidaha, J.L. No. 23, Re.Su. No. 16, Touzi No. 1298/2833, within P.S. - Dum Dum, within the limit of South Dum Dum Municipality, being Premises No. 85 Dum Dum Road, Kolkata - 700 074, was originally belonged to one Prosad Das Mullick.

**AND WHEREAS** being in peaceful possession of the aforesaid property the said Prosad Das Mullick made and executed a Deed of Lease in respect of 16 Cottahs of land in favour of M/s. Scene Screen Pvt. Ltd. for a period of 30 years on 26/11/1947 and the same was registered at S.R. Cossipore Dum Dum and the same was copied in Book No. 1, Volume No. 54, Pages from 199 to 208, vide Lease Deed No. 3116, for the year 1947 and he also made and executed another Deed of Lease on 28th day of August 1952 in favour of the said M/s. Scene Screen Pvt. Ltd. in respect of land measuring more or less 2 Cottahs out of the above referred property which was registered at S.R. Cossipore Dum Dum and the same was copied in Book No. 1, Volume No. 82, Pages from 60 to 67, vide Lease Deed No. 6123 for the year 1952 for a period of 27 years 10 months 11 days and delivered khas possession in favour of the M/s. Scene Scree Pvt. Ltd.

Cont.....P/4

*Handwritten signature*



**AND WHEREAS** the said Lease has expired by efflux of time on 30th November, 1977 and the said M/s. Scene Screen Pvt. Ltd. is required to handover peaceful vacant possession of the said property as per terms contained in the said Deed of Lease.

**AND WHEREAS** the said Prosad Das Mullick died intestate leaving behind one son namely Sri Sasti Das Mullick as his only the legal heir and representatives and the property left by Prosad Das Mullick had already been devolved upon Sasti Das Mullick.

**AND WHEREAS** pursuant to the acceptance to rent by the Government of West Bengal on the ground of alleged vesting of the said property by operation of West Bengal Estate Acquisition Act 1953, a Writ Petition under Article 226 of the Constitution of India was filed before the Hon'ble High Court at Calcutta which was allowed and the rule was made absolute and thereafter by Order dated 28/09/2000 passed in Civil Appeal No. 834 of 1981 the Hon'ble Supreme Court of India upheld the Order passed by the Hon'ble High Court, Calcutta.

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Cont.....P/5

*Handwritten signature*

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**AND WHEREAS** the said Naba Tara Mullick gave, assured and transferred her respective share in the said property by way of gift on 16/07/2001 in favour of her daughter-in-law Smt. Suchitra Mullick, the Vendor No. 2 herein which was registered at the Office of A.R.A. at Calcutta and the same was copied in Book No. I, Volume No. 143, being No. 3893 for the year 2001.

**AND WHEREAS** the said Some Das Mullick gave, assured and transferred his respective share of property by way of gift on 16/07/2001 in favour of his brother Deb Das Mullick, the Vendor No. 2 herein which was registered at the Office of A.R.A. at Calcutta and the same was copied in Book No. I, Volume No. 143, Pages from 139 to 146, being No. 3894 for the year 2001.

**AND WHEREAS** the said Bishnu Das Mullick gave, assured and transferred his respective share of property by way of gift on 16/07/2001 in favour of

Cont.....P/6

his brother Deb Das Mullick, the Vendor No. 1 herein which was registered at the Office of A.R.A. at Calcutta and the same was copied in Book No. I, Volume No. 143, Pages from 147 to 154, being No. 3895 for the year 2001.

**THUS** the present Vendor No. 1 became the absolute owner of undivided 3/4th share of the entire property by way of inheritance as well as gift and the Vendor No. 2 became the absolute owner of 1/4th share of the entire property by way of aforesaid gift and being the absolute owners thereof they have every right to sell, transfer, gift, mortgage in any manner whatsoever in favour of any party or parties.

**NOW THIS INDENTURE WITNESSETH as follows :-**

That in pursuance of the agreement and in consideration of **Rs. 40,00,000/- (Rupees Forty Lacs) only** paid to the Vendors by the Purchaser on or before the execution of this present (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge of and from the same and every part thereof) the Vendors do

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*Handwritten signature*

hereby indefeasibly and absolutely grant, convey, assure, sell and transfer unto and to the use of the Purchaser ALL THAT piece and parcel of land measuring more or less 18 Cottahs well known as Lila Cinema Hall consisting a construction measuring more or less 2000 Sq.ft. which is morefully and particularly described in the schedule below and shown in the map or plan annexed hereto or HOWSOEVER otherwise the said property hereditaments any portion thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished TOGETHERWITH all rights and benefits and all areas, privileges, easements, advantages, light, liberties and appurtenances whatsoever to the said property hereditaments and belonging or anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto AND the reversion and reversions remainder and remainders AND all the estate, right, title, interest, use, trust, possession, property, claim and demand both at law and in equity of the Vendors into and upon said property hereditaments and every part thereof AND all rents, issues, and profits thereof AND all deeds, pattahs, muriments, writings and evidence of title whatsoever relating to concerning the said property hereditaments which are now or hereafter shall or may be in the custody, possession, power or control of the said

