

25/16

410/2016

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 749931



Certified that the Document is admitted to  
Registration by the Registrar and the  
Document

Handwritten notes and signatures, including '252,75,660' and 'Additional Registrar of Assam - IV, Kolkata'.

DEED OF CONVEYANCE

Registrar  
18 JAN 2016

THIS DEED OF CONVEYANCE IS MADE ON THIS THE  
9<sup>th</sup> DAY OF JANUARY TWO THOUSAND AND SIXTEEN  
(2016)

BETWEEN

M/S. RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED, (CIN-  
U15200MH1988PTC048098) (PAN-AAACR3058G) a  
Company duly registered and incorporated under the meanings  
and provisions of the Companies Act, 1956 having its  
registered office at Pramukh Plaza 304 C Wing, Cardinal

Handwritten notes: 22/16, 250/100, 350, 9/1, 18.

97657

08 JAN 2016

No. \_\_\_\_\_ Date \_\_\_\_\_  
Sent to \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_ 10. C. P. C. S. \_\_\_\_\_  
\_\_\_\_\_ 10. C. P. C. S. \_\_\_\_\_  
ANJUSHREE BANERJEE  
L.S. VENDOR (O.S.)  
HIGH COURT - KOLKATA - 700 001

(Adv.)

KOL-1.

08 JAN 2016

Damai Thangmura

Brinda Sen Gupta,  
Advocate  
Daughter of Sri U. Sengupta  
Emt. No. F/1463/1730/2012  
High Court at Calcutta.

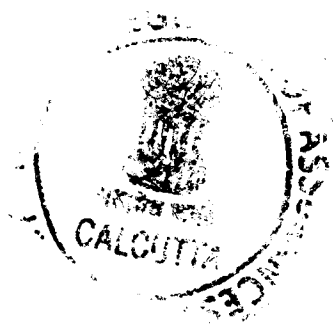


NOTARIAL REGISTRAR  
OF ASSURANCE, KOLKATA  
9 JAN 2016

Gracious Road, Post Office – Sahargaon, Police Station – Sahara, Andheri (East), Mumbai, Maharashtra – 400099, being represented by its Directors namely, Sri Suvaraj Ghosh (PAN AGMPG7224N) son of Sri Salil Ghosh, residing at 9, Sreema Road (now known as 282, Sreema Road), Dum Dum, Cantonment, Kolkata – 700 065, West Bengal and Sri Dipankar Sanyal (PAN AAEPS6727N) son of Sri Tarashankar Sanyal, residing at Meridian Apartments, Veera Desai Road, Post Office – H.M.P. School, Police Station – D.N. Nagar, Andheri (West), Mumbai – 400 101, hereinafter called and referred to as the **“OWNER/VENDOR”** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests and assigns) of the **FIRST PART**

**AND**

**RAUNAK PROPERTIES PRIVATE LIMITED (CIN-U70200WB1999PTC089838)(PAN – AABCR8161K), a**



RECEIVED  
6-9 JUN 1978

Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at the Premises No.6, Hanspukur Lane, 4<sup>th</sup> Floor, Kolkata – 700 007, duly represented by its Managing Director Sri Raunak Jhunjhunwala, (PAN AEYPJO495G) son of Sri Sushil Jhunjhunwala, by faith – Hindu, by occupation – Business, residing at 829/A, Lake Town, Block “A”, Kolkata – 700 089, hereinafter called and referred to as the **“PURSHASER”** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests and assigns) of the **SECOND PART**

**AND**

**SALIL AND CO AGENCY PRIVATE LIMITED (CIN-U63090MH1982PTC028517) (PAN – AANCS4951J)**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at 201/3. Meridien Apartment, Veera

