

0858

I 768/12

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 259061

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document.

1-00
25/1/12
Q NO! - 917/12

Adl. District Sub Registrar
Sonarpur, South 24 Parganas

25 JAN 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 25th day of

Two Thousand Twelve

BETWEEN

932 20/01/12

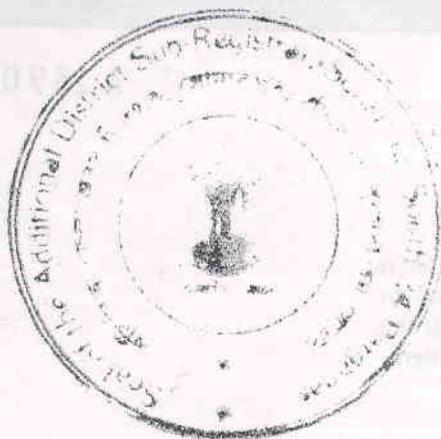
5000/-

Amit Thunjhwal

111 Bank Street, K.L. 16

তাপস হানসার আশা ভেণ্ডার
সেনারগুড়, এ.ডি. বাব রেজিস্ট্রি অফিস

১৫০৭৩১ ২০০৭১৪



স্বাক্ষরিত - আমিত - মথুরা
স্বাক্ষরিত - সুনীল - কলকাতা
স্বাক্ষরিত - সুনীল - কলকাতা
স্বাক্ষরিত - সুনীল - কলকাতা
স্বাক্ষরিত - সুনীল - কলকাতা

ACHURA BIBI, wife of Ujir Ali Laskar, by faith- Muslim, by Nationality- Indian, by occupation- Housewife, residing at Raghampur, P.S. Sonarpur, District South 24-Parganas, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

M/S. SIMONE TRADELINK PVT. LTD. (PAN- AAPCS2080J), a Company registered under Companies registration Act, having its registered office at 109A, Park Street, Kolkata- 700 016, represented by AMIT JHUNJHUNWALA, son of Kedar Nath Jhunjunwala, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 111, Park Street, Kolkata- 700 016, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, administrators and assigns) of the OTHER PART.

WHEREAS one Momena Bibi @ Somena Bibi, wife of Late Noor Mohammad Seikh was the sole and absolute owner of ALL THAT piece and parcel of Danga land measuring more or less 11 decimals comprised in R.S. Dag No. 568, L.R. Dag No. 584 appertaining to R.S. Khatian No. 248, L.R. Khatian No. 1686 and Achura Bibi (the Vendor herein) was the sole and absolute owner of ALL THAT piece and parcel of Danga land measuring more or less 02 decimals in R.S. Dag No. 568, L.R. Dag No. 584 appertaining to R.S. Khatian No. 248, L.R. Khatian No. 119 of Mouza- Jagaddal, J.L. No. 71, P.S. Sonarpur, District-South 24-Parganas, as per L.R. Settlement records of rights and they had been paying Govt. rent thereof and enjoying every right, title and interest over the said property without any interruption, claim and demand whatsoever.

AND WHEREAS in the course of enjoying the recorded property measuring more or less 11 decimal comprised in R.S. Dag No. 568, L.R. Dag No. 584 appertaining to R. S. Khatian No. 248, L.R. Khatian No. 1686 of Mouza- Jagaddal, J.L. No. 71, P.S. Sonarpur, District South 24-Parganas, said Momena Bibi @ Somena Bibi died intestate leaving behind her only daughter Achura Bibi (the Vendor herein) as her sole legal heir and successor.



| | | | | | |
|------------|--|--|--|--|--|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME - ACHURA BIBI
 SIGNATURE



| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME - AMRSHUV SHRIVASTAVA
 SIGNATURE
 Authorised Signatory/Di. et. o.

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -
 SIGNATURE

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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| Left Hand | | | | | |
| Right Hand | | | | | |

NAME -
 SIGNATURE



NAME: ...
SIGNATURE: ...

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NAME: ...
SIGNATURE: ...



