7057/18 (1) 7801/18

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AB 236296

19/09/18

9/056049/18

Mr. Rs. 9,52,875/-

VC- 1092/18

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

22 SEP 2018

THIS DEED OF CONVEYANCE made this 19th day of September Two Thousand Eighteen (2018) BETWEEN

Contd. P/2

J.-250
J2-150
400/-

Serial No. 38452

Name. TUHIN RANJAN CHAKRABORTY
Advocate
High Court Calcutta

Address.

Prop:- Srikant Tiwari
Licenced Stamp Vendor
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

13 SEP 2018

13 SEP 2018

SEAL OF THE ADDITIONAL REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2018

RANAJIT CHAKRABORTY (PAN No. : BWBPC 5023 K), son of Sri Charu Chakraborty, by faith Hindu, by occupation business, residing at Manikpur Nath Muslim Para, Harinavi , P.O. Harinavi, P.S. Sonarpur, Dist. 24 Pgs (S), Pin – 700 148, hereinafter referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **ONE PART**

AND

RAMESHWAR COMMOTRADE PVT. LTD., a company incorporated under the Companies Act 1956 (CIN : U74900WB2010PTC140795), having its registered office at 78, Bentinck Street, Kolkata – 700 001, P.O. - G.P.O. & P.S. Hare Street represented by its authorized signatory Shri Nitin Kapoor son of Shri Dipak Kapoor, by faith – Hindu, by Occupation – Service, Nationality and Citizenship – Indian, residing at – 69/C, Balram Dey Street, 2nd Floor, Girish Park, P.O. – Beadon Street, P.S. Girish Park, Kolkata – 700 006, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Sale dated the 18.03.1999 registered at the office of Addl. Dist. Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 40, Pages 172 to 182, Being No. 2453 for the year 1999, Kamal Uddin Molla & Others, therein referred to as the Vendors, for the consideration mentioned therein sold, conveyed, transferred, assigned and assured unto and in favour of

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

Anil Debnath & Others therein referred to as the Purchasers, ALL THAT the piece or parcel of (i) land containing an area of 62 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 523 recorded in R.S. Khatian Nos. 236 & 552 and (ii) land containing an area of 11 Decimal be the same a little more or less, comprised in R.S./L.R. Dag No. 522 recorded in R.S. Khatian Nos. 486 lying and situate at Mouza – Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal absolutely & forever.

AND WHEREAS after purchase said Anil Debnath & Others became the joint and absolute owners of 73 Decimal land comprised in R.S./L.R. Dag Nos. 523 & 522 and they by a Bengali Kobala dated 07.03.2003 registered at the office of Addl. Dist. Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 86, Pages 349 to 360, Being No. 4822 for the year 2004, as the Vendors for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured the same unto and in favour of Charu Chakraborty, Manik Chakraborty, Ranajit Chakraborty and Biswajit Chakraborty therein referred to as the Purchasers ALL THAT the piece or parcel of (i) land containing an area of 31 Decimal be the same a little more or less out of total Dag area 62 Decimal, comprised in R.S./L.R. Dag No. 523 recorded in R.S. Khatian Nos. 236 & 552 and (ii) land containing an area of 05 Decimal be the same a little more or less out of total Dag area 11 Decimal, comprised in R.S./L.R. Dag No. 522 recorded in R.S. Khatian No. 486 lying and situate at Mouza – Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal absolutely & forever.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

AND WHEREAS by virtue of aforesaid Bengali Kobala the said Ranajait Chakraborty, the Vendor herein and his Co-sharers Charu Chakraborty, Manik Chakraborty and Biswajit Chakraborty become the absolute owners and are seized and possessed of and or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of (i) land containing an area of 31 Decimal be the same a little more or less out of total Dag area 62 Decimal, comprised in R.S./L.R. Dag No. 523 recorded in R.S. Khatian Nos. 236 & 552 and (ii) land containing an area of 5 Decimal be the same a little more or less out of total Dag area 11 Decimal, comprised in R.S./L.R. Dag No. 522 recorded in R.S. Khatian No. 486 lying and situate at Mouza – Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal.

