

8-3024

2-2636/16



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 694597

Handwritten signatures and dates:
 18/5/16
 22/5/16

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

Official text:
 Addl. District Sub-Registrar
 Sonapur, South 24 Parganas



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 18th day of
 May Two Thousand Sixteen (2016) BETWEEN

Contd. P/2

12456

11 APR 2016

No.....Rs. 100/- Date.....

Name:.....

Address:.....

Vendor:.....

B. C. LAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
VENDOR.



Handwritten notes in Bengali script, including the date 11/04/2016 and other illegible text.

(1) TAPAN GHOSH, (Pan No. AQYPG8438J), (2) JAHAR GHOSH, (Pan No. AQYPG4569Q), (3) UTTAM GHOSH, (Pan No. AQYPG8962D), and (4) KRISHNA GHOSH, (Pan No. AQYPG5839P), all sons of Late Satish Chandra Ghosh, all by Faith Hindu, by Nationality - Indian, by Occupation Business, all residing at Manikpur Nath Musalmanpara, District - South 24 Parganas, P.S. Sonarpur, P.O. Harinavi, Pin- 700148, hereinafter jointly and collectively referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **ONE PART**.

AND

OMANA TRADECOM PRIVATE LIMITED, (PAN : AABCO9711C) a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 6A, Elgin Road, P.O. Elgin Road, P.S. Bhawanipore, Kolkata - 700 020, West Bengal, and represented by its Authorised Signatory Sri Chandresh Bader son of Sri Khemchand Bader, by Caste - Hindu, by Nationality - Indian, by Occupation - Service, residing at 72/1, Deshbandhu Road East, Baranagar, P.S. Baranagar, P.O. Alambazar, District - North 24 Parganas, Kolkata - 700035, West Bengal, 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 at all material times one Satish Chandra Ghosh was the absolute owner of ALL THAT the piece or parcel of (i) Danga land



containing an area of 11.25 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 589 recorded in RS Khatian No. 503, L.R. Khatian No. 747, and (ii) Danga land containing an area of 22 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 590 recorded in RS Khatian No. 313, L.R. Khatian No. 747, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal (hereinafter referred to as the "**said Satish's Property**").

AND WHEREAS at all material times one Madhusudan Ghosh was the absolute owner of ALL THAT the piece or parcel of Danga land containing an area of 12.75 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 589 recorded in RS Khatian No. 502, L.R. Khatian No. 547, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal (hereinafter referred to as the "**said Madhusudan's Property**").

AND WHEREAS by a Bengali Kobala (Deed of Conveyance) dated 03.07.1959, registered at the office of Sub-Registrar Baruipur, and recorded in Book No. I, Volume No. 74, Pages 155 to 157, Being No. 6311, for the year 1959, the said Madhusudan Ghosh, therein referred to as the Vendor for the consideration therein mentioned granted, sold, conveyed, transferred, assigned and assured unto and in favour of Satish Chandra Ghosh, therein referred to as the Purchaser ALL THAT the piece or parcel of Danga land containing an area of 13 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 589, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur



Municipality, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal, absolutely and forever.

AND WHEREAS after purchase said Satish Chandra Ghosh became the absolute owner of ALL THAT the piece or parcel of (i) Danga land containing an area of 24 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 589 recorded in RS Khatian No. 502, 503 L.R. Khatian No. 547 & 747, and (ii) Danga land containing an area of 22 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 590 recorded in RS Khatian No. 313, L.R. Khatian No. 747, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal hereinafter referred to as the **“said Total Satish’s Property”**.

AND WHEREAS said Satish Chandra Ghosh a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife Bina Ghosh, four Sons namely Tapan Ghosh, Jahar Ghosh, Uttam Ghosh and Krishna Ghosh, as his Legal heirs who as per the provisions of Hindu Succession Act inherited the said Total Satish’s Property in equal share from their deceased father. Be it mentioned that Bina Ghosh wife of Satish Chandra Ghosh also died on 28.11.2001 leaving behind her aforesaid four sons.