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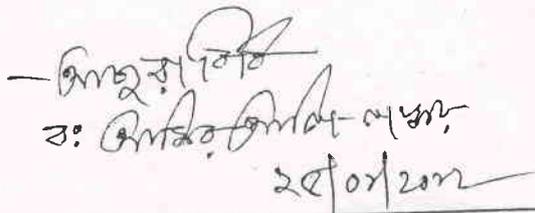


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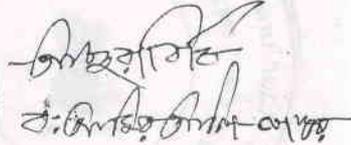
NAME: ...
SIGNATURE: ...

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00858 / 2012, Deed No. (Book - I , 00768/2012)

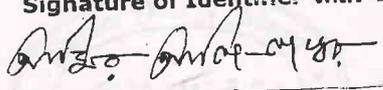
Signature of the Presentant

| Name of the Presentant | Signature with date |
|------------------------|--|
| Achura Bibi |  25/01/2012 |

II . Signature of the person(s) admitting the Execution at Office.

| SI No. Admission of Execution By | Status | Photo | Finger Print | Signature |
|--|--------|---|---|--|
| 1 Achura Bibi Address -Raghabpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- | Self |  |  LMI |  25/01/2012 |
| 2 Amit Jhunjunwala Address -111, Park Street, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 | Self |  |  LTI |  Authorised Signatory/Director 25/01/2012 |

Name of Identifier of above Person(s)
 Amir Ali Laskar
 Dakshin Jagaddal, Thana:-Sonarpur, District:-South
 24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

 25/01/2012


 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR

Department of Health Services
 Department of Family Services, Department of Registration and Vital Statistics
 Office of the Registrar, District South 24 Parganas
 Signature of the Registrar

| Signature with date | Name of the Registrant |
|---|------------------------|
|  _____ _____ | |



Signature of the person(s) submitting the application at Office
 By the Registrar of Registration & Vital Statistics



District Registrar
 South 24 Parganas



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00768 of 2012
(Serial No. 00858 of 2012)

On

Payment of Fees:

On 25/01/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 8803/-, on 25/01/2012

(Under Article : A(1) = 8789/- ,E = 14/- on 25/01/2012)

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.-800000/-

Certified that the required stamp duty of this document is Rs.- 48020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 43020/- is paid, by the draft number 352027, Draft Date 20/01/2012, Bank Name State Bank Of India, SONARPUR, received on 25/01/2012

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

Presented for registration at 14.14 hrs on :25/01/2012, at the Office of the A. D. S. R. SONARPUR by Achura Bibi ,Executant.

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

Execution is admitted on 25/01/2012 by

1. Achura Bibi, wife of Ujir Ali Laskar , Raghampur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
2. Amit Jhunjunwala
Representative, M/s. Simone Tradelink Pvt. Ltd., 109 A, Park Street, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
, By Profession : Business

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

25/01/2012 16:25:00

Government Of West Bengal
Office Of the S. D. Officer
District Court, Calcutta

Enrollment For Civil Service - 1 - 2012 of 2012
(Serial No. 101 of 2012)





Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00768 of 2012
(Serial No. 00858 of 2012)

Identified By Amir Ali Laskar, son of Lt. Ujir Ali Laskar, Dakshin Jagaddal, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession:
Cultivation.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



BD
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

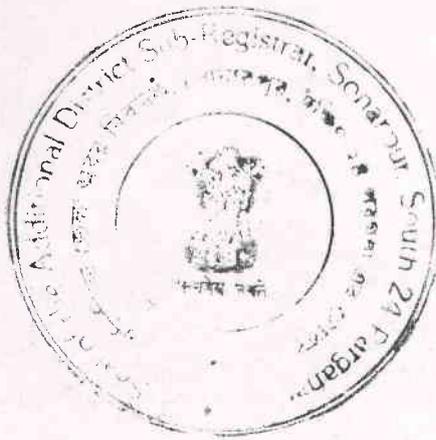
Government Of West Bengal
Office Of the A. S. R. SOHARPUR
District: South 24 Parganas

Endorsement For Deed Number 1 - 00708 of 2012

(Serial No. 00288 of 2012)

Admitted By And At Lasted, son of Lt. Col. Bahin Jagadai, Transferred
District: South 24 Parganas, WEST BENGAL, INDIA. P.O. - By Court Order, by Provisional
Custodian