AND WHEREAS the Purchaser herein has entered into a registered Agreement for sale dated 16.05.2018 registered at the office of Addl. Registrar of Assurances I, Kolkata and recorded in Book No. I, Volume No. 1901-2018, Pages from 147728 to 147750, Being No. 190103659 for the year 2018, in order to acquire from the Vendor herein **ALL THAT** piece and parcel of undivided land measuring an area 3 (Three) decimals more or less, out of divided 31 decimals (i.e. 50% of total Dag area of 62 decimals), comprised in R.S. / L.R. Dag No. 523 recorded in RS Khatian Nos. 236 and 552, L.R. Khatian Nos. 269, 1183, 1184 and 1185 lying and situated at Mouja - Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. Sonarpur, P.O. – Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal for valuable consideration mentioned therein and hereinafter referred to as the **"said Property"**.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2014

A. The Vendor herein has held out, warranted, assured and represented before the Purchaser, as follows:-

i. That the said Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendor without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Property or any part thereof adversely to the Vendor;

ii. That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;

iii. That the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property;

iv. That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

v. That no declaration has been made or notification published for acquisition or requisition of the said Property;

vi. That said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;

vii. That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;

viii. That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;

ix. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2011

Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;

x. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;

xi. That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j)

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 20

any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

xii. That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;

xiii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

xiv. That the Vendor has not done anything whereby the rights title or interest of the Vendors in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;

B. Pursuance to the said Agreement of sale dated 16th May 2018 and relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof Purchaser has agreed to purchase and on payment of the full consideration money, the Vendor has agreed to sell **ALL THAT** piece and parcel of undivided land measuring an area 3 (Three) decimals more or less, out of divided 31 decimals, comprised in R.S. / L.R. Dag No. 523 recorded in RS Khatian Nos. 236 and 552, L.R. Khatian Nos.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 SEP 2016

269, 1183, 1184 and 1185 lying and situated at Mouja-Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. Sonarpur, P.O. –Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land more particularly described in Schedule hereunder written and hereinafter collectively referred to as the **'said Property'** at or for a total consideration of Rs. 9,52,875/- (Rupees Nine Lakhs Fifty Two Thousand Eight Hundred and Seventy Five only) absolutely and forever free from all encumbrances and liabilities whatsoever.

C. The Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendor and the Vendor has put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 9,52,875/- (Rupees Nine Lakhs Fifty Two Thousand Eight Hundred and Seventy Five only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser herein **ALL THAT** piece and parcel of undivided land measuring an

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2014

area 3 (Three) decimals more or less, out of divided 31 decimals, comprised in R.S. / L.R. Dag No. 523 recorded in RS Khatian Nos. 236 and 552, L.R. Khatian Nos. 269, 1183, 1184 and 1185 lying and situated at Mouja- Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. Sonarpur, P.O. –Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal more particularly described in the Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the **"said Property"** out of their holding measuring 31 Decimal in Dag No. 523 which is demarcated in border **RED** in the map or plan hereto annexed togetherwith all other easements and/or facilities attached thereto including the right of access to the said land TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments,

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 20

writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor 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 AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispendens, encumbrances and liabilities whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.

b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 20

c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

d) That the Vendor shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.

e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.

f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.

g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.

h) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2014

i) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.

j) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, 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, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2018

i. THAT the Vendor is and shall always be liable for payment of all outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

ii. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

iii. AND THAT the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

regards the Vendor shall sign all documents and papers as required by the Purchaser.

SCHEDULE:

(The Land sold herewith)

ALL THAT piece and parcel of undivided land measuring an area of 3 (Three) decimals more or less, out of divided 31 decimals (i.e. 50% of total Dag area of 62 decimals), comprised in R.S. / L.R. Dag No. 523 recorded in RS Khatian Nos. 236 and 552, L.R. Khatian Nos. 269, 1183, 1184 and 1185 lying and situated at Mouja- Manikpur, J.L. No. 77, within the limits of Rajpur Sonarpur Municipality, P.S. Sonarpur, P.O. –Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal **TOGETHER** with all right of easements and/or facilities attached thereto including the right of access to the said land out of divided 31 decimal which is bordered by **RED** in the plan annexed herewith and butted and bounded as follows:-

ON THE NORTH	:	By R.S. /L.R. Dag No. 484
ON THE SOUTH	:	By R.S. /L.R. Dag No. 522
ON THE EAST	:	By Part of R.S. /L.R. Dag No. 523
ON THE WEST	:	By R.S. /L.R. Dag Nos. 506 and 485 and 10' wide Common Road

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
19 SEP 2016

IN WITNESS WHEREOF the Parties hereto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the VENDOR at Kolkata in the presence of :-

1. Mihir Nandi
   Vill + P.O - Pratapnagar
   Dist. - Hooghly

2. Indranil Sinha Ray
   6A Elgin Road, Kolkata - 20

(VENDOR)