AND WHEREAS in the circumstances mentioned above by virtue of inheritance the said Tapan Ghosh, Jahar Ghosh, Uttam Ghosh and Krishna Ghosh the Vendors herein have become the joint and absolute owners and are seized and possessed of and or otherwise well and sufficiently entitled to the said Total Satish’s Property ALL THAT the



piece or parcel of (i) Danga land containing an area of 24 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 589 and (ii) Danga land containing an area of 22 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 590 lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal and got their names mutated in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian Nos. 1016, 1017, 1018 and 1019 in respect of the said Total Satish's Property or its part.

AND WHEREAS the Vendors have declared to sale and transfer out of the said Total Satish's Property a divided and demarcated portion containing an area of (i) 17.07 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 589 and (ii) 5.82 Decimal be the same a little more or less comprised in R.S./L.R. Dag No. 590, (hereinafter referred to as the **"said Entire Property"**) unto and in favour of the intending Purchasers free from all encumbrances, mortgages, charges, liens, lis pendens, acquisitions, requisitions, barga, attachments, alignments, demands whatsoever in nature.

- A. The Vendors herein have held out, warranted, assured and represented before the Purchaser, as follows:-
- i. That the Vendors are the legal owners of the said Entire Property and that no other person or persons have any claim title or ownership in respect of the said Entire Property or any part thereof adversely to the Vendors;



- ii. That no part or portion of the said Entire 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 Entire Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendors 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 Entire Property and that the Vendors have 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 Entire 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;
- v. That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi. That said Entire 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 Entire 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 Entire 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 Vendors which prevent or restrict the Vendors from selling conveying and transferring the said Entire 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 Entire Property or in any way concerning the said Entire 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 Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Entire Property or any portion thereof;
- x. That the said Entire 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 Entire 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 lispensens 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) 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 Vendors' title to the said Entire Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Entire Property or any part thereof or in the Vendors' title thereto;
- xiii. That no document judgment or any other order is in force as on date affecting the said Entire Property or any part thereof



nor is the said Entire Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

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

B. That the Purchaser relying on the aforesaid representations and assurances of the Vendors and believing the same to be true and correct and acting on the faith thereof has agreed to purchase and the Vendors have agreed to sell the out of the said Entire Property, ALL THAT the piece or parcel of (i) undivided Danga land containing an area of 2.07 Decimal be the same a little more or less out of divided and demarcated 17.07 Decimal (out of total Dag area 24 Decimal) comprised in R.S./L.R. Dag No. 589, recorded in L.R. Khatian Nos. 547, 747, 1016, 1017, 1018 and 1019, and (ii) divided and demarcated Danga land containing an area of 5.82 Decimal be the same a little more or less (out of total Dag area 22 Decimal) comprised in R.S./L.R. Dag No. 590, recorded in L.R. Khatian Nos. 1016, 1017, 1018 and 1019, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of 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 referred to as the '**said Property**' at or for the price or a total consideration of **Rs. 28, 64,072/- (Rupees Twenty**



Eight Lacs Sixty Four Thousand and Seventy Two only) absolutely and forever free from all encumbrances and liabilities whatsoever.

- C. The Purchaser has at the execution of this deed of sale paid the full consideration amount to the Vendors and the Vendors have 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. 28, 64,072/- (Rupees Twenty Eight Lacs Sixty Four Thousand and Seventy Two only)** duly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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 Vendors doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser **ALL THAT** the piece or parcel of (i) undivided Danga land containing an area of 2.07 Decimal be the same a little more or less out of divided and demarcated 17.07 Decimal (out of total Dag area 24 Decimal) comprised in R.S./L.R. Dag No. 589, recorded in L.R. Khatian Nos. 547, 747, 1016, 1017, 1018 and 1019, and (ii) divided and demarcated Danga land containing an area of 5.82 Decimal be the same a little more or less (out of total Dag area 22 Decimal) comprised in R.S./L.R. Dag No. 590, recorded in L.R. Khatian Nos. 1016, 1017, 1018 and 1019, lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. -



Sonarpur, District South 24 Parganas in the State of 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**" and the said Entire Property delineated in the map or plan hereto annexed and thereon bordered **RED** 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 Vendors into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, 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 Vendors or any person or persons from whom the Vendors 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 VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors made, done, committed or knowingly or willingly suffered to the contrary, the Vendors are 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 Vendors have 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.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue



at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

- d) That the Vendors shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendors 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 Vendors or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors.
- 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 encumbrances mortgages charges liens lispens 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 Vendors or any person or



persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title.

- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors 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 Vendors.
- h) That the Vendors doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendors 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.
- i) The Vendors doth hereby further covenant with the Purchaser that the Vendors have 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 Vendors may be prevented from conveying the said Property in the manner aforesaid.

- j) Further the Vendors 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 Vendors 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 VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i. THAT the Vendors are and shall always be liable for payment of all outgoing 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 outgoing shall be

★ Adol. Dist. Sub-Registrar ★
18 MAY 2016
★ Sonarpur, Sonarpur S. ★

Additional District Sub-Registrar, Sonarpur, Sonarpur S.
18 MAY 2016
18 MAY 2016

forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors 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 Vendors 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 names of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
- iii. **AND THAT** the Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorizes 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 Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the names of the Purchaser and in this regards the Vendors shall sign all documents and papers as required by the Purchaser.

★ Addl. Dist. Sub-Registrar ★
18 MAY 2016
★ Sonaipur, South 24 Pgs. ★

Sub-Registrar, Sonaipur, South 24 Pgs.
18 MAY 2016

THE SCHEDULE ABOVE REFERRED TO

(the Property sold herewith)

ALL THAT the piece or parcel of (i) undivided Danga land containing an area of 2.07 Decimal be the same a little more or less out of divided and demarcated 17.07 Decimal (out of total Dag area 24 Decimal) comprised in R.S./L.R. Dag No. 589, recorded in L.R. Khatian Nos. 547, 747, 1016, 1017, 1018 and 1019, and (ii) divided and demarcated Danga land containing an area of 5.82 Decimal be the same a little more or less (out of total Dag area 22 Decimal) comprised in R.S./L.R. Dag No. 590, recorded in L.R. Khatian Nos. 1016, 1017, 1018 and 1019, aggregating to total area of land measuring 7.89 Decimal lying and situate at Mouza - Manikpur, J.L. No. 77, under Rajpur Sonarpur Municipality, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, with all other easements and/or facilities attached thereto including the right of access to the said land and said Entire Property delineated in the map or plan hereto annexed and thereon bordered **RED** and butted and bounded in the manner as follows:

| | <u>DAG NO. 589</u> | <u>DAG NO. 590</u> |
|--------------|---|---------------------------|
| ON THE NORTH | : By Dag No. 572 | By Dag No. 569 |
| ON THE SOUTH | : By Part of Dag No. 589 | By Part of Dag No. 590 |
| ON THE EAST | : By Dag Nos. 570,569 and 590 | By Dag No. 591 |
| ON THE WEST | : By Dag No. 573 and Part of Dag No. 589 | By Dag No. 589 |



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

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

1. Mitun Shosh
Manickpur, Po-Harihar
PS - Sonarpur, 101-70148

Tapan Ghosh

Jahar Ghosh

Uttam Ghosh

Krishna Ghosh

২. মিতুন শোশ
মানিকপুর, পো-হরিহর
পস-সোনারপুর, ১০১-৭০১৪৮

Readover its contents and explained in Bengali

To the executants by me and Draft Deed prepared by me

Kanchan Basak

Kanchan Basak

Advocate (High Court) WB/533/2000



RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 28, 64,072/- (Rupees Twenty Eight Lacs Sixty Four Thousand and Seventy Two only)** being the full amount of the consideration money under this Indenture as per Memo below :

