

SL-594

SL.No.00584/08.

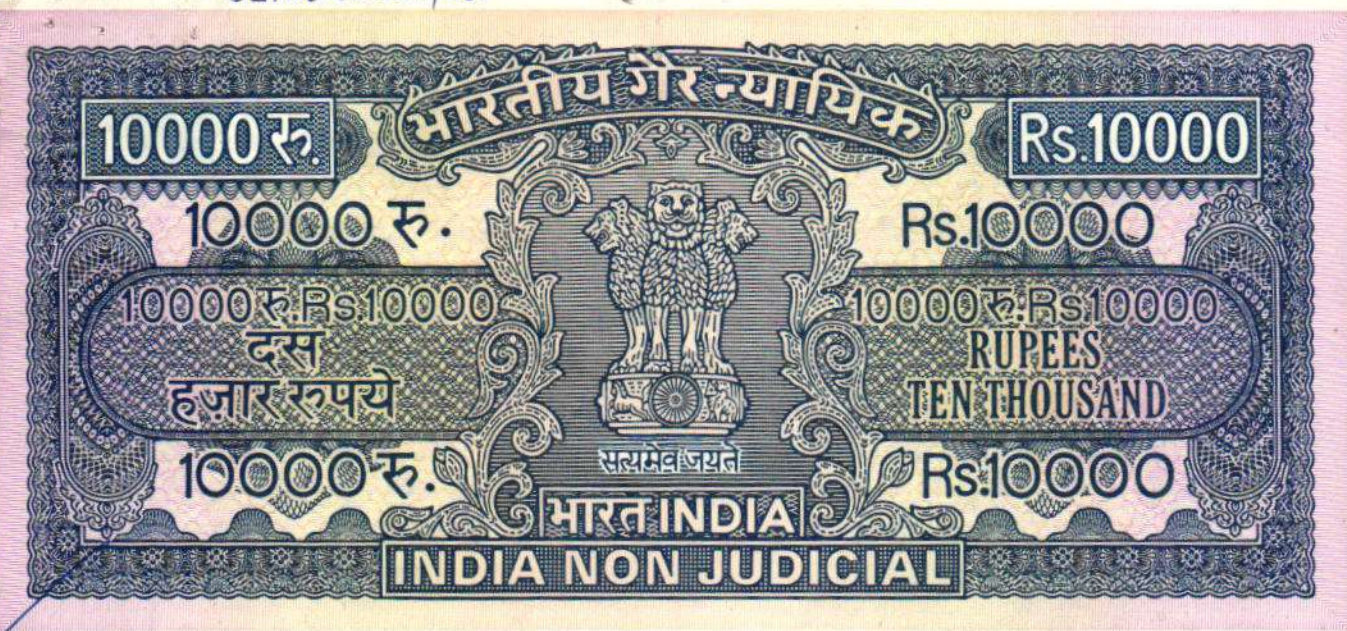
Final

20928/08

2/0000

21/11/08  
S-292/08  
M.V=4/2507  
BC=147707

Secr  
22/5/14  
A4532.10  
4546.17



06AA 263447

1770  
14770

[Faded purple stamp]

[Signature]

310108

THIS DEED OF CONVEYANCE is made this 30<sup>th</sup> day of January in the year of Christ Two Thousand Eight BETWEEN SMT. MADHUPARNA SEN w/o Sri Prasenjit Sen, by faith Hindu, by Nationality Indian, by occupation Business residing at Dakshin Rajyadharpur Ghoshpara, P.O. Mallickpara, P.S. Serampore Dist Hooghly, herein after referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators and legal representatives and assigns ) of the FIRST PART

Contd.....2

21/11/08  
108/1/02  
[Signature]



SL. NO. 1106 DATE 24/1/08  
SERAMPORE TREASURY

NAME OF PURCHASER...  
Debabrata Das, Advocate  
ADDRESS... Serampore Court  
P.S. Serampore  
DIST. Hooghly



24/1/08  
STAMP CLERK  
SERAMPORE TREASURY

24/1/08  
Nos. 1 (One) NON TRANSFER  
STAMP No. 1106 OF 10000  
VALUE RS 10,000 (Rupees  
Ten thousand) only  
24/1/08  
STAMP CLERK  
SERAMPORE TREASURY



