

10 1207

THIS DEED OF CONVEYANCE made this 10th day of December in the year of Christ Two Thousand Seven <u>BETWEEN 1. SRI SANAT SINGH</u> son of late Ramdhanu Singh 2. <u>SMT. KANTI DEBI</u> wo Sri Sanat Singh, both are by faith Hindu, by Nationality Indian, by occupation No. 1'- Business No. 2- House wife, residing at Lal Bahadur Sastri Road, P.O. & P.S. Serampore Dist Hooghly, herein after referred to as the <u>VENDORS</u> (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators and legal representatives and assigns) of the <u>FIRST PART</u>

1 Jort.

309375/ 304

pagnin MC

Contd......2

LL NO. 972 DTE 26/11/07 SERAMPORE TREASURY NAME OF PURCHASER. Deleales ala Das A Drocale ADRESS Serampore court Dist. Hooghly STANP CLERK SERAMPORE TREASURY

NOT GUING MARINE MARIN Roat 10

AND LANDER

(spring)

NOB 1 (One) NOT TUDICINA NOB 1 (One) NOT TUDICINA NAME OF 10 972, OF T TAUTE # 10,000/ (Rupees Ten Howsand) Only. I.L'PR

10 Marge

AND UN CREASURY

飾



Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the Additional District Sub Registrar, Serampore

Signature / LTI Sheet of Serial No 07928 / 2007 **Document Number** 1 - 07348 2007 I. Signature of the Presentant Name of the Presentant Signature with date ञ्चनीज सिंह Sanat Singh 10/12/07 II Signature of the person(s) admitting the Execution LTI SI No Admission of Execution By Status Signature with Date Kanti Debi Self कान्ती सफ 1 ps - Serampore 10/12 Lal Bahadur Sastri Road Serampore Hooghly 14580 2 Sanat Singh Self ps - Serampore 10/12 E जस Lal Bahadur Sastri Road Serampore Hooghly Name of Identifier of above Person(s) Signature of Identifier with Date lipmal Chandra Gayen Nirmal Chandra Gayen Serampore Court Hooghly





10 1207

(Ashim kumar Ghosh) ADSR Seramnore

On 10/12/2007

Admissibility(Rule 43)

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:

Fee Paid in rupees under article : A(1) = 3399/- ,E = 14/- on:10/12/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-309375/-

Certified that the required stamp duty of this document is Rs 18583 /- and the Stamp duty paid as: Impressive Rs- 10000

Deficit stamp duty

Deficit stamp duty : 1.Rs 8043/- is paid by the draft no. :638042, Draft date:10/12/2007, Bank name:STATE BANK OF INDIA, Serampore, recieved on :10/12/2007. 2.Rs 540/- is paid by the draft no. :637985, Draft date:07/12/2007, Bank name:STATE BANK OF INDIA, Serampore, recieved on :10/12/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.22 on :10/12/2007, at the Office of the ADSR Serampore by Sanat Singh, one of the Executants.

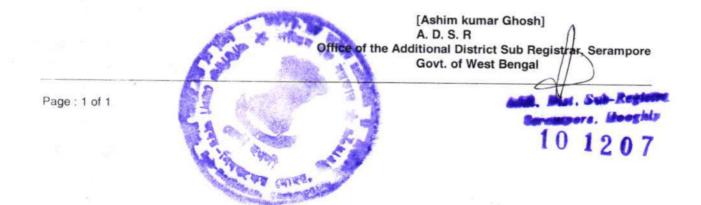
Admission of Execution(Under Section 58)

Execution is admitted on :10/12/2007 by

1. Sanat Singh, son of Lt. Ramdhanu Singh, Lal Bahadur Sastri Road, Thana Serampore, By caste Hindu, by Profession :Business

2. Kanti Debi, wife of Sanat Singh,Lal Bahadur Sastri Road,Thana Serampore, By caste Hindu,by Profession :House wife

Identified By Nirmal Chandra Gayen, son of Lt. S. C. Gayen Serampore Court Hooghly Thana: Serampore, by caste Hindu, By Profession :Law Clerk.