Desai Road, Post Office H.M.P. School, Police Station – D.N. Nagar, Andheri (W), Mumbai – 400 058, represented by its Director namely, Sri Suvaraj Ghosh (PAN AGMPG7224N) son of Sri Salil Ghosh, residing at 9, Sreema Road (now known as 282, Sreema Road), Dum Dum, Cantonment, Kolkata – 700 065, W.B., hereinafter called and referred to as the **"CONFIRMING PARTY"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests and assigns) of the **THIRD PART**

**WHEREAS** by a Deed of Conveyance dated 15<sup>th</sup> August, 1940 duly registered with the office of Sub-Registrar to Cossipore, Dum Dum and recorded in Book No.1, Volume No.41, Pages 211 to 215, Being No. 2259 for the year 1940, one Sri Amulya Kumar Mukhopadhyay, had granted sold, transferred, conveyed, alienated, demised, devised provided and given ALL THAT piece and parcel of land measuring about an area a little more or less 117 Decimals (Sataks) comprised at and under Village Gourandanga, Mouza – Garui, J.L. No.16 R.S.

Dag Nos. 225, 226 and 232, Police Station – Dum Dum, District 24 Parganas (North) and/or given and hereinafter referred to as the said land property unto and in favour of Smt. Bidyutlata Ray Chaudhuri, wife of Sri Sudhir Chandra Ray Chaudhuri for the consideration therein mentioned absolutely and forever, free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrance, attachments, debts, dues, acquisitions and requisitions whatsoever, without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** by a Deed of Conveyance dated 14<sup>th</sup> August, 1940 duly registered with the office of Sub-Registrar to Cossipore, Dum Dum and recorded in Book No.1, Volume No.42, Pages 21 to 24, Being No. 2241 for the year 1940, one Choleman Bibi and Nechoron Bibi granted sold, transferred, conveyed, alienated, demised, devised, provided and gave ALL THAT piece and parcel of land measuring about an area a little more or less 19 Decimals (Sataks) comprised at and under Village Gourandanga, Mouza – Garui, J.L. No.16 R.S.

Dag No. 227, Police Station – Dum Dum, District 24 Parganas (North), hereinafter referred to as the said land property, unto and in favour of Smt. Bidyutlata Ray Chaudhuri, wife of Sri Sudhir Chandra Ray Chaudhuri for the consideration therein mentioned, absolutely and forever free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrance, attachments, debts, dues, acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** by a Deed of Conveyance dated 17<sup>th</sup> April, 1946 duly registered with the office of Sub-Registrar at Cossipore, Dum Dum and recorded in Book No.1, Volume No.22, Pages 148 to 154, Being No. 987 for the year 1946, the said Smt. Bidyutlata Ray Chaudhuri, wife of Sri Sudhir Chandra Ray Chaudhuri had granted sold, transferred, conveyed, alienated, demised, devised, provided and given ALL THAT piece and parcel of land measuring about an area a little more or less 136 Decimals (Sataks) equivalent to 4



Bighas, 3 Cottahs and 8 Chittacks comprised at and under Village Gourandanga, Mouza – Garui, J.L. No.16 R.S. Dag Nos. 225, 226, 232 and 227, under R.S. Khatian No.146, 409 and 176, Police Station – Dum Dum, District 24 Parganas (North), hereinafter referred to as the **"said land property"**, morefully and particularly mentioned, described, explained, enumerated and provided in the **First Schedule** written hereunder, unto and in favour of one Nerode Chandra Ghose, son of Late Apurba Chandra Ghose for the consideration therein mentioned, absolutely and forever, free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrance, attachments, debts, dues, acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** the said Nerode Chandra Ghose died testate on 31<sup>st</sup> July 1963 with his Last Will and Testament dated the 2<sup>nd</sup> day of August, 1957 intending to bequeath amongst others the said land property comprised at and under Village

Gorandanga, MOuza – Garui, Police Station – Dum Dum, District – 24 Parganas (North) unto and in favour of his legal heirs/legatees viz. two sons namely, Sailesh Chandra Ghose and Samir Chandra Ghose and his wife Smt. Protiva Devi and five daughters in the manner morefully recorded therein.