SIGNED SEALED AND DELIVERED by the PURCHASER at Kolkata in the presence of :-

1. Mihir Nandi

2. Indranil Sinha Ray

For Bameshwar Commerce Private Limited
Nelin Kafaria
Authorised Signatory / Director

(PURCHASER)

Draft Followed as per declaration by the parties.
K. C. Kanungo
Advocate
High Court, Calcutta
W.B. 867/83.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2011

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 9,52,875/- (Rupees Nine Lakhs Fifty Two Thousand Eight Hundred and Seventy Five only) being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

Date	Chq. No.	Bank Name & Branch	Amount (Rs.)
19.09.2018	455152	HDFC Bank, Stephen House Br.	9,52,875/-
			9,52,875/-

(Rupees Nine Lakhs Fifty Two Thousand Eight Hundred and Seventy Five only)

WITNESSES :

1. Mihir Nandi

2. Indranil Sinha Ray

রনজিত চক্রবর্তী

(VENDOR)

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
19 SEP 2016

SALE DEED PLAN

MOUZA – MANIKPUR, J.L. NO. 77, R.S. / L.R. DAG NOS. 523, R.S. KHATIAN NOS. – 236 & 552, L. R. KHATIAN NOS. - 269, 1183, 1184 & 1185, UNDER RAJPUR SONARPUR MUNICIPALITY, POLICE STATION – SONARPUR, DIST. – SOUTH 24 PARGANAS.

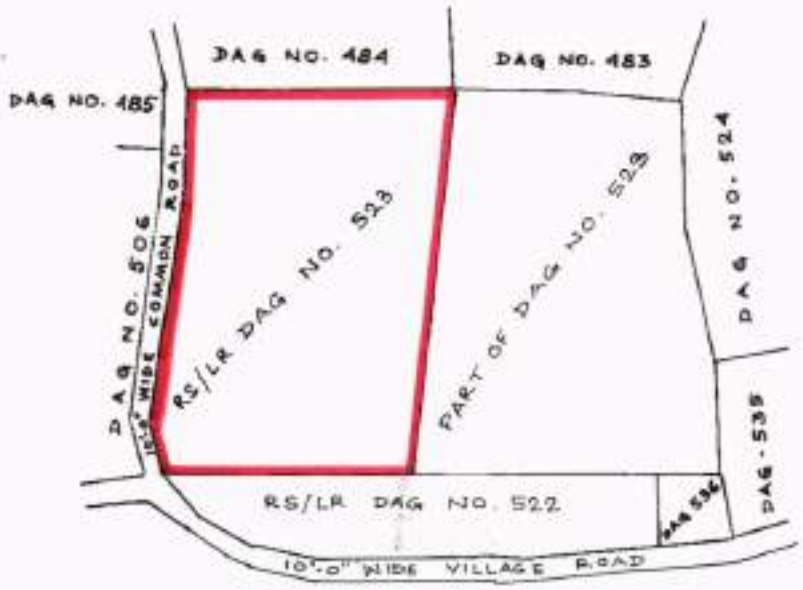
SOLD AREA : **3** DECIMAL

Out of Divided Area : **31** Decimal Shown in Red Border

NOT TO SCALE

Purchaser's Name : **RAMESHWAR COMMOTRADE PVT. LTD.**

N



For Rameshwar Commotrade Private Limited

Authorised Signatory Director

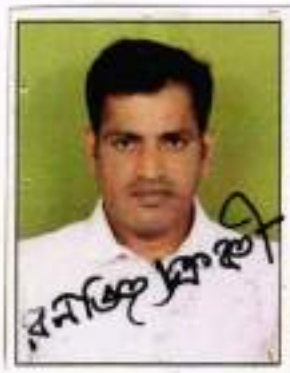
PURCHASER

VENDOR

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, CALCUTTA
19 SEP 2007

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19011000256049/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ranajit Chakraborty MANIKPUR NATH MUSLIM PARA, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Seller		2536 	19/09/2018

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri NITIN KAPOOR , 69/C, BALARAM DEY STREET, P.O:- BEADON STREET, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Buyer [Rameshwar Commotrade Pvt. Ltd.]		2535 	19/09/18

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr MIHIR NANDI Son of Mr RAJMOHAN NANDI PRATAPNAGAR, P.O:- PRATAPNAGAR, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415	Ranajit Chakraborty, Shri NITIN KAPOOR	19/09/2018

(Malay Chakraborty)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES I
CALCUTTA


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
Permanent Account Number Card
AAFCK3943A
KALATOGI ENCLAVE PRIVATE LIMITED
02/12/2013