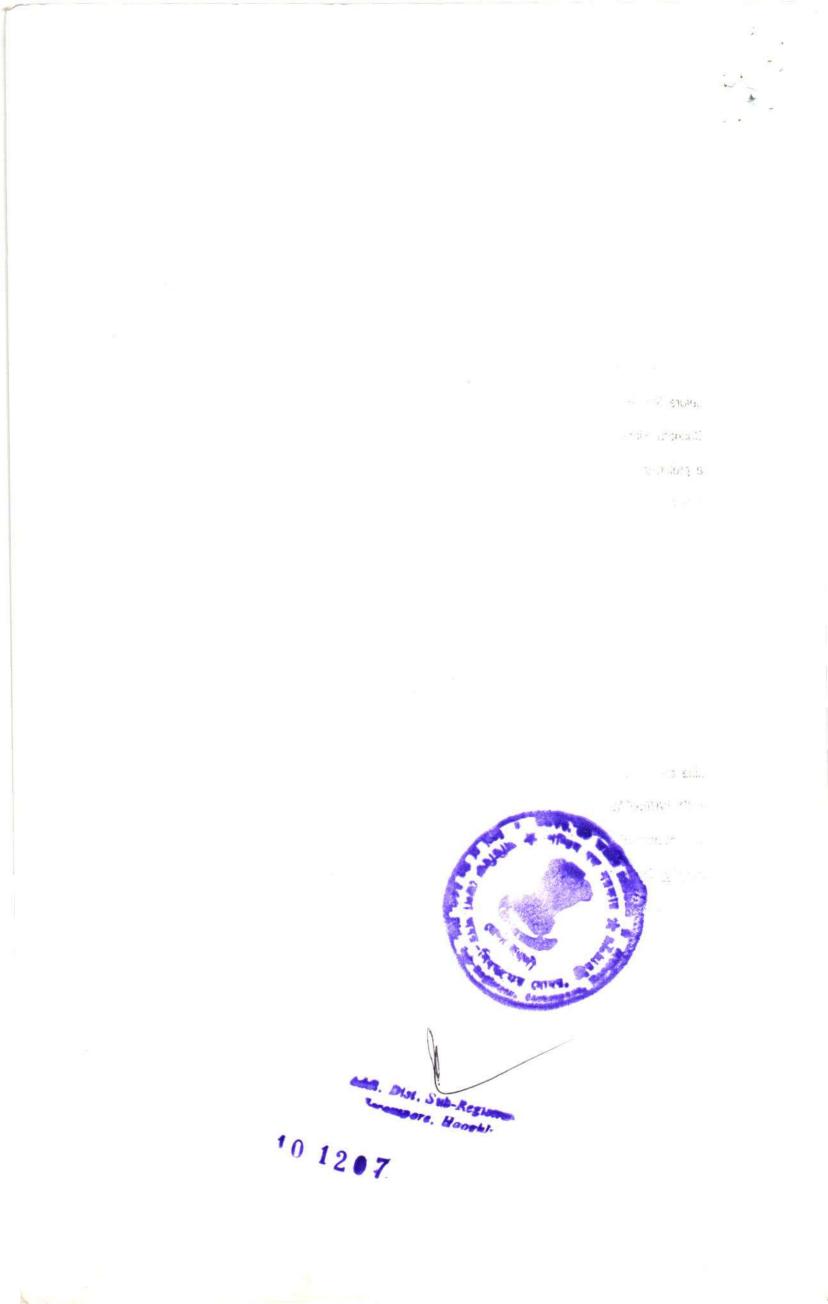
AND

=2=

<u>M/S ASTER VINIMAY PRIVATE LIMITED</u> A Company Registered under the provision of Indian Companies Act 1956, having its Registered Office at 10/1, Burtolla Street, P.S. Posta, Kolkata-700007, represented by its Director <u>SRI ARUN KUMAR KEDIA</u> son of <u>Sri Ram</u> <u>Kumar Kedia</u>, by faith Hindu, by occupation Business, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025, hereinafter referred to as the <u>PURCHASER</u> (which terms or expression shall mean unless excluded by or repugnant subject to the context be deemed to mean and includes its successor and successor-in-office and/or assigns) of the <u>SECOND PART</u>.

WHEREAS ALL THAT piece and parcel of Sali land measuring an area of 01 (One) Cottah 02 (Two) Chattak. Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78, G.T. Road, (West), Serampore, under Serampore Municipality, P. S. and ADSR Office at Serampore, Dist. Hooghly; more fully and particularly described in the schedule hereinafter written and hereinafter referred to as the "said property"; "together with total 7.15 Acres of land was originally owned and possessed by Raja Bijoy Singh Dudhoria of Azimganj and he died in 1933 leaving him surviving his 2 sons namely Kumar Chandra Singh Dudhoria and Kumar Padam Singh Dudhoria his wife and 2 daughters being governed by the Mitakshara school of Hindu Law, said two sons of said Raja Bijoy Singh Dudhoria and Kumar Padam Singh Dudhoria who were in joint khas possession of the said total property.

Contd.....3



AND WHEREAS Kumar Padam Singh Dudhoria died on 5/5/1968 leaving behind his legal heirs namely Rani Aloka Dudhoria and her seven daughters Smt. Sheela Jain, Smt. Asha Pant, Smt. Sima Dudhoria, Smt. Leena Agarwal, Smt. Anita Jain, Smt. Natasha Jain and Miss Amita Dudhoria as his only legal heirs and representatives as such all his right title and interest in respect of his total property was devolved upon his aforesaid legal heirs equally 1/8th share each.

AND WHEREAS Rani Aloka Dudhoria and her seven daughters filed a partition and administration suit before the Hon'ble High Court at Calcutta being Suit No. 384/1977 Rani Aloka Dudhoria and ors vs. Kumar Chandra Singh Dudhoria & ors said 7.15 Acres was a subject matter of the said suit. And in the said suit a preliminary decree was passed on 20th July 1978 and by further order dated 1st September 1982 and 5th July 1983, the Hon'ble court appointed joint commissioners of Partition to divide the immovable properties amongst the parties.

AND WHEREAS the joint commissioners of partition vide the minutes of their meeting held on 30th July 1983 allotted the immovable properties mentioned in Lot "A" to the Defendants namely the group of Kumar Chandra Singh Dudhoria.

AND WHEREAS by an order dated 11th Juine 1984 the Hon'ble Court confirmed the allotment made by the joint commissioners and out of the said property measuring 7.15 Acres at Serampore Dist. Hooghly, W. Bengal a demarcated area of 3.21 Acres was included in lot 'B' allotted to Rani Aloka Dudhoria and her nine daughters.

AND WHEREAS BY aforesaid process said Rani Aloka Dudhoria and her seven daughters became the joint owners of the said property together with other properties.

AND WHEREAS by a Deed of sale dated 24th day of December 2000, registered in Book No. I, Vol. No. 18, pages at 285 to 298, Being No. 753 for the year 2001 of Serampore A.D.S.R. Office said Rani Aloka Dudhoria and ors. Jointly sold transferred and delivered possession of the said property together with other properties in favour of Sri Prosanta Sen, Smt. Jaya Sen, Sri Tapan Bakshi and Smt. Anjana Bakshi.