Adi. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

310108

**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 00594 / 2008


Document Number

10928/08  
I - XXXXXX XXXX

I. Signature of the Presentant

Name of the Presentant	Signature with date
Madhuparna Sen	Madhuparna Sen 31/1/08

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

LTI	SI No	Admission of Execution By	Status	Signature with Date
	1	Madhuparna Sen ps - Serampore Dakshin Rajyadharpur Ghoshpara, P O Mallickpara, Hooghly	Self	Madhuparna Sen 31/1/08

Name of Identifier of above Person(s)

Goutam Gayen  
Serampore Court Hooghly

Signature of Identifier with Date

Goutam Gayen  
31/1/08



  
Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY  
310108



**Office of the ADSR Serampore**  
**Serampore, Hooghly**  
Endorsement For deed Number :I-00928 of :2008  
(Serial No. 00594, 2008)

**On 31/01/2008**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 4532/- ,E = 14/- on:31/01/2008

**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- 412500/-

Certified that the required stamp duty of this document is Rs 24770 /- and the Stamp duty paid as: Impressive Rs- 10000

**Deficit stamp duty**

Deficit stamp duty : Rs 14770/- is paid by the draft no. :639085, Draft date:28/01/2008, Bank name:State Bank Of India, Serampore, recieved on :31/01/2008.

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

Presented for registration at 14.00 on :31/01/2008,at the Office of the ADSR Serampore by Madhuparna Sen,Executant.

**Admission of Execution(Under Section 58)**

Execution is admitted on :31/01/2008 by

1. Madhuparna Sen, wife of Prasenjit Sen,Dakshin Rajyadharpur,Thana Serampore, By caste Hindu,by Profession :Business

Identified By Goutam Gayen, son of . Serampore Court Hooghly Thana: Serampore, by caste Hindu,By Profession :Law Clerk.

Name of the Registering officer :**Ashim Kumar Ghosh**  
Designation :**Addl. District Sub Registrar**

**On 14/02/2008**

**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/-



[Ashim kumar Ghosh]  
A. D. S. R

Office of the Additional District Sub Registrar, Serampore  
Govt. of West Bengal

Addl. Dist Sub-Registrar  
SERAMPORE, HOOGHLY

140208



Office of the ADSR Serampore  
Serampore, Hooghly  
Endorsement For deed Number :I-00928 of :2008  
(Serial No. 00594, 2008)

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Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : on: 14/02/2008.

Name of the Registering officer : **Ashim Kumar Ghosh**  
Designation : **Addl. District Sub Registrar**



[Ashim kumar Ghosh]  
A. D. S. R

Office of the Additional District Sub Registrar, Serampore  
Govt. of West Bengal

Addl. Dist. Sub Registrar  
SERAMPORE, HOOGHLY

140208

=2=

A N D

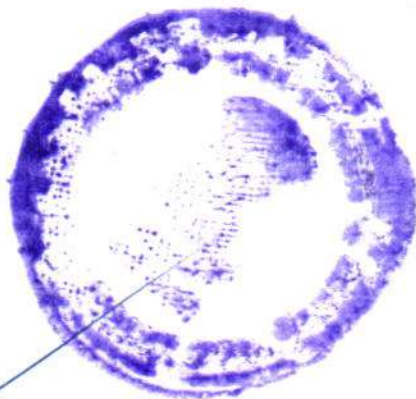
**M/S ANURAG SUPPLIERS PRIVATE LIMITED** a Company Registered under the provision of Indian Companies Act 1956, having its Registered Office at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025, having its PAN AAGCA6780N, represented by its Director **SRI ARUN KUMAR KEDIA**, Son of Ram Kumar Kedia, by faith Hindu, by occupation Business, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025. hereinafter referred to as the **PURCHASER** (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 **SECOND PART**.

**WHEREAS** ALL THAT piece and parcel of Sali land measuring an area of 02 ( Two) Cottah 08 (Eight) Chattak Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 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, Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly; more fully and particularly described in the schedule hereinafter written and also shown and delineated in the Map annexed herewith 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 succeeded to the estate left by Raja Kumar Chandra Singh Dudhoria and Kumar Padam Singh Dudhoria who were in joint khas possession of the said property.

