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INDENTURE OF SALE

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INDENTURE OF SALE

THIS INDENTURE OF SALE made this the 25th day of February, 2011

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Copy that the document is admitted to
registration. The signatures above and
the documents are the same as
the documents.

At the Market Sub-Registration
Office, Lagos (P.O. Box 1000)

11/11/11

BETWEEN

(1) **Smt. RUPA BISWAS** wife of Nimal Biswas by faith Hindu, by nationality Indian by occupation housewife (2) **SRI NIMAL BISWAS** son of Late Mahendra Biswas by faith Hindu by nationality Indian by occupation business both residing at Village Sulanguri P.O. Gouranganagar P.S. Rajarhat District, North 24 Parganas hereinafter called the **OWNERS/VENDORS** (which expression unless repugnant to the context shall mean and include the said vendors, their heirs, successor/s, executor/s, administrator/s and assign/s) of the **"ONE PART"**.

AND

M/S GADIA AND ASSOCIATES PRIVATE LIMITED, a company incorporated under Companies Act 1956, having its registered office at 176 M.G Road Kolkata 700007 represented by its Director namely Sri Ratanlal Gadia, son of Late Mangilal Gadia, by faith Hindu, by occupation business, residing at CF71 Saltlake City, Kolkata-700064 hereinafter called the **"PURCHASER"** (which expression shall mean and include its successors and successors in-office) of the **"OTHER PART"**.

WHEREAS the land under mouja ghuni touzi no 178, under R.S. Khatian no.373&314 measuring 1.08 satak originally belonged to Sk. Abdul Majid and Sk. Abdul Samad who transferred the same to one Kalu Mondal vide deed of conveyance being No. 2701 dated 08.05.1951 and the same was recorded before the office of AOSR, Cossipore Dum Dum.

AND WHEREAS Kalu Mondal duly recorded his name before the B. L. & L.R.O being R.S. Khatian No. 926 and thereafter Kalu Mondal sold 58 decimals in favour of Prafulla Kumar Nath by virtue of a Deed of Conveyance registered before the office of Cossipore Dum Dum and recorded in Book No. 1, Vol No. 29, Pages 169 - 171 being deed No. 1511 dated 20.02.1976.



Director, Office of
Special Education
U.S. Department of Education

25 FEB 2011

AND WHEREAS Profulla Kumar Nauti hereafter transferred 2 Cottah 2 Chittacks in favour of Palan Chandra Naskar by virtue of a Deed of Conveyance registered before the office of ADSR Bidhanagar and recorded in Book No. 1, Vol. No. 111, Pages 283 - 290 being Deed No. 5498 dated 29.06.1988.

AND WHEREAS Palan Chandra Naskar transferred 2 Cottah 2 Chittacks in favour of the present vendors namely Smt. Rupa Biswas and Sri Nimai Biswas by virtue of a deed of Conveyance registered before the office of ADSR Bidhan Nagar, and recorded in Book No. 1, Vol No. 38, Pages 271 - 276 being Deed No. 1667 dated 03.04.1994 and subsequently recorded their names before the B.L & L.R.O Rajarhat.

AND WHEREAS the present vendors namely Smt. Rupa Biswas and Sri Nimai Biswas recorded their names before the B.L & L.R.O. Rajarhat and subsequently L.R. record of rights were issued in their names and Smt. Rupa Biswas's name is recorded in L.R. Khatian No. 2367 under R.S. & L.R Dag No. 2816 as 2 decimal, Sri Nimai Biswas's name is recorded in L.R. Khatian No. 3397 under R.S. & L.R Dag No. 2816 as 2 decimal. And subsequently constructed a tile shed of 100 sq.ft. upon the land morefully and particularly described in the First Schedule herein under written.

AND WHEREAS the Owners / Vendors herein Smt. Rupa Biswas and Sri Nimai Biswas expressed their desire to sell said land and along with tile shed structure, measuring more or less 2 cottahs 2 chittaks fully described in the First Schedule herein below at a consideration price of Rs. 2,60,000.00/- (Rupees Two Lakh Sixty Thousand only).

AND WHEREAS the Purchaser herein approached the Owners/Vendors to purchase the said land along with structure more particularly mentioned in the First Schedule and the owners/vendors herein have agreed to sell out the said land along with structure measuring more or less 2 cottahs 2 chittaks fully described in the First



Add: P.O. Kankarbagh
Muzaffarpur (Muz) Dist. Bihar

25 Feb 2017

Schedule herein under written to the purchaser herein, M/S GADIA AND ASSOCIATES PRIVATE LIMITED.