(Signature)
ADDITIONAL DISTRICT SUB-REGISTRAR

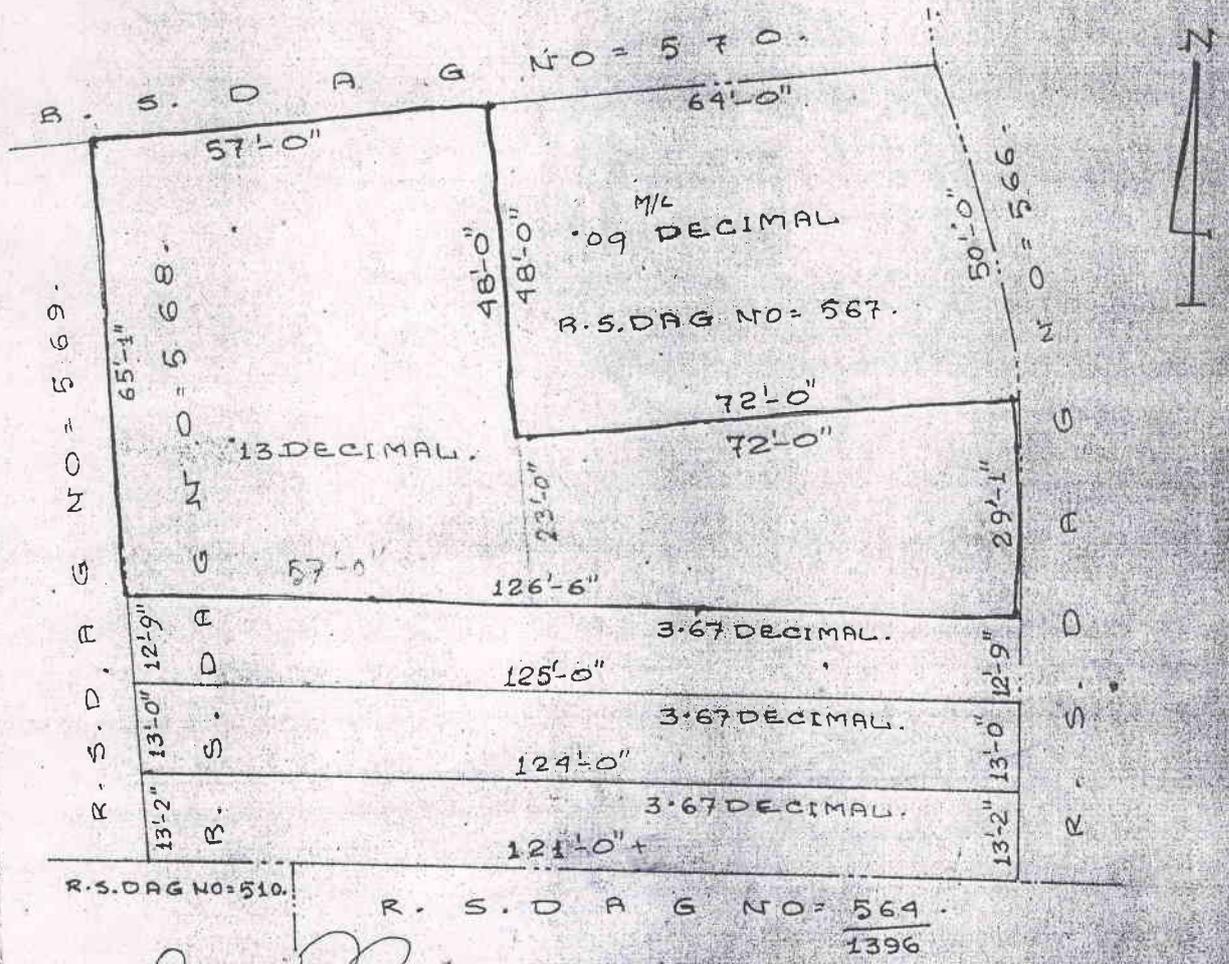


410/10

SITE PLAN OF LAND FOR SALE AT
MOUZA-JAGADDAL. J.L.NO=71. R.S.DAG NO=
567 & 568. R.S.KHATIANY NO= P.S.
SONARPUR. DIST-24 PGS (S).

SCALE = 1" = 25'-0"

SOLD AREA OF LAND IS SHOWN IN RED BORDER.