**AND WHEREAS** Kumar Padam Singh Dudhoria died on 5/5/1968 leaving behind his legal heirs namely Rani Alok Dudhoria and her nine daughters

AND WHEREAS Rani Alok Dudhoria and her nine daughters filed a partition and administration suit before the Hon'ble High Court at Calcutta being Suit No. 384/1977 Rani Alok 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

Contd.....3



Addl. Dist. Sub-Registrar  
SRAMPORE, HOOGHLY

310708



passed on 20<sup>th</sup> July 1978 and by further order dated 1<sup>st</sup> September 1982 and 5<sup>th</sup> 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 30<sup>th</sup> 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 11<sup>th</sup> June 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 .

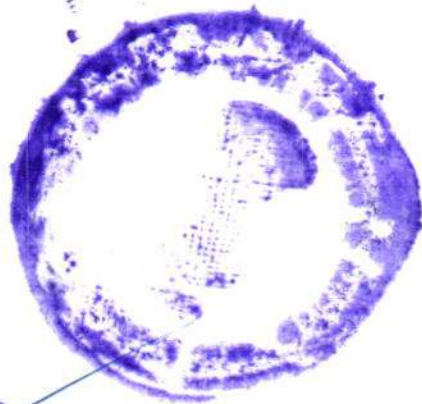
**AND WHEREAS** BY aforesaid process said Rani Aloka Dudhoria and her nine daughters became the joint owners of the said property together with other properties.

**AND WHEREAS** by a Deed of sale dated 29<sup>th</sup> day of March 1999, registered in Book No. I, Vol. No.122, pages at 305 to 314, Being No. 4570 for the year 1999 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 Sri Dharam Chand Pugalia, Smt. Kirandebi Pugalia and Smt. Sushila Pugalia..

**AND WHEREAS** BY aforesaid process said Sri Sri Dharam Chand Pugalia, Smt. Kirandebi Pugalia and Smt. Sushila Pugalia. became the joint owners of the said property together with other properties.

**AND WHEREAS** by a Deed of sale dated 6<sup>th</sup> day of December 2000, registered in Book No. I, Vol. No.167, pages at 223 to 323, Being No. 6570 for the year 2000 of Serampore A.D.S.R. Office AND by an another Deed of sale dated 13<sup>th</sup> February 2002 registered in Book No. 1, Vol. No. 41, pages from 29 to 40, Being No. 1579 for the year 2003 of Serampore ADSR office said Sri Sri Dharam Chand Pugalia, Smt. Kirandebi Pugalia and Smt. Sushila Pugalia. Jointly through their constituted Attorneys Sri Prosanta Sen and Sri Tapan Bakshi sold transferred and delivered possession of the said property together with other properties in favour of **1. SRI RAMNATH SAO** son of Sri Laldeo Sao and **2. SMT. SHILA SAO** w/o Sri Ramnath Sao, of 13/A Lal Bahadur Sastri Road, P.O. & P.S. Serampore , Dist Hooghly.





Addl Dist. Sub-Registrar  
SRAMPUR, MOOCHLY

310808

**AND WHEREAS** BY aforesaid purchase said **1. SRI RAMNATH SAO** and **2. SMT. SHILA SAO** became the joint owners of the said property.

**AND WHEREAS** by a Deed of sale dated 19<sup>th</sup> day of February 2007, registered in Book No. I, Vol. No. 2, pages at 2431 to 2444, Being No. 1081 for the year 2007 of Serampore A.D.S.R. Office said **1. SRI RAMNATH SAO** and **2. SMT. SHILA SAO** Jointly sold transferred and delivered possession of the said property in favour of Smt. Madhuparna Sen the present Vendor herein

**AND WHEREAS** by aforesaid process said the Vendor herein become the absolute owner of the said property and now in absolute khass possession by exercising her absolute right title and interest free from all encumbrances.

**AND WHEREAS** the Vendor has agreed to sell her schedule property and was in search of prospective buyer who could purchase the said property.