AND WHEREAS by aforesaid purchase said Sri Prosanta Sen, Smt. Jaya Sen, Sri Tapan Bakshi and Smt. Anjana Bakshi became the joint owners of the schedule property and were in joint khass possession by exercising their joint right, title and interest free from all encumbrances.

Contd.....4

=3=



<u>AND WHEREAS</u> by a Deed of sale dated 19th day of February 2005, registered in Book No. I, Vol. No. 1, pages at 19145 to 19161, Being No. 00974 for the year 2005 of Serampore A.D.S.R. Office said Sri Prosanta Sen, Smt. Jaya Sen, Sri Tapan Bakshi and Smt. Anjana Bakshi Jointly sold transferred and delivered possession of the said property in favour of Sri Sanat Singh and Smt. Kanti Debi the present Vendors herein.

<u>AND WHEREAS</u> by aforesaid process the present Vendors herein become the joint owners in respect of the schedule property together with more other properties and now in joint khass possession by exercising their joint right, title and interest free from all encumbrances.

AND WHEREAS the Vendors jointly have decided to dispose off the schedule property and have agreed to sell their schedule property and were in search of prospective buyer who could purchase the said property.

AND WHEREAS the purchaser through its principal agent approached the Vendors and made a proposal to purchase the said property and offered to pay a sum of Rs. 3,09,375/- (Rupees Three Lakh Nine Thousand Three hundred Seventy Five) only.

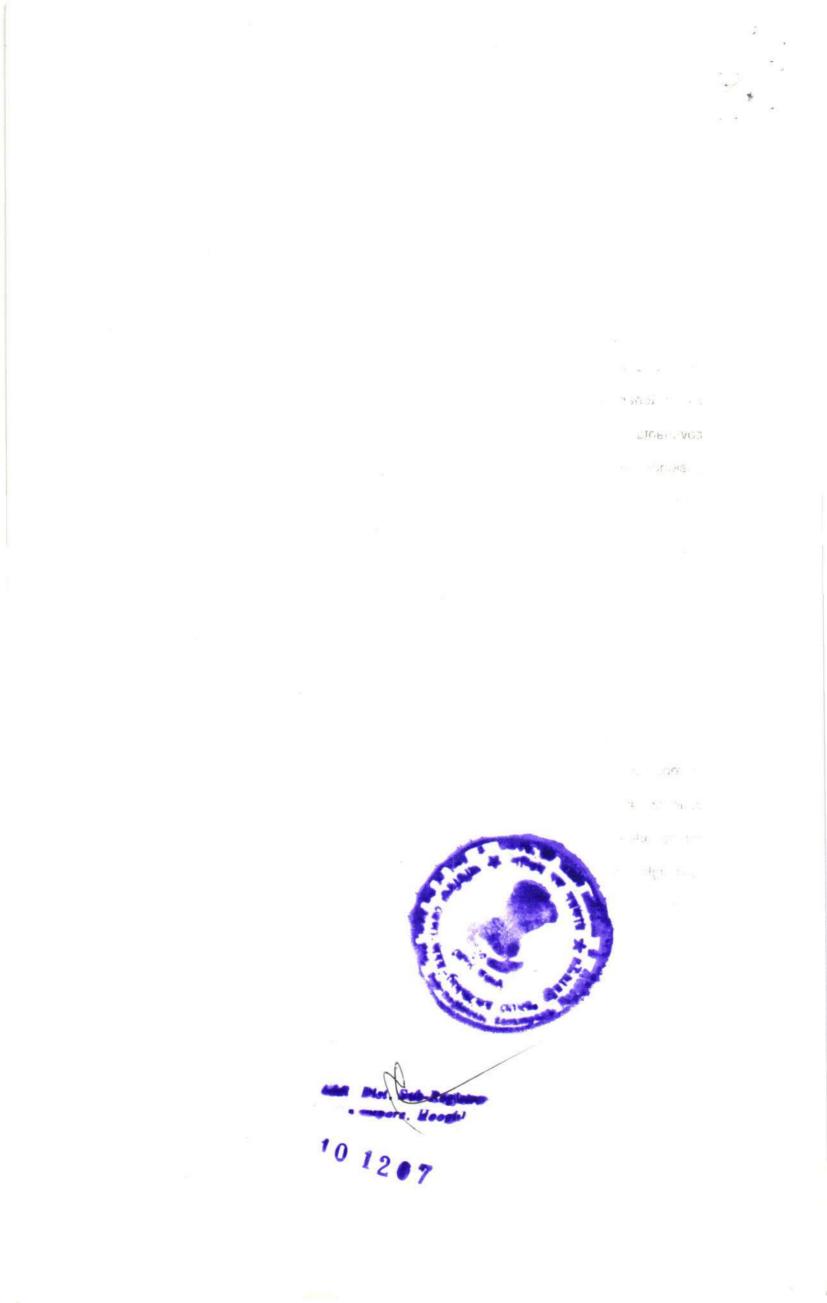
AND WHEREAS the Vendors have agreed to sell to the Purchaser and believing the aforesaid representations made by the Vendors as true and correct and acting on the faith thereof the Purchaser has agreed to purchase the said Property free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever for an agreed total consideration of Rs. 3,09,375/- (Rupees Three Lakh Nine Thousand Three hundred Seventy Five) only on the terms and conditions hereinafter contained.

a. Simultaneously, with the execution of these presents the said entire consideration of Rs. 3,09,375/- (Rupees Three Lakh Nine Thousand Three hundred Seventy Five) only has been paid by the Purchaser to the Vendors and the Vendors have made over vacant and peaceful possession of the said Property to the Purchasers simultaneously with the execution of these presents.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration of Rs. 3,09,375/- (Rupees Three Lakh Nine Thousand Three