Now the Indenture witnesses that in pursuance of the said intension and in consideration of the sum of Rs. 2,60,000.00 (Rupees Two Lakh Sixty Thousand only) paid by the purchaser to the owners/vendors on or before the registration the receipt of which sum the owners/vendors hereby acknowledge, the said owners/vendors as beneficial lawful owners and possessors do hereby sell, grant, convey, transfer and assign, assure unto the said purchaser forever, free from all encumbrances, attachment, charges, liens, lispendous the land measuring more or less 2 cottahs 2 chittaks fully described in First Schedule hereunder written and hereto annexed and thereon delineated on the map shown and surrounded by "RED" colour border line and right of common passage and easement right and all the estates rights, title, interest, claim and demand easement and appurtenances whatsoever of the owners/vendors into and upon the same and every part thereof mentioned and described in the schedule herewith written. TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned assured or expressed or intended so to be with the appurtenance unto and to the use of the purchaser absolutely and forever free from all encumbrances whatsoever, to be held by the purchaser forever with all right, title and interest as lawful owner thereof.

And that the title and ownership of the owners/vendors over the scheduled land is exclusive and free from all encumbrances like liens, mortgage, attachment etc and the owners/vendors are now lawfully seized and possessed of the said land free from all encumbrances, attachments or defects in title whatsoever and that the owners/vendors have full power and absolute lawful authority to sell the said land to the purchaser herein, M/S GADIA AND ASSOCIATES PRIVATE LIMITED.



Atas Izin: Sub-Registri
Nomor Negeri 001/ Loko 01/9

25 FEB 2011

And that the owners/vendors herein have good lawful right to grant, convey, transfer, assign and assure the said land along with structure in favour of the purchaser herein.

And that the owners/vendors covenant with the purchaser that in case of any defect and/or any mistake whatsoever detected in future in regards to the description of the land and/or any other relevant matters, the owners/vendors herein will rectify the same and undertake to execute deed of rectification/declaration in the manner required in accordance with the law as and when be called by the purchaser.

And that the owners/vendors will clear pay all dues in respect of said land on account of the Jangra Hatiam - Ji Gram Panchayat tax / B.L. & L.R.O. Khajna and/or any other rate taxes if payable, as on the date of execution of this deed.

And that the owners/vendors and their legal heirs, assignees, successors have no claim, interest whatsoever in the land sold herein and the purchaser peaceably and quietly hold, possess and enjoy the said land in khas without any claim or demands whatsoever from any person claiming through or under them. The purchaser herein shall enjoy the said land forever with lawful title, right, interest as a true and lawful owner.

And that the owners/vendors covenants with the purchaser that no notice under the public demand recovery act and no notice of requisition or acquisition has been served upon the owners/vendors nor any such notice has been published nor any such notice have been received by the owners/vendors in respect of the schedule land and the schedule land is not subjected to any debt either government or public undertaking or private person and/or any suit. The said land is neither a debottar nor wakf and/or any other land prohibited for transfer under any law.

And that the purchaser herein having paid the entire agreed consideration money and also having been put in vacant and peaceful possession of the land, has right of occupying possessing using and enjoying the same as lawful and true owner forever.



District Sub-Registrar
Gadhwa, District: Salt Lake, Bihar

25 Feb 2017

And that the purchaser will hereafter peacefully and quietly hold, possess and enjoy the said land in khas without any claim or demands whatsoever from the owners/vendors or any person claiming through or under him and enjoy forever.

And that the purchaser herein shall be entitled to get its name mutated with the Jangra Hatara - II Gram Panchayat, B.L. & L.R.O. and/or any other authority and shall pay taxes, khajnas and obtain electricity connection, water supply connection, telephone lines etc in its own name.

And that the purchaser herein as true and lawful owner be entitled to enjoy exercise all the right, liberty, sell, mortgage, lease or otherwise alienate the said land hereby conveyed.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali land, measuring more or less 2(Two) cottahs 2(Two) chittaks along with a 100 sq.ft Title Structure under at Mouza-Ghumi J.L. No. 23, comprised in R.S. & L.R. Dag No.2816 under R.S. Khaitan No. 926 L.R. Khaitan No 2367 & 3307, within the jurisdiction of Jangra Hatara -II Gram Panchayat, Police Station- Rajahat District- 24 Parganas North, Additional District Sub-Registrar Bidhanagar Saltlake City, in the State of West Bengal along with easements rights with all areas, liberties, privileges, easements, appurtenants thereto delineated on the map shown and surrounded by "RED" colour border line and the same is butted and bounded as follows:

By the North : R.S. Dag No. 2816
By the South : R.S. Dag No. 2816
By the East : R.S. Dag No. 2817
By the West : R.S. Dag No. 2815



Addl. District Job Registrar
Highway Nagar, Ben Lakshe Circle

25 FEB 2017

IN WITNESS WHEREOF the parties hereto have set and described their respective hands seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

(in the presence of :

WITNESSES :

1. *Trapan Sankar*
Ex-cum Vice President
20.06.2019

স্বাক্ষরিত
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(Signature of the Owners / Vendors)

2. *Trapan Sankar*
Ex-cum Vice President
20.06.2019

Trapan Sankar
Ex-cum Vice President
20.06.2019

(Signature of the Purchaser)

Prepared & Drafted by me :

Trapan Sankar
Advocate

Trapan Sankar
Advocate

Trapan Sankar
Advocate



Adm. District Office,
Nagaur (Raj.) Dist.

25 FEB 2017

MEMO OF CONSIDERATION

RECEIVED on and from the above mentioned Purchaser a sum of Rs. 2,00,000.00 (Rupees Two Lakh Sixty Thousand) only as consideration money at the time of execution of this Deed of Conveyance as per the memo mentioned herein below :-

M E M O

By Cash / Cheque	Rs. 2,00,000.00
बैंक खाते नं. 014510 अ. नं. 180000/- बैंक खाते नं. 014510 अ. नं. 180000/-	
Total	Rs. 2,00,000.00

(Rupees Two Lakh Sixty Thousand) only.

WITNESSES :-

1. [Signature]
[Signature]
[Signature]

2. [Signature]
[Signature]

SIGNATURE OF THE OWNERS / VENDORS



Adm. District Sub-Registrar
District Office 15-11 Lake Court

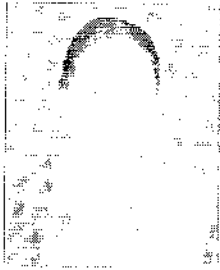
25 FEB 2011

FOR USE OF THE
PRESIDENT
SECRETARY
TREASURER
AND OTHERS

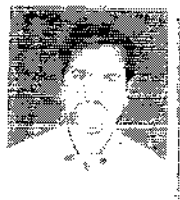




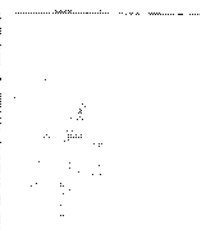





UNDER RULE 44A OF THE I.P. ACT 1908

L.H. BOX - SMALL TO THUMB PRINTS



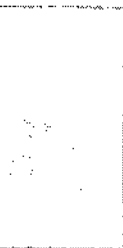




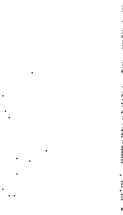



R.H. BOX - THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED: *[Signature]*

 <i>[Signature]</i>	L.H.					
	R.H.					

ATTESTED: *[Signature]*

 <i>[Signature]</i>	L.H.					
	R.H.					

ATTESTED: *[Signature]*




Adj: Dirección Sub-Registros
Guion Nro: 0001 de 0001

2017












SIGNATURE OF THE
 CLERK/NOTARY
 EXECUTANT/SELLER/
 BUYER/CAUTION
 WITH PHOTO

UNDER RULE 69A OF THE L.R. ACT 1996

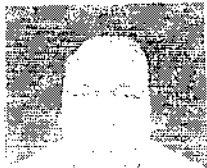

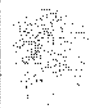




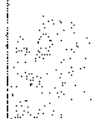



N.O. IN LARGE-SMALL TO THUMB PRINTS
 (L.R. BOX- THUMB TO SMALL PRINTS)

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	RH.					

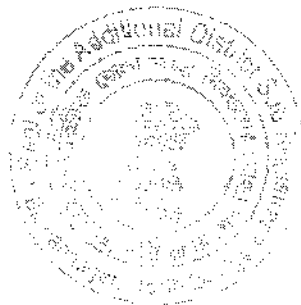
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 <i>[Signature]</i>	LH.					
	RH.					

ATTESTED :- *[Signature]*

 <i>[Signature]</i>	LH.					
	RH.					