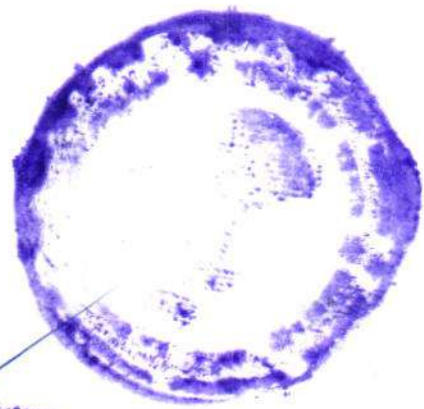
**AND WHEREAS** the purchaser approached the Vendor and made a proposal to purchase the said property and offered to pay a sum of Rs. 4,12,500/- ( Rupees Four Lakh Twelve Thousand Five Hundred ) only.

**AND WHEREAS** the vendor considering the quantum of consideration money fair, reasonable and inconformity with the existing market price, accepted the offer.

**AND WHEREAS** the Vendor is absolutely and fully seized and or otherwise well and sufficiently entitled to the said property as absolute owner in fee simple in possession having free clear and marketable title thereto.

**AND WHEREAS** the aforesaid Vendor have made representation to the purchaser that the property described in the Schedule hereunder is free from all encumbrances and the Vendor is competent and lawfully entitled to sell and transfer the said property to the purchaser and there is no claim lien or attachment over the said property and the Vendor also represented to the purchaser that the said property is not affected with any road alignment or Govt. Scheme or acquisition or requisition





*[Handwritten signature]*  
Addl. Sub-Registrar  
SERAMPORE, HOOGHLY

310708

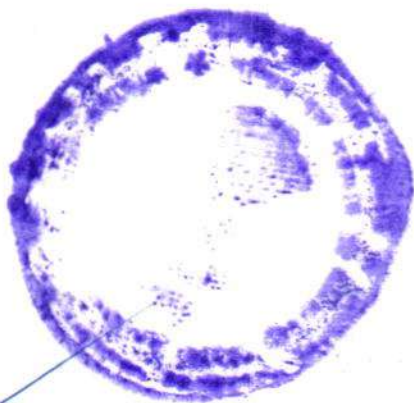
proceedings and if it is found that the said property is affected by any road alignment or any Govt. Scheme or acquisition or requisition proceedings then the Vendor shall pay damages to the purchaser entire consideration money together with interest cost and damages.

**AND WHEREAS** the Vendor covenants with the purchaser that in case the purchaser is deprived of the whole or any part of the property hereby sold by reasons of any defect found in the title of the Vendor or any encumbrances or charges and alignment or any Govt. Scheme or acquisition or requisition proceedings on the same in that event the Vendor shall pay to the purchaser at a time by way of damages the whole amount of the sale price with interest from the date of payment of sale price together with cost, expenses, damages and mesne profits.

**NOW THIS DEED WITNESSETH AS FOLLOWS :**

**THAT** in pursuance of the said Agreement and in consideration of a sum of Rs. 4,12,500/- ( Rupees Four Lakh Twelve Thousand Five Hundred ) only, paid by the purchaser to the Vendor paid at or before the execution hereof the Vendor doth ( the receipt whereof hereby as well as by the memo hereunder written admit and acknowledge ) and the Vendor as absolute owner doth hereby convey, transfer, assign and assure unto the purchaser ALL THAT piece and parcel of Sali land measuring an area of 02 ( Two ) Cottah 08 Chattak as fully described in the sketch Map annexed hereto with in " R E D " Border and hereinafter called the " said property " OR HOWSOEVER OTHERWISE the said property hereditament and premises of any part thereof now are or inhereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all and signature the intangible asset, edifices, fixture, courtyard, compound walls, swears, drains water, courses, right, ways, paths, passages fences, hedges, ditches, trees water benefit liberties, easements and privileges belonging or in anywise appertaining or usually