Contd.....5

=4=



hundred Seventy Five) only has been paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledged to have been received from the purchaser as well as by the memo of consideration hereunder written) the Vendors do hereby and hereunder grant convey transfer assign give and assure and to the use of the Purchaser freely and voluntarily free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever ALL THAT piece and parcel of Sali land measuring an area of 01 (One) Cottah 02 (Two) Chattak. Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78, G.T. Road, (West), Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly, more fully and particularly described in the Schedule hereunder written and also shown and delineated in RED in the Map or Plan annexed hereto and hereinafter referred to as "the said Property" TOGETHER WITH the parts or portions thereof or HOWSOEVER OTHERWISE the said Property or any part or 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 the hutments compounds situate thereat AND TOGETHER WITH all benefits and advantages of ancient and other lights all walls wards courtyards compound areas ditches fences trees shrubs hedges and all manner of former and other rights liberties easements privileges 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 of the said Property and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use and demand whatsoever both at law and in equity of the Vendors in to and upon and in respect of the said Property and every part thereof and TOGETHER WITH all deeds Kobalas use and demand whatsoever both at law and in equity of

=5=

Contd.....6

· · · · 2.12*

F.006 ... M. ...

aler i station

2

- - KE

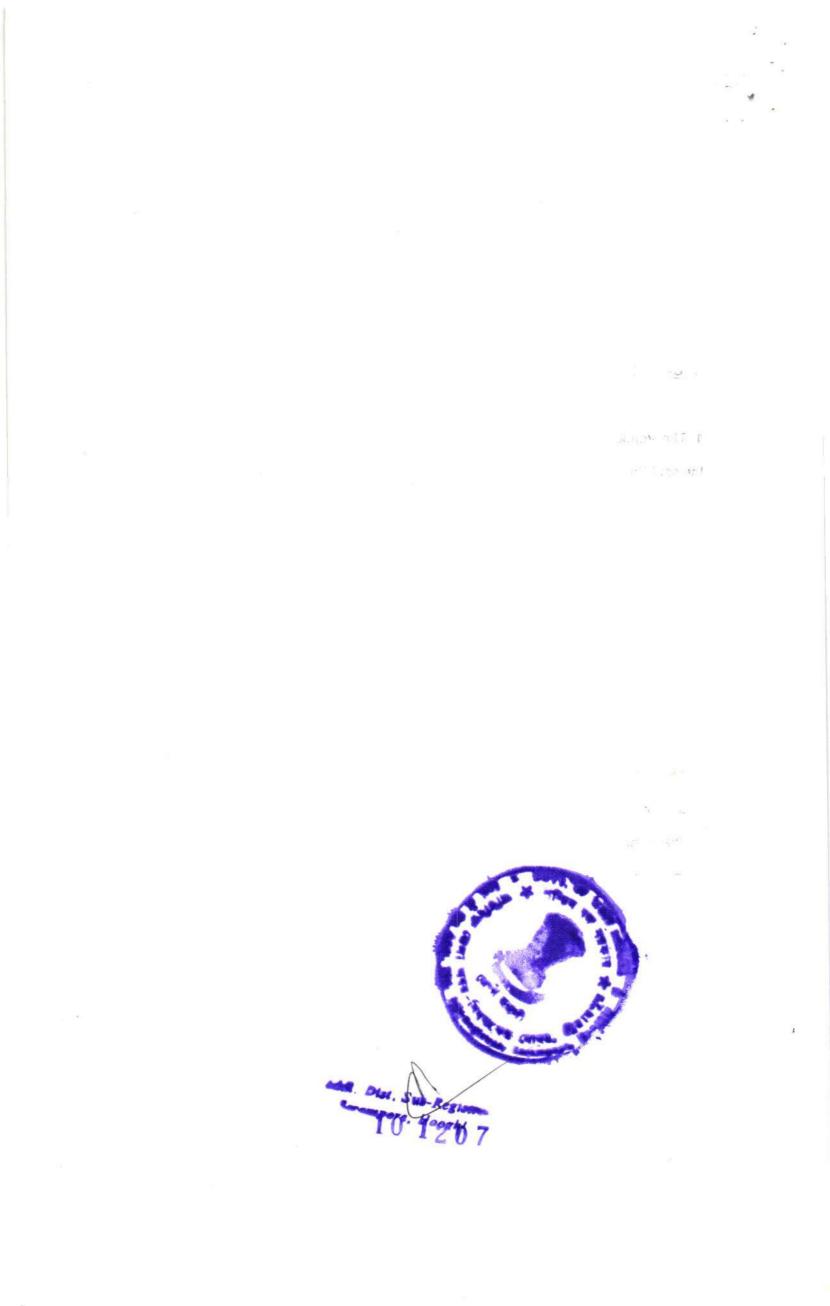
alla sike



the Vendors in to and upon and in respect of the said Property and every part thereof and TOGETHER WITH all deeds Kobalas pattahs muniments and evidences of title which in anywise relate to or concern the said Property and/or any part or parcel thereof which now are or hereafter shall or may be or come in the custody power possession or control of the Vendor or any of them or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property free from all encumbrances and liabilities whatsoever and ALL AND SINGULAR and other the said Property hereby granted, transferred and assured or expressed or intended so to be with all rights, easements and appurtenance unto and to the use of the Purchasers free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever AND the Vendor do and each of them doth hereby covenant with the Purchasers that the Purchasers are absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said Property and every part thereof AND THAT the Vendor has now in themselves good right and full and absolute power to grant convey transfer assign give and assure the said Property hereby granted conveyed transferred assigned given and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any of them or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of them or from under of in trust for their predecessor(s) -in- title AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do acknowledge and execute or cause to be made done acknowledged and executed 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

Contd.....7

=6=



to the use of the Purchasers as shall or may be reasonably required <u>AND THAT</u> the Vendors shall henceforth have no right title or interest whatsoever in the said Property hereby conveyed and given to the Purchaser and the sale and transfer of the said Property.