Nilesh Kothadia

भारत सरकार
GOVERNMENT OF INDIA

নিতিন কাপুর
Nitin Kapoor
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male

5519 2922 0775

আধার - সাধারণ মানুষের অধিকার

Nitin Kapoor

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O দীপক কাপুর, ৬৯/সি বলরাম দে স্ট্রীট, ২য় ফ্লোর, গিরিশ পার্ক, কলকাতা, পশ্চিমবঙ্গ, 700006

Address:
S/O Dipak Kapoor, 69/C BALRAM DEY STREET, 2ND FLOOR, GIRISH PARK, Beadon Street, Kolkata, West Bengal, 700006

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির নম্বর/ Enrolment No.: 2189/71861/32969

To

Ranajit Chakraborty
S/O: Charu Chakraborty
Rajpur Sonarpur
Hannavi
Sonarpur
Rajpur Sonarpur(M)
Hannavi
South 24 Parganas West Bengal - 700148
9748698501

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :

9471 9260 0575

VID : 9151 2662 5341 2232

আমার আধার, আমার পরিচয়

ভারত সরকার

Government of India

Ranajit Chakraborty
জন্ম তারিখ/DOB: 06/05/1986
পুরুষ/ MALE

9471 9260 0575

VID: 9151 2662 5341 2232

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করুন
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future

Unique Identification Authority of India

ঠিকানা:
S/O: চারু চক্রবর্তী, রাজপুর সোনারপুর, হানাবি, সোনারপুর, রাজপুর সোনারপুর (পৌ), দক্ষিণ ২৪ পরগনা
পশ্চিম বঙ্গ - 700148

Address:
S/O: Charu Chakraborty, Rajpur Sonarpur Hannavi, Sonarpur, Rajpur Sonarpur(M), South 24 Parganas, West Bengal - 700148

9471 9260 0575

VID: 9151 2662 5341 2232

রনজিৎ চক্রবর্তী

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

BWBPC5023K

RANAJIT CHAKRABORTY

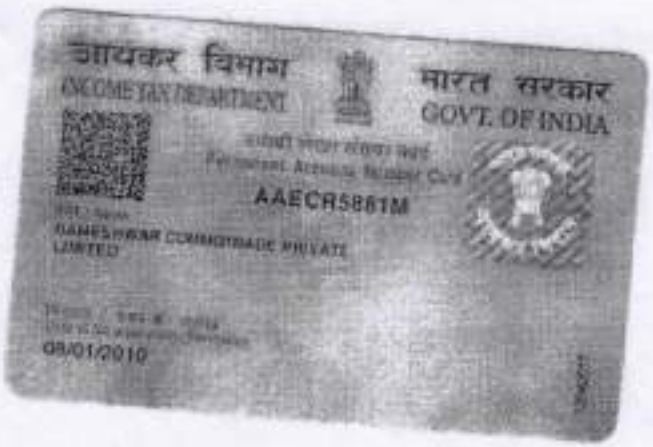
Father's Name
CHARU CHAKRABORTY

06/05/1966

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001081961

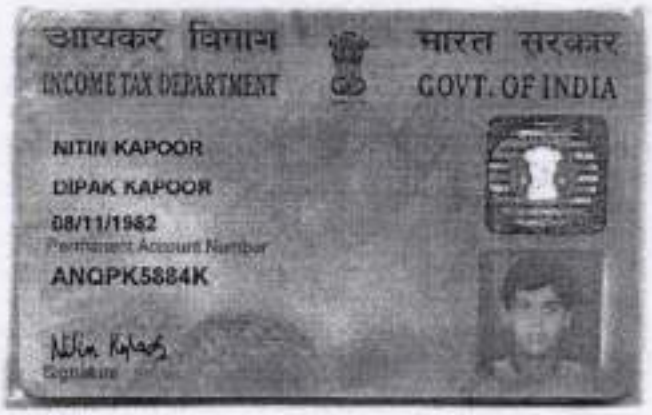
रंजीत चक्रवर्ती



For Rameshwar Com[illegible]

Nehin Kapoor

Director



Nitin Kapoor

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19825/34222

21/11/2012

To
মিহির নন্দী
Mihir Nandi
Pratapnagar
Pratapnagar Hooghly
West Bengal 712422

21750512

MN217555129DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

8927 6887 8560

আধার - সাধারণ মানুষের অধিকার

भारत सरकार
GOVERNMENT OF INDIA

মিহির নন্দী
Mihir Nandi
পিতা : রাজমোহন নন্দী
Father : RAJMOHAN NANDI
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male