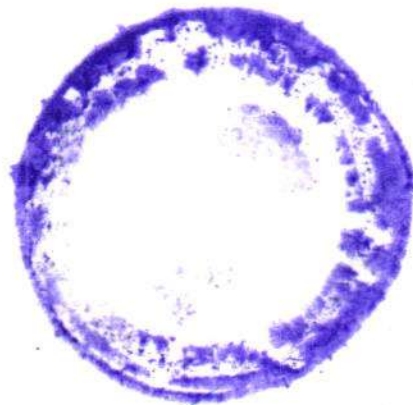


Adm. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

310208

held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all reversion or reversions remainder or reminders and the Rents issues and profits thereof and all and every part thereof and the estate right, title, interest claim and demand whatsoever of the Vendor into upon the said property or any part thereof TO HAVE AND TO HOLD the said property or hereditament and premises hereby granted sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser forever free from all encumbrances and the Vendor doth hereby covenant with the purchaser that notwithstanding any Act Deed or thing by the Vendor or executed or knowingly suffered to the contrary the Vendor is lawfully and sufficiently entitled to the said property hereditament and premises hereby granted 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 defect or encumber or make void the said and that notwithstanding any such Act Deed or thing as aforesaid the Vendor has good, right, full power, absolute authority and perfect title to sell the said property hereditament and premises hereby granted, sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the said property hereditament and premises and receive the Rents issues and profits thereof without any lawfully or eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through under or is trust for them or from or under any of his ancestor or predecessors in title AND that free from all encumbrances whatsoever made or suffered by the Vendor or any of his ancestor or predecessor-in-title or any person lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having lawfully or equitably claiming any estate or interest in the said property





Adm Dist Sub-Registrar  
SERAMPORE, HOOGHLY

310708

hereditament and premises or any of them or any part thereof from under or in trust for them the Vendor or from or under any of his ancestor or predecessor-in-interest shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such Act Deeds and things whatsoever for further and more perfectly assuring the said property hereditament and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

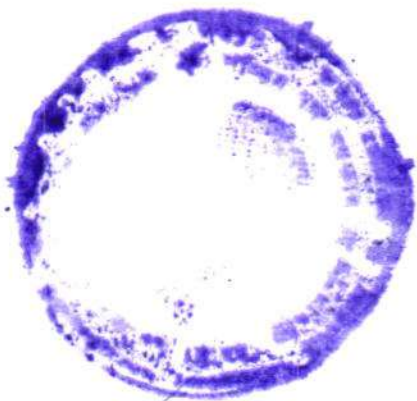
THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring an area of 02 ( Two) Cottah 08 (Eight) Chattak Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 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, Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly ; along with all right to easement thereto and also shown and delineated in the sketch map annexed hereto with in " R E D " Border hereto and the said property is butted and bounded as follows- :-

ON THE NORTH	12" WIDE COMMON PASSAGE
ON THE SOUTH	LAND OF SRI PROSANTA PAL.
ON THE EAST	LAND OF SRI PROSANTA SEN & SRI TAPAN BAKSHI.
ON THE WEST	MUNICIPAL DRAIN.

The property is situated with in the Municipal area for which annual rent of Total Rs. 2/- is payable to the Govt. of West Bengal.





Addl Dist Sub-Registrar  
SERAMPORE, HOOGHLY

310408

=8=

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

Madhuparna Sen

SIGNED AND DELIVERED BY

THE VENDOR IN PRESENCE OF :-

1. Goutam Gayen  
Sesampore Coast  
Hooghly

2. Santhi Rungta  
Perampore Coast

RECEIVED of and from the within

Named purchaser the with in mentioned

sum of 4,12,500/- ( Rupees Four Lakh Twelve

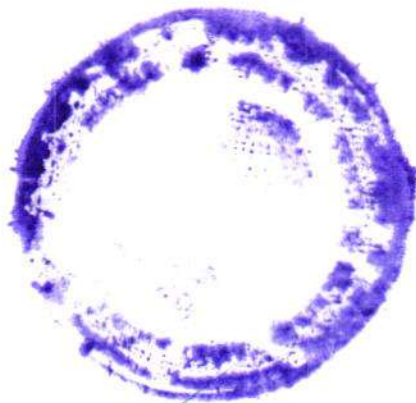
Thousand Five Hundred) only, being the consideration

in full as per Memo below :-

Rs. 4,12,500/-

Contd.....9





Addl. Sub-Registrar  
**SERAMPORE, HOOGHLY**

**310108**

MEMO OF CONSIDERATION

Received Rs. 4,12,500/- ( Rupees Four Lakh Twelve Thousand Five Hundred)  
only from the Purchaser in manner as follows:-

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK</u>	<u>AMOUNT</u>
30.1.08	547652	Tamilnad Mercantile Bank Ltd.	4,12,500/-
			<u>4,12,500/-</u>

Madhuparna Sen

SIGNATURE OF THE VENDOR

WITNESSES :