II. THE VENDORS DOTH HEREBY AGREE AND COVENANT WITH THE PURCHASER AND DECLARE as follows

1. The Vendors are the absolute owner and otherwise well and sufficiently seized possessed of the said Property and the Vendors have or any of them has neither entered into any agreement or arrangement or sold transferred conveyed assigned or mortgaged the said Property or any portion thereto to any person or body whosoever or whatsoever.

2. There is no latent or patent defect in the title of the Vendors of and to the said Property.

3. The Purchaser shall be freely and clearly absolutely acquitted, exonerated and released and discharged and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner of defects in title, lis pendens, attachments, encumbrances, executions and liabilities whatsoever made or suffered by the VendorS and/or their predecessors-in-title or any of them or any other person or persons lawfully or equitably claiming under or in trust for them or any of them and compensate the Purchaser for all costs and expenses incurred or suffered or suffered by the VendorS and/expenses incurred or suffered or suffered by the Purchaser in this regard.

4. The vendors herein have supplied all the relevant documents related to the Schedule Property and the purchaser are entitled to scrutinize all title deeds and records etc. AND the Vendors themselves and their heirs and successors do hereby covenant with the purchaser and declare that they or their heirs or successors shall have no right title and interest, claim or demand after transferring the schedule property.

III AND THE VENDORS DO HEREBY FURTHER COVENANT WITH AND ASSURE THE PURCHASER as follows

(a) Notwithstanding any act deed or thing done by the Vendors or the Vendors' predecessors in- title or any of them or executed or knowingly suffered to the contrary, the Vendors are

Contd......8





.

lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said Property hereby sold granted 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 or condition use trust or thing whatsoever to alter defeat encumber or make void the same.

(b) The right, title and interest which the Vendors do hereby profess to transfer subsists and the Vendors have good right, full power and absolute authority to grant convey transfer assign and assure the said Property hereby sold granted conveyed transferred assigned and assured or expressed so to be and every part thereof unto and to the use of the Purchaser in the manner aforesaid.

(c) The said Property and every part thereof is freed and discharged of from and against all manner of encumbrances charges liens claims demands mortgages leases tenancies licensees occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignments easements liabilities and lis pendens whatsoever.

(d) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and peaceably and quietly possess hold and enjoy the said Property and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by any of the Vendors or any person claiming from through under or in trust for any of them.

(e) The Purchaser shall be entitled to all the estate, right, title and interest whatsoever both at law and in equity of the Vendors in respect of the said Property and every part thereof.

(f) The Purchaser shall be entitled to all rights benefits liberties privileges advantages appendages appurtenances and easements whatsoever belonging or anywise appertaining to the said Property or any part thereof including the right of ingress to and egress from the said Property.

(g)The Vendors and all persons lawfully or equitably claiming from under or in trust for any of them shall from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute or cause to be made done acknowledged or executed all such further

Contd.....9





and other acts deeds conveyances matters and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

(h) The representations made by the Vendors to the Purchaser as aforesaid and stated and mentioned in the recitals hereinbefore are true and correct and in the event of any of the same being incorrect or untrue and affecting the absolute title of the Purchaser acquired by it by virtue of these presents, the Vendors shall duly indemnify the Purchaser of from and against all losses and/or damages suffered by the Purchaser by reason of acting on the faith thereof as aforesaid including costs charges and expenses for perfecting the purchaser's title to the said property.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring an area of 01 (One) Cottah 02 (Two) Chattak. Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78, G.T. Road, (West), Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly; as shown and delineated in the Map/Plan annexes herewith together with all right of easement thereto. OI COTTAH IN DAG - 78, 02 CH IN DAG - 83.

That the aforesaid property is Butted and bounded by :-

ON THE NORTH :- LAND OF R.S. DAG NO. 85. ON THE SOUTH :- 12' WIDE COMMON PASSAGE. ON THE EAST :- LAND OF DHANESWAR SAHA. ON THE WEST :- LAND OF DAG NO. 85. The annual rent of Total Rs. 2/- is payable to the Govt. of West Bengal.

Contd......10

=9=



IN WITNESSES WHEREOF the Vendor put their signature the day, month and the year First Above written.

SIGNED AND DELIVERED BY

THE VENDORS IN PRESENCE OF :-

1. Nézmal Chandria Gayen Serampane Gast

सनीज सिइं का की सह

SIGNATURE OF THE VENDORS

2. 2TH off 211E (RAMNATH SHOW) Serampose Horgely

Contd......11



10 1207

MEMO OF CONSIDERATION

Received Rs. 3,09,375/- (Rupees Three Lakh Nine Thousand Three hundred Seventy Five) only from the above named purchaser in following manner :-