[Handwritten Signature]
 2: *[Handwritten Signature]*



Simone Tradelink Private Limited
[Handwritten Signature]
 Authorised Signatory/Director

Drawn By:
 S Das,
 Vill + Po - Hajpur,
 Sahapur lane.

16-5-11

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 5343 to 5356
being No 00768 for the year 2012.



(Biswajit Dey) 27-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

- (3) -

AND WHEREAS by virtue of L.R. record and inheritance said Achura Bibi (the Vendor herein) became the sole and absolute owner of ALL THAT piece and parcel of land measuring more or less 13 decimals (02 decimals in L.R. Khatian No. 119 and 11 decimals in L.R. Khatian No. 1686) comprised in R.S. Dag No. 568, L.R. Dag No. 584 appertaining to R.S. Khatian No. 248, L.R. Khatian Nos. 119 & 1686, of Mouza- Jagaddal, J.L. No. 71, P.S. Sonarpur, District South 24-Parganas and enjoying the same free from all encumbrances.

AND WHEREAS the Vendor is in urgent need of money for bonafide reason decided to dispose of the land measuring 13 decimals fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS the purchaser herein having come to know of such announcement, offered a consolidated value of the land measuring more or less 13 decimals fully described in the Schedule hereunder written for Rs. 8,00,000/- (Rupees Eight Lakh) only in lump sum and the Vendor has accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 8,00,000/- (Rupees Eight Lakh) only.

NOW THIS DEED WITNESSETH as follows :- that in consideration of the said sum of Rs. 8,00,000/- (Rupees Eight Lakh) only paid to the Vendor by the Purchaser on or before the execution of these present (the receipt whereof the Vendor doth hereby and by receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and discharge forever the Purchaser as also the said land), the Vendor doth hereby indivisibly sell, grant, transfer, convey, assign and assure unto the Purchaser free from all encumbrances whatsoever ALL THAT piece and parcel of Dang a land measuring more or less 13 decimals lying and situate at Mouza- Jagaddal, J.L. No. 71, comprised in R.S. Dag No. 568 corresponding to L.R. Dag No. 584, appertaining to R.S. Khatian No. 248, L.R. Khatian Nos. 199 and 1686 now within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas, more fully and specifically described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said property and hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers,

drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient-rights, rights, liberties, privileges, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents issues and profits thereof **AND** all estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property and every part thereof **TOGETHER WITH** all deeds, paths, muniments, writings and all other evidences of title whatsoever relating to or concerning the said property and every part thereof and all estate rights, title interest user property claims and demand whatsoever of the Vendor doth at law and equity into upon the said property or any part thereof **TO HAVE AND TO HOLD** the said land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER

- a) **THAT** notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the **VENDOR** now have full power, indefeasible and absolute authority in law, in fee simple in possession or an estate equivalent thereto in the said property to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the **SAID PURCHASER** in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these present.
- b) **AND THAT** the **PURCHASER** shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property or every part thereof and pay rents and taxes to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from any person or persons lawfully or equitably claiming from or under or in trust for the **VENDOR**.



- c) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged and keep the PURCHASER harmless and indemnified of from and against all charges, claims, liens, debts, attachments and encumbrances whatsoever made done or suffered by the Vendor all persons claiming from under or in trust for the Vendor.
- d) FURTHER THAT the Vendor and all persons claiming from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said property to the use of the PURCHASER as shall or may reasonably be required.
- e) AND THAT the Vendor doth hereby covenant with the Purchaser that she shall and will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the PURCHASER produce or cause to be produced at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the said property for the purpose of showing their title to the said land AND ALSO at the request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser such attested copies or abstracts or extracts from the same as may be required AND shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncancelled.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Danga land measuring more or less **13 decimals** situated and lying at Mouza- Jagaddal, J.L. No. 71, R.S. No. 232, Touzi No.15, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, comprising in **R.S. Dag No. 568** corresponding to L.R. Dag No. 584, appertaining to **R.S. Khatian No. 248**, L.R. Khatian Nos. 199 and 1886, Ward No. **25** of Rajpur-Sonarpur Municipality together with all easement rights attached

thereto. The annual rent of 388 decimals in R.S. Khatian No. 248 is Rs. 25.50/- and the annual proportionate rent of 13 decimals is as per present rate which is payable to the collectrate South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal, District-South 24-Parganas. The sold property is shown in the map or plan annexed hereto by RED border, the said map or plan is part and parcel of this document.