1. Goutam Gayen  
Serampore Court  
Hooghly

2. Santhi Ranjan Das  
Serampore Court

Drafted by me :-

  
DEBABRATA DAS

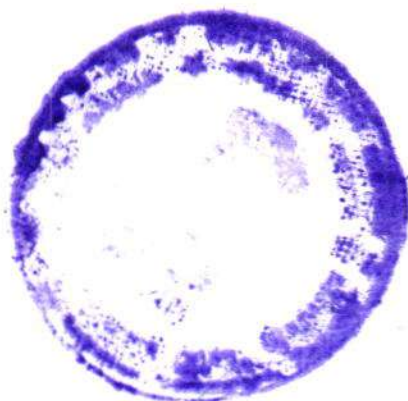
Advocate.

Serampore Court.

Typed by :- S. Ujjwal

Serampore Court.





Adj. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

310108

FINGER PRINTS OF BOTH HANDS



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.

Madhuparna Sen



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.

Arun Kumar

FINGER PRINTS OF BOTH HANDS




Madhupur 20



Adml Dist Sub-Registrar  
SERAMPUR, HOOGHLY

310708



SALE DEED PLAN SHOWING THE LAND AT HOLDING  
NO 78 G.T.ROAD (EAST) UNDER SERAMPORE  
MUNICIPALITY,P.O.-,P.S.-SERAMPORE ,DIS.-HOOGHLY  
THE LAND OF R.S.DAG NO.- 85 (P) IN  
KHATIAN NO.- 25. UNDER MOUZA- SERAMPORE  
L.R.DAG NO.- 78 IN KHATIAN NO.- 2955, 2956  
AREA OF LAND 02 KA 08 CH. 00 SFT. SCALE USED 1" = 20' 0"  
SHOWN BY RED BORDER  LINE.  
NAME OF VENDEE- M/S ANURAG SUPPLIERS. PVT. LH.

Madhuparna Sen

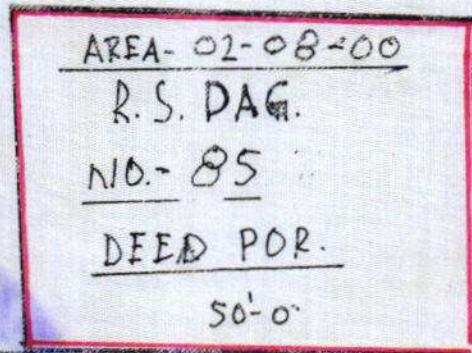


R. S. DAG NO. - 85

50'-0"

R. S. DAG NO. 85

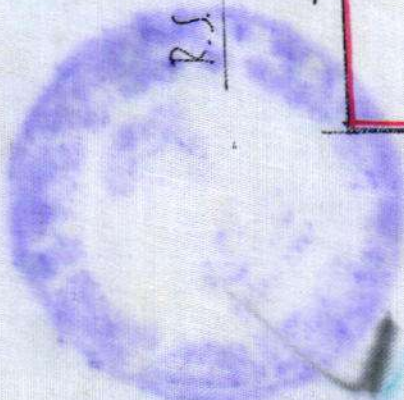
36'-0"



36'-0"