सनीनसिई कान्तरी सिई SIGNATURE OF THE VENDORS

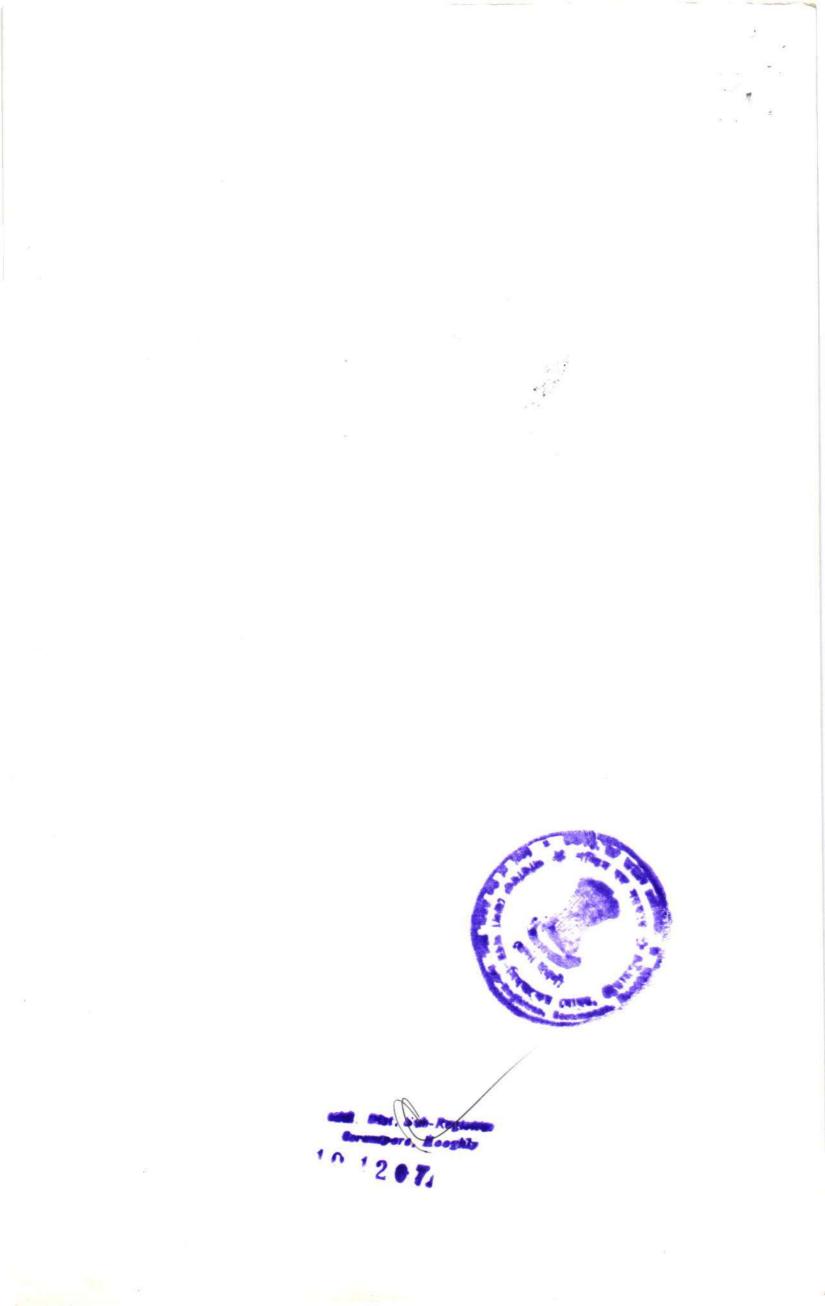
WITNESSES 1. Nézmal Chandra Gayen Sompose Court राम नाम राष्ट 2. (RAMNATH SHOW) Selampose Horoght

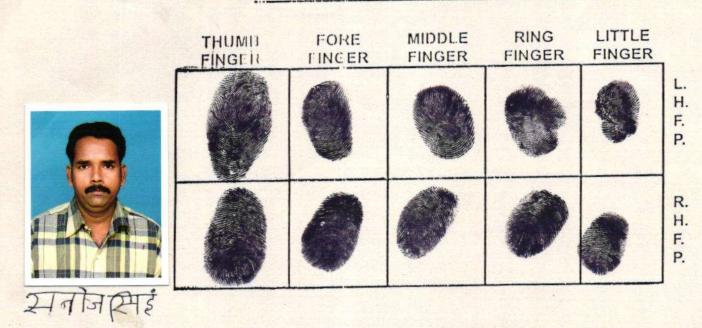
Drafted by me :

(DEBABRATA DAS) Advocate.Serampore Court.

Typed by :- 5. wighter

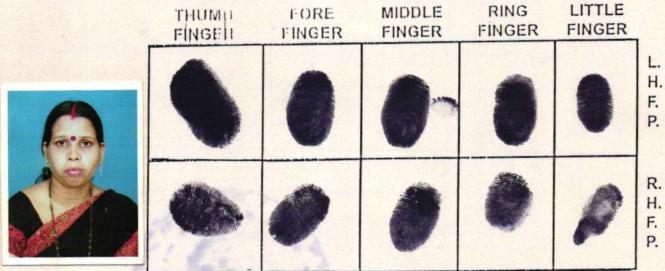
Serampore Court.