MEMO OF CONSIDERATION

| <u>Date</u> | <u>Draft No.</u> | <u>Bank Name & Branch</u> | <u>Amount (Rs.)</u> | <u>In favour of</u> |
|--------------|------------------|---------------------------------|---------------------|---------------------|
| 17.05.2016 | 017270 | Axis Bank Ltd. Sarat Bose Road, | 7,16,018/- | Tapan Ghosh |
| 17.05.2016 | 017269 | Axis Bank Ltd. Sarat Bose Road, | 7,16,018/- | Jahar Ghosh |
| 17.05.2016 | 017268 | Axis Bank Ltd. Sarat Bose Road, | 7,16,018/- | Uttam Ghosh |
| 17.05.2016 | 017267 | Axis Bank Ltd. Sarat Bose Road, | 7,16,018/- | Krishna Ghosh |
| Total Amount | | | 28,64,072/- | |

(Rupees Twenty Eight Lacs Sixty Four Thousand and Seventy Two only)

WITNESSES:

1. *Himam Ghosh*
Manickpur, PO - Harimauri
PS - Sonarpur, Dist - 700148

Tapan Ghosh

Tapan Ghosh

Jahar Ghosh

Jahar Ghosh

2. *Gourab Ghosh*
Uttam Ghosh

Uttam Ghosh

Uttam Ghosh

Krishna Ghosh

Krishna Ghosh



SPECIMEN FORM FOR TEN FINGER PRINTS



| | | | | | | |
|-----------------------|------------|-------------------|-----------------|-------------------|-----------------|-------------------|
| <i>Chandesh Bader</i> | LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |



| | | | | | | |
|----------------|------------|-------------------|-----------------|-------------------|-----------------|-------------------|
| <i>0029100</i> | LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |



| | | | | | | |
|-----------------|------------|-------------------|-----------------|-------------------|-----------------|-------------------|
| <i>BLB 2420</i> | LEFT HAND | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | RIGHT HAND | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |



SPECIMEN FORM FOR TEN FINGER PRINTS



| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | | | | | |
| LEFT HAND | | | | | |
| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | | | | | |
| RIGHT HAND | | | | | |

81301829



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| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
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| LEFT HAND | | | | | |
| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | | | | | |
| RIGHT HAND | | | | | |

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| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | | | | | |
| LEFT HAND | | | | | |
| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | | | | | |
| RIGHT HAND | | | | | |



SITE PLAN OF R.S. DAG NOS. 572, 589(PART), 590(PART), AT
 MOUZA MANICKPUR, J.L. NO. 77, WARD NO. 23, P.S. SONARPUR,
 DIST 24 PARGANAS(SOUTH) UNDER
 SONARPUR MUNICIPALITY.