BUTTED AND BOUNDED BY :-

- ON THE NORTH : part of Dag No - 570
ON THE SOUTH : part of Dag No - 568
ON THE EAST : : part of Dag No - 566, 567.
ON THE WEST : part of Dag No - 569

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of
WITNESSES :-

1. *[Handwritten signature]*
2. *[Handwritten signature]*

[Handwritten signature]
2. *[Handwritten signature]*

SIGNATURE OF THE VENDOR

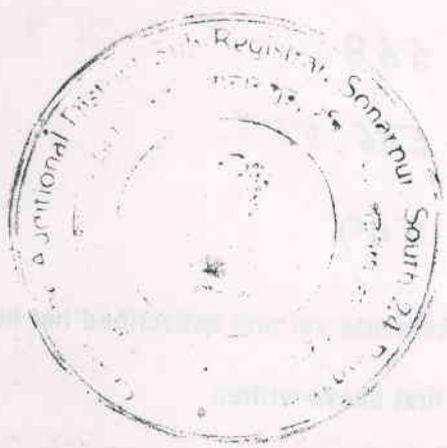
Simone Tradelink Private Limited

[Handwritten signature]
Authorised Signatory/D. No.

SIGNATURE OF THE PURCHASER

...the actual...
...to the...
...of the...
...of the...
...of the...
...of the...

CUTTED AND BOUNDED BY:



ON THE NORTH
ON THE SOUTH
ON THE EAST
ON THE WEST

TO BE FILLED IN BY THE VENDOR



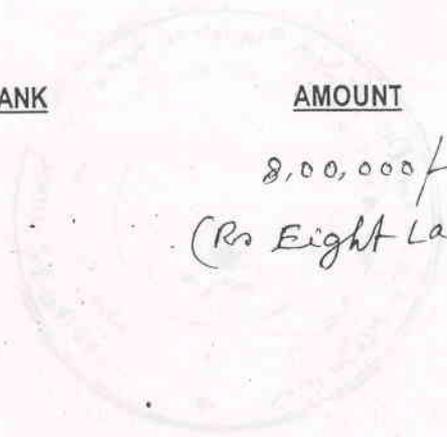
SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 8,00,000/- (Rupees Eight Lakh) only being the full consideration money paid by the following manner :-

| <u>CHEQUE No.</u> | <u>DATE</u> | <u>BANK</u> | <u>AMOUNT</u> |
|-------------------|--------------|-------------|-------------------------------|
| By cash - | 25.01.2012 - | | 8,00,000/- (Rs Eight Lakh) |



Handwritten notes on the left margin, including a signature and some illegible text.

WITNESSES :-

1.

Handwritten signature and text for witness 1, including a checkmark.

2.

Handwritten signature and text for witness 2.

Handwritten signature and a fingerprint on the right side of the document.

SIGNATURE OF THE VENDOR

Prepared and Drafted by :-

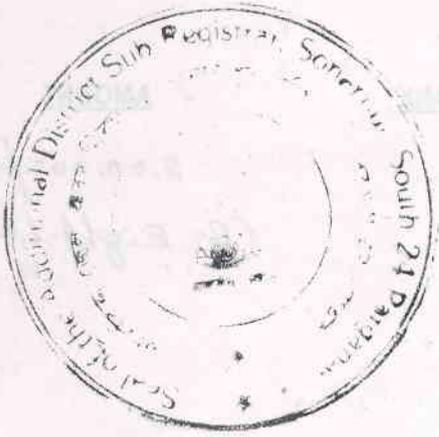
Prabin Kumar Roy
Advocate
Alipore Criminal Court.
W. No. 828/81

Printed by :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

MEMO OF GOVERNMENT

RECEIVED of and from the above named Purchaser the within mentioned sum of
Rs. 2,00,000/- (Rupees Eight Lakh) only being the full consideration money paid by the
following manner:



CHEQUE NO. _____

DATE _____

WITNESSES:



SIGNATURE OF THE VENDOR

Proposed and dated by
[Faint handwritten text]

WITNESSES
[Faint handwritten text]