R. S. DAG  
NO. - 85

R. S. DAG



ANKANTA GHARA

Land and Plan Survey, Estimator & Surveyor

81, R.K. Road, Chitra, Serampore

Lic. No. 8964. of 2007-08

Sig. Sghara ... DL 05-07-08

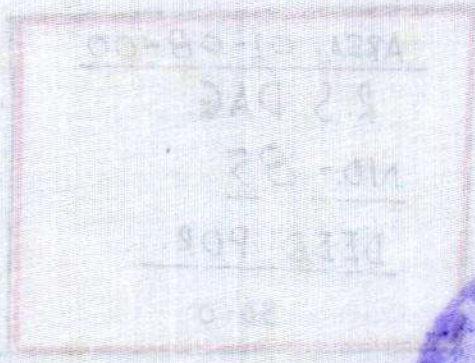
808016



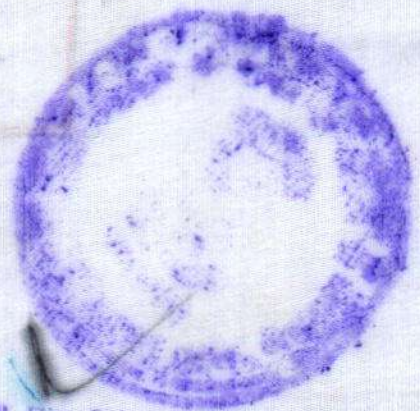
NAME OF VENDOR: Mr. Anura Supriya S. M.  
 AREA OF LAND OR AREA OF SITE: 0.25  
 SHOWN BY RED BORDER:  YES  
 L.R. NO.: 78  
 Khatian No.: 25  
 THE LAND OF R.S. NO.: 85  
 MUNICIPALITY NO.: 85  
 NO. 78 G. L. ROAD (W. 1) SERAMPORE  
 SALE DEED IN SHOWING THE LAND AT HOLDING

Mahapurush Sen

S. 2. DA 7 NO. 82



NO - 82  
S. 2. DA 6



Addl Dist. Sub-Registrar  
 SERAMPORE, HOOGHLY

801013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 2156 to 2171  
being No 00928 for the year 2008.



(Ashim kumar Ghosh) 14-February-2008  
A. D. S. R  
Office of the Additional District Sub Registrar, Serampore  
West Bengal

  
Addl. Dist Sub-Registrar  
SERAMPORE, HOOGHLY

140208



DATED THIS      DAY OF JANUARY 2008

DEED OF SALE

BETWEEN

ANURAG SUPPLIERS PVT. LTD

PURCHASER

AND

SMT. MADHUPARNA SEN

VENDOR

Area : 2 COTTAH 8 CHATTAK

Prepared by :-

Debabrata Das, Advocate,

Serampore Court.

Phone/Fax- 033-26224284

Mob- 9831066785

Email- advddas@yahoo.co.in

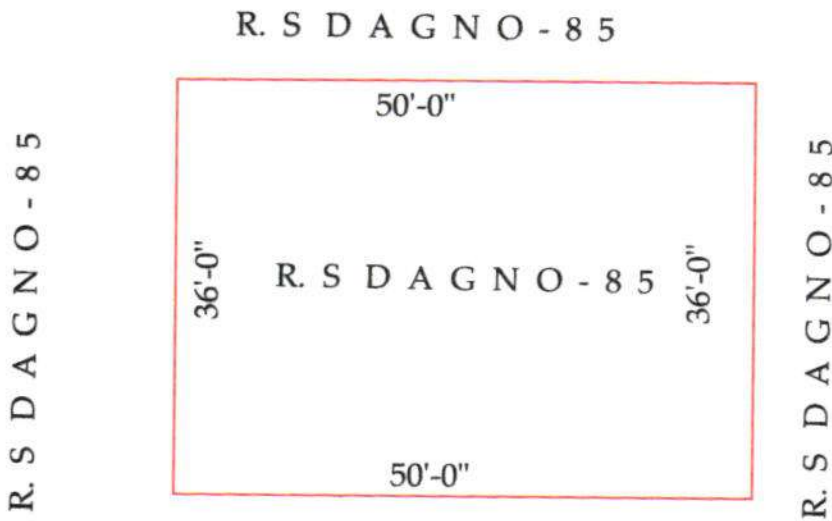
SALE DEED PLAN FOR LAND.

IN R.S DAG NO- 85 (P) . APPERTAINING TO R.S KHATIAN NO- 25. UNDER L.R DAG NO - 78 . APPERTAINING TO L.R KHATIAN NO- 2955 & 2956 . IN MOUZA-. SERAMPORE. J.L NO-13. AT HOLDING NO- 78, G.T ROAD (W). UNDER SERAMPORE MUNICIPAL AREA. P.S-SERAMPORE. DIST-HOOGLHY.

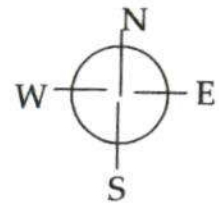
AREA IN DEED OF LAND IN DEED PORTION,  
SHOWN IN RED BOUNDARY

- 02 K. 80 CH. 00 SFT.

PURCHASER- M/S. ANURAG SUPPLYERS PVT. LTD.



SCALE-1:200



*Parthasarathi Chatterjee*

DRAWN BY

NOTE- THE DRAWING HAS BEEN DRAWN  
ACCORDING TO A PREVIOUSLY MADE PLAN.

SIGNATURE OF VENDOR-