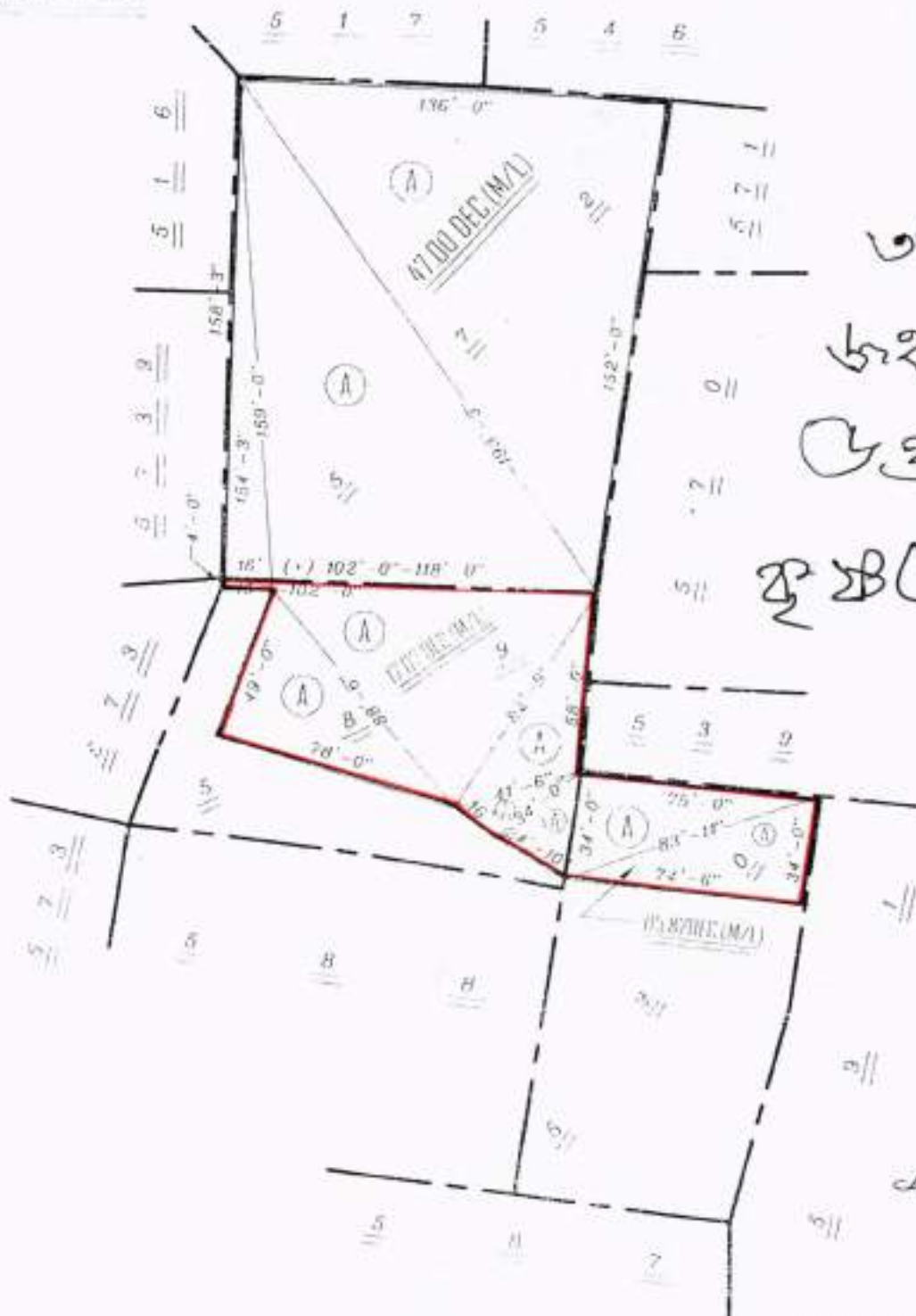


-REFERENCE (AS PER POSSESSION):-

| MARKED | R.S. DAG NO. | DEC.(MORE/LESS) | KA-CH. SFT. | BOUNDED BY |
|--------|--------------|-----------------|-------------|------------|
| (A) | 572 | 47.00 | 28-06-43 | RED LINE |
| | 589(PART) | 17.07 | 10-05-10 | |
| | 590(PART) | 05.82 | 03-08-15 | |
| | TOTAL AREA | 69.89 | 42-04-23 | |

SCALE - 1" = 53'

| LEGEND:- | |
|------------------|--|
| MOUZA DAG LINE - | |
| PROPERTY LINE | |



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TRACED BY



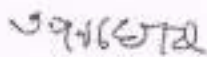
9/16





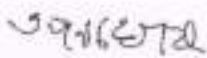
Seller, Buyer and Property Details

A. Seller & Buyer Details



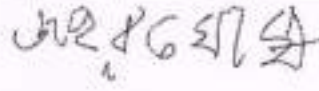


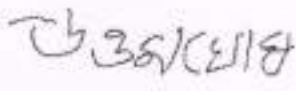


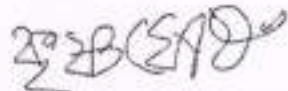
Presentant Details

| SL No. | Name, Address, Photo, Finger print and Signature of Presentant | | |
|--------|---|---|---|
| 1 | <p>Mr TAPAN GHOSH Son of Mr LATE SATISH CHANDRA GHOSH MANIKPUR NATH MUSALMANPARA, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148</p> |  18/05/2016 4:27:14 PM |  LTI 18/05/2016 4:27:25 PM |
| | |  18/05/2016 4:27:37 PM | |