ATTESTED :- *[Signature]*



Additional District Judge,
South Lakshadweep, India

25 FEB 2020

SITE PLAN OF R. S. DAG NO - 2816, C. S. DAG NO - 2612, R. S. KH. NO. - 926, C. S. KH. NO - 373, L.R. KHATIAN NO - 2367, 3887, AT MOUZA - GHUNI, J. L. NO. - 23 IN P. S. - NEW TOWN, DISTRICT 24 BARGANAS, NORTH WITHIN THE LOCAL LIMIT OF JANGRA BARAKA NO. - 3 GRAM PANCHAYET WARD NO. - 1

AS PER PHYSICAL POSITION IN RED BORDER

SCALE - 1:500

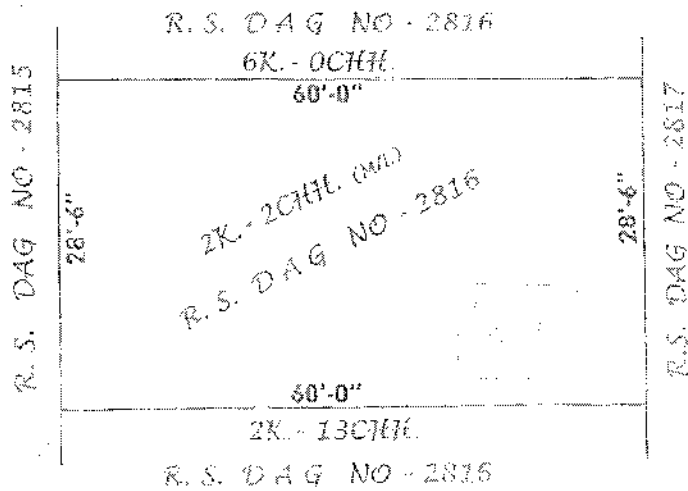
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VENDEE :-

[Handwritten Name]

PLOT AREA :- 2K - 2CHH (ML)



[Handwritten Signature]

COPY BY

MD. NEZAM AUMEL
SURVEYOR
9836256763

SIGNATURE OF VENDOR

OFFICE OF THE DEPUTY COMMISSIONER
OFFICE OF THE A. D. S. R. (REGISTRATION) OFFICE
District-North 24 Parganas

Endorsement For Deed Number 11 - 6554 of 2011

(Serial No. 02541 of 2011)

On 21/02/2011

Registration (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1908)

Presented for registration at 11:30 hrs. on 25/02/2011, at the Private residence by Kalamita Chakrabarti, Ushant.

Admission of Execution Under Section 58, W.B. Registration Rules, 1908

Execution is admitted on 25/02/2011 as

1. Papa Biswas, wife of Kimal Biswas, Village: Sulingua, Thana: Baranagar, District: North 24 Parganas, WEST BENGAL, India, P.O. :- Gouranganagar. By Caste Hindu, By Profession: Business
2. Nimal Biswas, son of Late Madantra Biswas, Village: Sulingua, Thana: Baranagar, District: North 24 Parganas, WEST BENGAL, India, P.O. :- Gouranganagar. By Caste Hindu, By Profession: Business
3. Ranajit Ghata
Director, M/s. Gupta And Associates Pvt. Ltd., 176, M.C. Road, District: Kolkata, WEST BENGAL, India, P.O. :- Pin: 700017.
By Profession: Business
Identified By: Tapan Sarkar, son of Late Nani Gopal Sarkar, Gouranganagar, Kolkata, District: North 24 Parganas, WEST BENGAL, India, P.O. :- Pin: 700159. By Caste Hindu, By Profession: Clerk.

(Debasish Dhar)
ADDITIONAL DISTRICT REGISTRAR

On 28/02/2011

Payment of Fees

Amount By Cash

Rs. 2843/- on 26/02/2011

(Under Article: A(1) - 2849/-, E - 14/- on 28/02/2011)

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. - 80000/-

Certified that the required stamp duty of this document is Rs. - 10020/- and the Stamp duty has been impressed at Rs. - 500/-

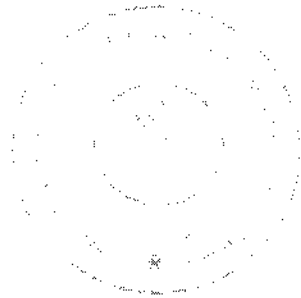
Stamp duty

ADDITIONAL DISTRICT REGISTRAR
District-North 24 Parganas

OFFICE OF THE DEPUTY COMMISSIONER

Certificate of Registration on the portion of the Title Deed

Registered No. 1904 of 1
of Volume number 2
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in the District for the year 2011



(Debasish Dhar) 02-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R., BIDHAN NAGAR
West Bengal