8927 6887 8560

আধার - সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

21750512

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
প্রতাপনগর, প্রতাপনগর, হুগলী, পশ্চিমবঙ্গ, 712422

Address:
Pratapnagar, Pratapnagar, Hooghly, West Bengal, 712422

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

Mihir Nandi

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-028942918-1 | Payment Mode: Online Payment

GRN Date: 19/09/2018 18:39:31 | Bank : HDFC Bank

BRN : 607627144 | BRN Date: 19/09/2018 18:39:38

DEPOSITOR'S DETAILS

Id No. : 19011000256049/5/2018
[Tender Number]

Name : RANJIT CHAKRABARTY

Contact No. : | Mobile No. : +91 9331849382

E-mail :

Address : SONARPURS 24 PGNS700148

Applicant Name : Mr RANJIT CHAKRABORTY

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 5

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19011000256049/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	9627
2	19011000256049/5/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	180
		Total		9807

In Words : Rupees Nine Thousand Eight Hundred Seven only

Major Information of the Deed

Deed No :	I-1901-07301/2018	Date of Registration	22/09/2018
Query No / Year	1901-1000256049/2018	Office where deed is registered	
Query Date	17/09/2018 3:30:54 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RANJIT CHAKRABORTY MANIKPUR NATH MUSLIM PARA,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700148, Mobile No. : 9331849382, Status :Advocate		
Transaction		Additional Transaction	
[0105] Sale, Sale after registered sale agreement without possession		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 9,52,875/-		Rs. 9,52,875/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:23)		Rs. 9,627/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Sale after Registerd Sale agreement of [Deed No/Year]:- 190103659/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Unnamed / Missing Road, Mouza: Manikpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-523	LR-1184	Bastu	Bagan	3 Dec	9,52,875/-	9,52,875/-	Width of Approach Road: 10 Ft.,
	Grand Total :				3Dec	9,52,875 /-	9,52,875 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Ranajit Chakraborty** Son of Charu Chakraborty MANIKPUR NATH MUSLIM PARA, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWBPC5023K, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Rameshwar Commotrade Pvt. Ltd.** 78, Bentinck Street, Bentink Street, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri NITIN KAPOOR (Presentant)** Son of Mr DIPAK KAPOOR , 69/C, BALARAM DEY STREET, P.O:- BEADON STREET, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : Rameshwar Commotrade Pvt. Ltd. (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address	
Mr MIHIR NANDI Son of Mr RAJMOHAN NANDI PRATAPNAGAR, P.O:- PRATAPNAGAR, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Ranajit Chakraborty, Shri NITIN KAPOOR	

Endorsement For Deed Number : I - 190107301 / 2018

On 17-09-2018

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 9,52,875/-

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 19-09-2018

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

Presented for registration at 19:10 hrs on 19-09-2018, at the Private residence by Shri NITIN KAPOOR ,.

Major Information of the Deed :- I-1901-07301/2018-22/09/2018

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

Execution is admitted on 19/09/2018 by Ranajit Chakraborty, Son of Charu Chakraborty, MANIKPUR NATH MUSLIM PARA, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business

Indetified by Mr MIHIR NANDI, , , Son of Mr RAJMOHAN NANDI, PRATAPNAGAR, P.O: PRATAPNAGAR, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

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

Execution is admitted on 19-09-2018 by Shri NITIN KAPOOR, AUTHORISED SIGNATORY, Rameshwar Commotrade Pvt. Ltd., 78, Bentinck Street, Bentink Street, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr MIHIR NANDI, , , Son of Mr RAJMOHAN NANDI, PRATAPNAGAR, P.O: PRATAPNAGAR, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 20-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,627/- (A(1) = Rs 9,529/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 9,627/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2018 6:39PM with Govt. Ref. No: 192018190289429181 on 19-09-2018, Amount Rs: 9,627/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 607627144 on 19-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2018 6:39PM with Govt. Ref. No: 192018190289429181 on 19-09-2018, Amount Rs: 0/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 607627144 on 19-09-2018, Head of Account

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 22-09-2018

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 of Indian Stamp Act 1899.

Major Information of the Deed :- I-1901-07301/2018-22/09/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 38452, Amount: Rs.100/-, Date of Purchase: 13/09/2018, Vendor name: A K DAS

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1901-07301/2018-22/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 302853 to 302889

being No 190107301 for the year 2018.

Seal of the Additional Registrar, Assurance -I, Kolkata

Digitally signed by MALAY CHAKRABORTY
Date: 2018.09.25 13:37:21 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 9/25/2018 1:37:07 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)