Seller Details

| SL No. | Name, Address, Photo, Finger print and Signature | | |
|--------|--|---|---|
| 1 | <p>Mr TAPAN GHOSH Son of Mr LATE SATISH CHANDRA GHOSH MANIKPUR NATH MUSALMANPARA, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQYPG8438J.; Status : Individual; Date of Execution : 18/05/2016; Date of Admission : 18/05/2016; Place of Admission of Execution : Office</p> |  18/05/2016 4:27:14 PM |  LTI 18/05/2016 4:27:25 PM |
| | |  18/05/2016 4:27:37 PM | |

Seller Details

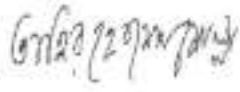
| SL No. | Name, Address, Photo, Finger print and Signature | | |
|--------|--|---|---|
| 2 | <p>Mr JAHAR GHOSH Son of Mr LATE SATISH CHANDRA GHOSH MANIKPUR NATH MUSALMANPARA, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQYPG4569Q,; Status : Individual; Date of Execution : 18/05/2016; Date of Admission : 18/05/2016; Place of Admission of Execution : Office</p> |  18/05/2016 4:26:06 PM |  LTI 18/05/2016 4:26:13 PM |
| | |  18/05/2016 4:26:28 PM | |
| 3 | <p>Mr UTTAM GHOSH Son of Mr LATE SATISH CHANDRA GHOSH MANIKPUR NATH MUSALMANPARA, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQYPG8962D,; Status : Individual; Date of Execution : 18/05/2016; Date of Admission : 18/05/2016; Place of Admission of Execution : Office</p> |  18/05/2016 4:27:54 PM |  LTI 18/05/2016 4:27:59 PM |
| | |  18/05/2016 4:28:15 PM | |
| 4 | <p>Mr KRISHNA GHOSH Son of Mr LATE SATISH CHANDRA GHOSH MANIKPUR NATH MUSALMANPARA, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQYPG5839P,; Status : Individual; Date of Execution : 18/05/2016; Date of Admission : 18/05/2016; Place of Admission of Execution : Office</p> |  18/05/2016 4:26:40 PM |  LTI 18/05/2016 4:26:46 PM |
| | |  18/05/2016 4:26:57 PM | |

Buyer Details

| SL No. | Name, Address, Photo, Finger print and Signature | | |
|--------|--|-----------|--------------|
| 1 | OMANA TRADECOM PRIVATE LIMITED 6A, ELGIN ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCO9711C,; Status : Organization; Represented by not executed as given below:- | | |
| 1(1) | Mr CHANDRESH BADER 72/1, DESHBANDHU ROAD, EAST, P.O:- ALAMBAZAR, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AKXPB8621R,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution : | Photo | Finger Print |
| | | Signature | |

B. Identifire Details

Identifier Details

| SL No. | Identifier Name & Address | Identifier of | Signature |
|--------|--|---|--|
| 1 | Mr TAHIR HOSSAIN MOLLA Son of Mr LATE ALAUDIN MOLLA VILLAGE - MANIKPUR, P.O:- HARINAVI, P.S:- Sonarpur, Rajpur- sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, | Mr TAPAN GHOSH, Mr JAHAR GHOSH, Mr UTTAM GHOSH, Mr KRISHNA GHOSH, Mr CHANDRESH BADER |  18/05/2016 4:28:31 PM |

C. Transacted Property Details

Land Details

| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
|---------|--|---|-----------------|---------------------------|-------------------------|---|
| L1 | District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur | LR Plot No:- 589 , LR Khatian No:- 547 | 2.07 Dec | 7,51,410/- | 7,51,410/- | Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 12 Ft., |

| Land Details | | | | | | |
|--------------|---|--|--------------|------------------------|----------------------|--|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L2 | District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur | LR Plot No:- 590 , LR Khatian No:- 1016 | 5.82 Dec | 21,12,662/- | 21,12,662/- | Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 12 Ft., |