Cont.....P/S

Vendors or any person or persons from whom they can or may procure the same without suit and action at law or in equity free from all liens, attachments and encumbrances TO HAVE AND TO HOLD the said property hereditaments and premises hereby granted, conveyed, assured, sold and transferred or expressed so to be and to the use of the Purchaser absolutely and forever AND the Vendors doth hereby for themselves their legal heirs, executors, administrators, representatives and covenants with the Purchaser his heirs, executors, administrators, representatives and assigns that NOTWITHSTANDING any act deed or thing by the Vendors or any of their predecessor or predecessors in title done, committed or executed or knowingly suffered to the contrary be the said Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments alongwith pending litigation and hereby granted, conveyed and transferred or expressed so to be and every part thereof unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to alter defeat encumber or may void the same and that NOTWITHSTANDING any act deed or thing whatsoever and aforesaid the Vendors now have in themselves good right full power absolute authority and indefeasible title to sell,

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*Admission*

convey or transfer the said property hereditaments and every part thereof hereby granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely forever and that the Vendors have not in any way encumbered to the said property hereditaments and hereby granted, conveyed and transferred AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon has hold possessed and enjoyed the said property hereditaments and every part thereof and receive and take all rents, issues, and profits thereof and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably came in from under or in trust for the Vendors or from or under any of their predecessor or predecessors in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

**SCHEDULE OF PROPERTY ABOVE REFERRED TO**

**ALL THAT** plot and parcel of land measuring more or less 18 Cottahs particularly known as Lila Cinema Hall having a total construction measuring more or less 2000 Sq.ft. in different 4 units recorded in C.S. Dag No. 11 & 32, R.S. Dag No. 186, under C.S. Khatian No. 21 & 390 respectively under R.S. Khatian No. 1830 of Mouza - Kalidaha, J.L. No. 23, Re.Su. No. 16, under Touzi No. 1298/2833 the present Owner the Collector of North 24 Parganas on behalf of State of West Bengal within the limit of South Dum Dum Municipality, Premises No. 85, Dum Dum Road, Kolkata - 700074, under the jurisdiction of A.D.S.R. at Cossipore Dum Dum, in the District of North 24 Parganas. The annexed blue print marked with RED colour which is a part and parcel of this Decd. The Schedule Property is butted and bounded by :-

**ON THE NORTH** : By Dum Dum Road.  
**ON THE SOUTH** : By Municipal Road.  
**ON THE EAST** : By Premises No. 91, Dum Dum Road and Municipal Road.  
**ON THE WEST** : By Municipal Road.

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*Handwritten signature*

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands, signed, sealed and delivered on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of Witnesses :-

1. *Nalini Ach.*  
*91, 20th, 30th, 40th*  
*Kolkata - 700074* / 1) *Sub. Sub. Mukherjee.*

2. *Shyama Devi* / 2) *Suchitra Mukherjee.*  
*Kendukbagam*  
*Dan Ban*  
*Kolkata - 20*

SIGNATURE OF THE VENDORS

-: Drafted By :-  
*Ashim Tarafdar.*  
*Enrollment No. WB 948/86.*  
**ASHIM TARAFDER**

*(Advocate)*  
*Barasat Judge's Court*  
*North 24 Parganas*

Printed by :-  
*Sudipta Dey*  
**Sudipta Dey**

*Barasat*

Cont.....P/12














SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

### UNDER RULE 44A OF THE I.R. ACT 1908












N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Subir Kumar</i>	LH.					
	RH.					












ATTESTED :-

*Subir Kumar*

	LH.					
	RH.					

ATTESTED :-

*Suchitra Mukherjee*

 <i>Shantanu</i>	LH.					
	RH.					

ATTESTED :-

STAR SHINE TIE UP PVT. LTD.