FINGER PRINTS OF BOTH HANDS

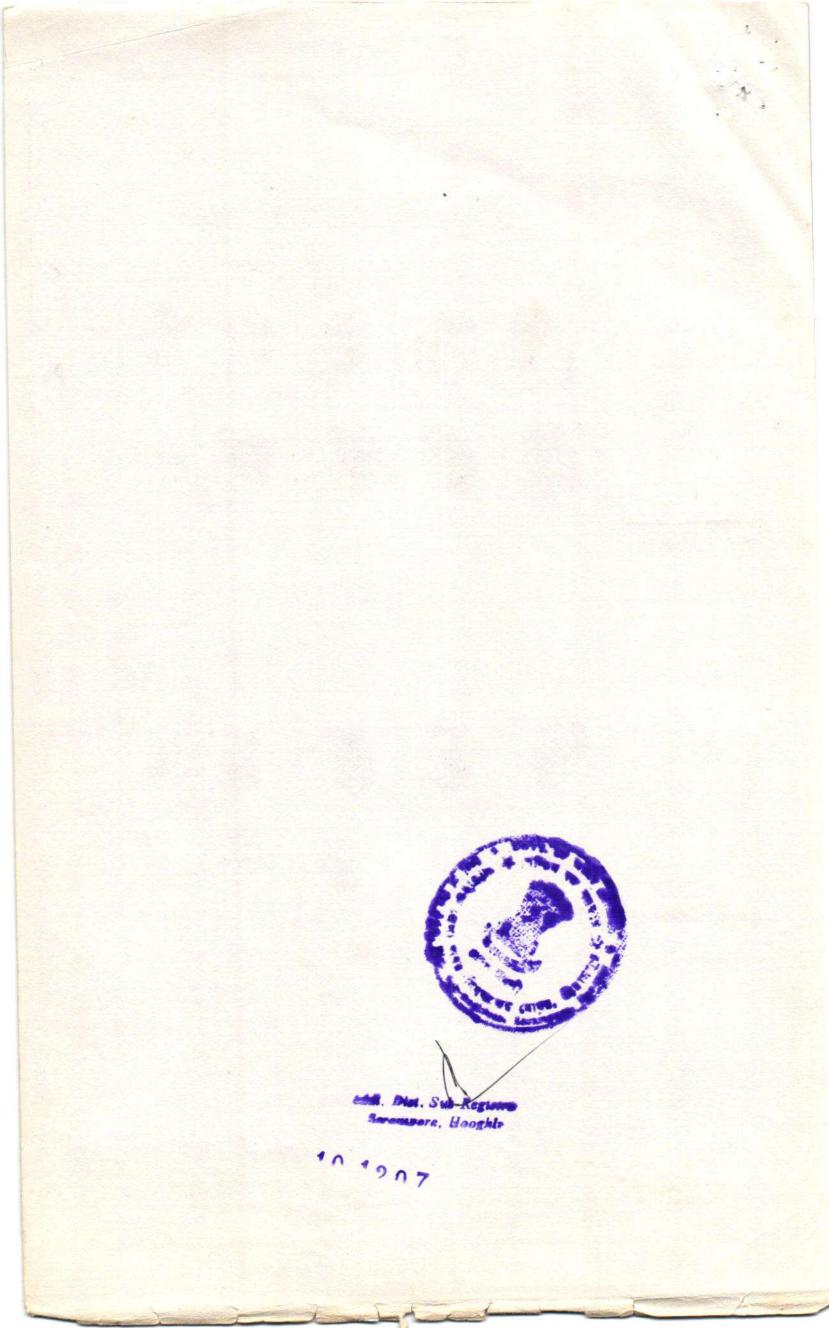
MIDDLE FINGER FORE FINGER

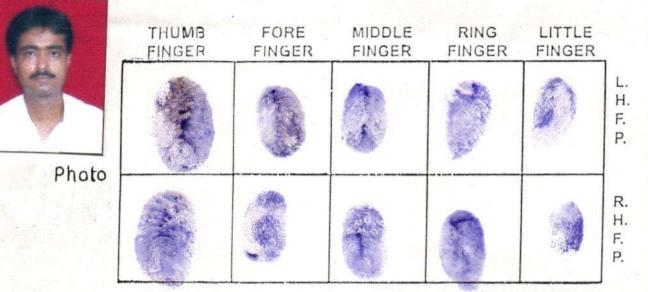


Region dation participan Alterial and the said

Ma . As

कानी सिंह



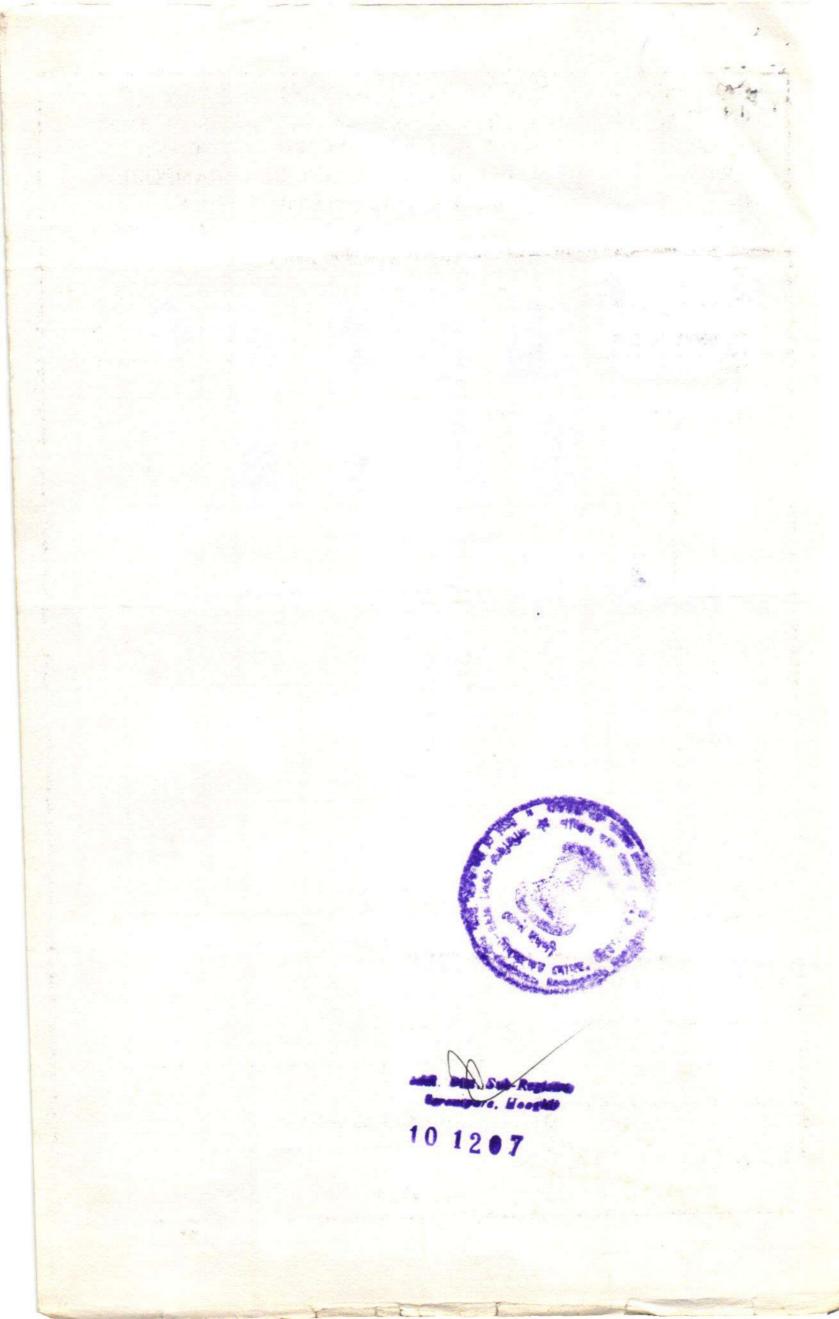


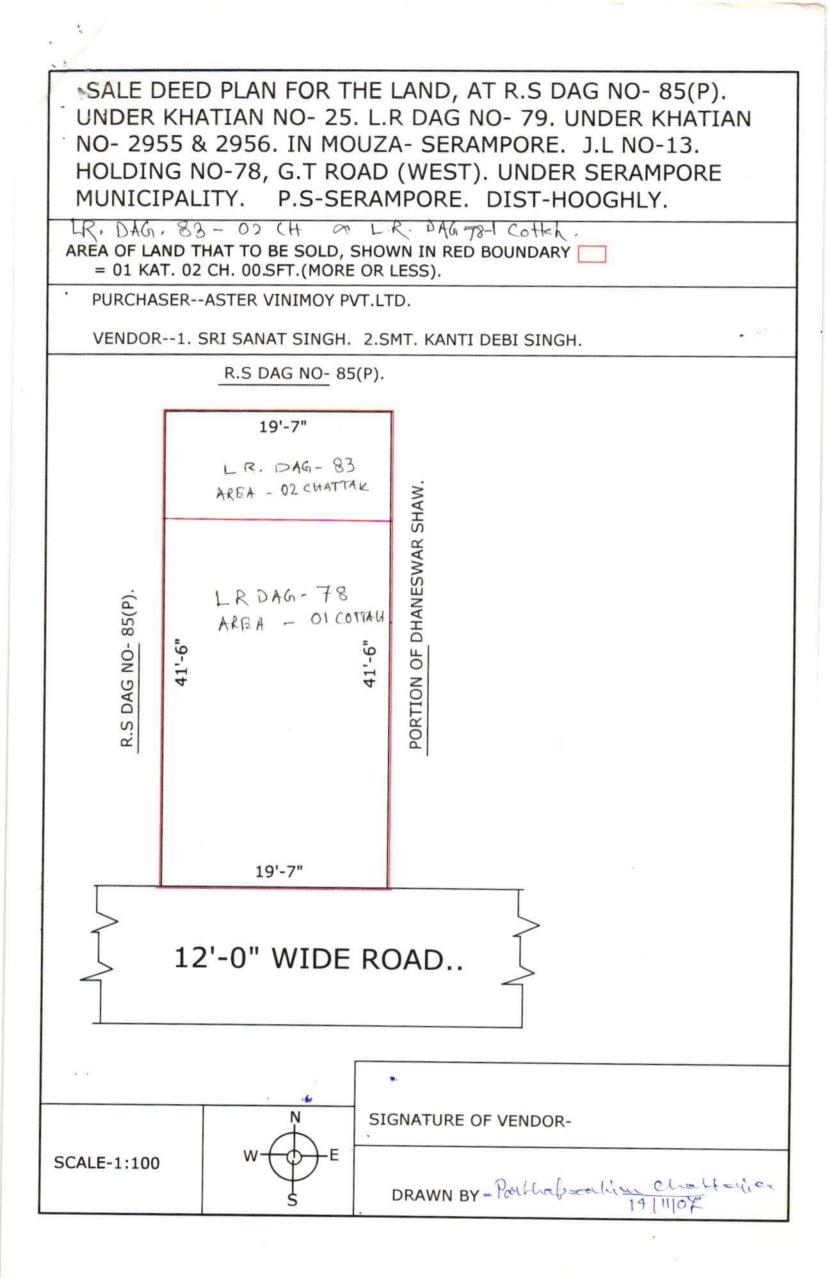
FINGER PRINTS OF BOTH HANDS

Arunkelie .

	THUMU	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
			•		
hoto					
16	Terres.	2			
1					

ward of the and with







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 8 Page from 11289 to 11306 being No 07348 for the year 2007.



(Ashim kumar Ghosh) 11-December-2007 A. D. S. R Office of the Additional District Sub Registrar, Serampore West Bengal

anst. a sto-Regi Berampore, Hoomis

No.

MADE THIS DAY OF DECEMBER 2007

DEED OF CONVEYANCE

BETWEEN

SANAT SINGH AND OTHERS.

А

VENDOR

N

ASTER VINIMAY PVT. LTD.

PURCHASER

AREA- 01 Cottha 02 Chattak

Prepared by:-

Debabrata Das

Advocate Serampore Court

9831066785

PHONE/FAX-26224284