| Transfer of Property from Seller to Buyer | | | | |
|---|--------------------|--------------------------------|------------------|------------------------|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| L1 | Mr TAPAN GHOSH | OMANA TRADECOM PRIVATE LIMITED | 0.5175 | 25 |
| | Mr JAHAR GHOSH | OMANA TRADECOM PRIVATE LIMITED | 0.5175 | 25 |
| | Mr UTTAM GHOSH | OMANA TRADECOM PRIVATE LIMITED | 0.5175 | 25 |
| | Mr KRISHNA GHOSH | OMANA TRADECOM PRIVATE LIMITED | 0.5175 | 25 |
| L2 | Mr TAPAN GHOSH | OMANA TRADECOM PRIVATE LIMITED | 1.455 | 25 |
| | Mr JAHAR GHOSH | OMANA TRADECOM PRIVATE LIMITED | 1.455 | 25 |
| | Mr UTTAM GHOSH | OMANA TRADECOM PRIVATE LIMITED | 1.455 | 25 |
| | Mr KRISHNA GHOSH | OMANA TRADECOM PRIVATE LIMITED | 1.455 | 25 |

D. Applicant Details

| Details of the applicant who has submitted the requisition form | |
|---|--|
| Applicant's Name | KANCHAN BASAK |
| Address | 6A, ELGIN ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020 |
| Applicant's Status | Advocate |

Office of the A.D.S.R. SONARPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 160802636 / 2016

| | | | |
|--------------------|----------------------------|----------------------|-------------------|
| Query No/Year | 16080000628868/2016 | Serial no/Year | 1608003024 / 2016 |
| Deed No/Year | I - 160802636 / 2016 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Name of Presentant | Mr TAPAN GHOSH | Presented At | Office |
| Date of Execution | 18-05-2016 | Date of Presentation | 18-05-2016 |

Remarks

On 18/05/2016

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.

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

Presented for registration at 15:32 hrs on : 18/05/2016, at the Office of the A.D.S.R. SONARPUR by Mr TAPAN GHOSH , one of the Executants.

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 28,64,072/-

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

Execution is admitted on 18/05/2016 by

Mr TAPAN GHOSH, Son of Mr LATE SATISH CHANDRA GHOSH, MANIKPUR NATH MUSALMANPARA, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Hindu, By Profession Business

Indetified by Mr TAHIR HOSSAIN MOLLA, Son of Mr LATE ALAUDIN MOLLA, VILLAGE - MANIKPUR, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Business

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

Execution is admitted on 18/05/2016 by

Mr JAHAR GHOSH, Son of Mr LATE SATISH CHANDRA GHOSH, MANIKPUR NATH MUSALMANPARA, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Hindu, By Profession Business

Indetified by Mr TAHIR HOSSAIN MOLLA, Son of Mr LATE ALAUDIN MOLLA, VILLAGE - MANIKPUR, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Business

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

Execution is admitted on 18/05/2016 by

Mr UTTAM GHOSH, Son of Mr LATE SATISH CHANDRA GHOSH, MANIKPUR NATH MUSALMANPARA, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL,

India, PIN - 700148, By caste Hindu, By Profession Business

Identified by Mr TAHIR HOSSAIN MOLLA, Son of Mr LATE ALAUDIN MOLLA, VILLAGE - MANIKPUR, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Business

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

Execution is admitted on 18/05/2016 by

Mr KRISHNA GHOSH, Son of Mr LATE SATISH CHANDRA GHOSH, MANIKPUR NATH MUSALMANPARA, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Hindu, By Profession Business

Identified by Mr TAHIR HOSSAIN MOLLA, Son of Mr LATE ALAUDIN MOLLA, VILLAGE - MANIKPUR, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 31,504/- (A(1) = Rs 31,504/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 31,504/-

Description of Draft

1. Rs 31,504/- is paid, by the Draft(8554) No: 501286000442, Date: 16/05/2016, Bank: STATE BANK OF INDIA (SBI), LA MARTINIERE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,71,844/- and Stamp Duty paid by Draft Rs 1,71,844/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 12456, Purchased on 11/04/2016, Vendor named Subhankar Das.

Description of Draft

1. Rs 1,71,844/- is paid, by the Draft(8554) No: 501290000442, Date: 16/05/2016, Bank: STATE BANK OF INDIA (SBI), LA MARTINIERE.



(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2016, Page from 62421 to 62460

being No 160802636 for the year 2016.



Prasanta

Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2016.05.26 13:39:00 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 5/26/2016 1:38:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)