Director

Director

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs. 40,00,000/- (Rupees Forty Lacs) only from the within mentioned Purchaser as full and final consideration in the following manner :-

- 1) By Bank Draft, bearing No. 844145, Rs. 30,00,000.00  
dated 27/02/2007 drawn on The  
Karnataka Bank Ltd., Park Street  
Branch, Kolkata in the name of  
Sri Deb Das Mullick
  
- 2) By Bank Draft, bearing No. 844146, Rs. 10,00,000.00  
dated 27/02/2007 drawn on The  
Karnataka Bank Ltd., Park Street  
Branch, Kolkata in the name of  
Smt. Suchitra Mullick

**Total Rs. 40,00,000.00**

**WITNESSES :-**

1. *Nathu Prakash*  
91, Duro, para Rad  
Kolkata - 700074
- 2) *Suchitra Mullick*

2. *Shyama Das*  
*Kunda Bagan*  
*Sec-2a Kal-30*

**SIGNATURE OF THE VENDORS**

- Drafted By :-  
*Ashim Tarafder*  
Enrollment No. WB948786  
**ASHIM TARAFDER**

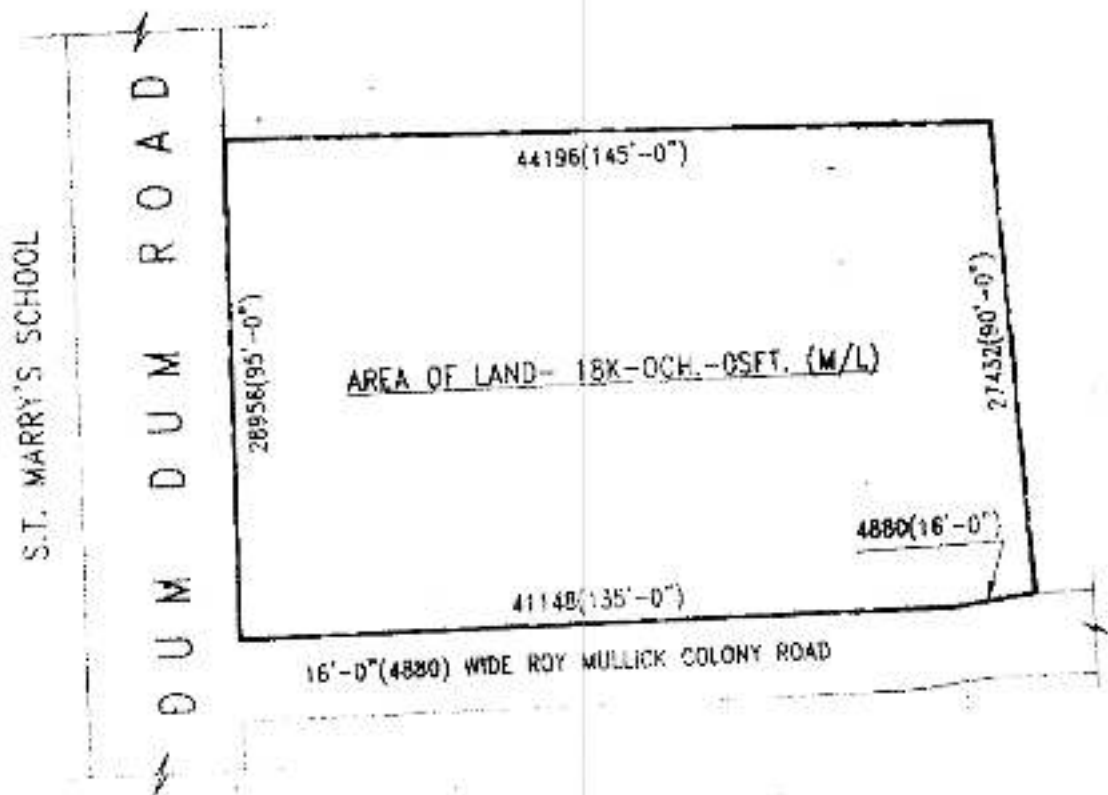
(Advocate)

Barasat Judge's Court  
North 24 Parganas

SITE PLAN OF LAND OF C.S. PLOT NO- 32 AND 11,  
KHATIAN NO- 390 AND 21, J.L. NO- 23, TOUZI  
NO-1298/2833, WARD NO- 16, P.S.- DUM DUM,  
UNDER SOUTH DUM DUM MUNICIPALITY, DISTRICT- 24  
PARGANAS (NORTH).

AREA OF LAND (JILA CINEMA) = 18K-OCH.-OSFT. (M/L)

SCALE = 1:400




- 1) *alib Das Mulick*
- 2) *Suehitra Mulick*

*Tapan Das*  
TAPAN DAS  
Monsied Plan-Maker/Supervisor,  
S. D. D. M.  
Class I  
Bio. No. S/D 4/13/06-07

DRAWN BY:-

07589  
2007

  
~~REGISTRAR OF COMPANIES~~  
KOLKATA  
8.11.07

CERTIFIED TO BE A TRUE COPY

  
~~REGISTRAR OF COMPANIES~~  
KOLKATA

  
REGISTRAR OF COMPANIES  
KOLKATA

CHECKED BY  
Hanshan Das  
29.5.18

  
ADDL. REGISTRAR OF ASSURANCES-II  
KOLKATA  
29.5.18