**AND WHEREAS** the Probate of the said Last Will and Testament dated 2<sup>nd</sup> August, 1987 of the said Nerode Chandra Ghose was granted by the Hon'ble High Court at Calcutta on 9<sup>th</sup> March, 1965 to the Executors named therein.

**AND WHEREAS** by the said Last Will and Testament dated 2<sup>nd</sup> August, 1957, the said Nerode Chandra Ghose gave, devised and bequeathed to his eldest son namely, Sailesh Chandra Ghose, amongst other properties, ALL THAT piece and parcel of land comprised at and under Village Gourandanga, Mouza – Garui, Police Station – Dum Dum in the District 24 Parganas (North) absolutely and forever, free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues,

acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** by a Deed of Partnership dated 22<sup>nd</sup> September, 1976 and made between Sailesh Chandra Ghose, Salil Chandra Ghose and ArunPrakashDutta, a partnership firm was constituted under the name and style of "**GALPS (Chemicals)**" having its registered office at the Premises No.20, ChandniChawk Street, Kolkata – 700 013.

**AND WHEREAS** on the application of the said Sailesh Chandra Ghose an order No.71-U.L/IL-23/78 dated 8<sup>th</sup> January, 1979 was passed by the Deputy Secretary to the Government of West Bengal, Land Utilization and Reforms and Land and Land Revenue Department, Government of West Bengal, Urban Land Ceiling Branch, inter alia, holding that there is no objection to the transfer being made of excess vacant land at the Premises No.9, Sreema Road, Police Station – Dum Dum, District 24 Parganas (North), by the said

Sailesh Chandra Ghose in favour of said **M/s. GALPS (Chemicals)** only on the terms and conditions mentioned therein.

**AND WHEREAS** by a supplementary Deed of Partnership dated 25<sup>th</sup> January, 1979 duly registered with the Office of the Registrar of Assurances at Calcutta and recorded in Book No.III, Bearing the Deed No. 544 for the year 1979, the said Sailesh Chandra Ghose vested and transferred ALL THAT the said excess vacant lands together with the buildings, structures, mesuages, tentaments, heriditaments and premises thereon unto and to the use of the said partnership firm namely **M/s. GALPS (Chemicals)** as partners' contribution absolutely and forever, free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** said **M/s. GALPS (Chemicals)** became the sole and absolute owner of the said land property mentioned in the first schedule written hereunder and started to enjoy the same peacefully and forever free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** the said land property has since then been known and numbered as the Premises No.9, Sreema Road, Police Station – Dum Dum in the District of 24 Parganas (North).

**AND WHEREAS** by a Sale Deed dated 17<sup>th</sup> August, 1999 entered into by and between the said **M/s. GALPS (Chemicals)**, a partnership firm having its registered office at 20, Chandni Chawk Street, Kolkata – 700 013, represented by its partner namely, Salil Chandra Ghose, therein referred

to as the "Owner/Vendor" of the One Part and M/S. RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED, a company having its registered office at 1010, Raheja Centre, Nariman Point, Mumbai – 400 021, therein referred to as the "Purchaser" of the Other Part and duly registered in the office of the District Sub-Registrar, North 24 Parganas at Barasat and recorded in Book No.1, Volume No.192, Pages 349 to 369, Being No. 03634 for the year 2005, the said **GALPS (Chemicals)** duly granted, transferred, conveyed, assigned and assured unto and to the use of the SAID M/S. RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED all that piece and parcel of land measuring about an area a little more or less 136 Decimals (Sataks) together with two structures, messuage, tenement, hereditaments standing thereon, being the premises at Village Gourandanga, Mouza – Garui, J.L. No.16 R.S. Dag Nos. 225, 226, 232 and 227, under R.S. Khatian No.146, 409 and 176, being the Premises No.9, Sreema Road, Police Station – Dum Dum in the District of 24 Parganas (North), being the said land property morefully and particularly mentioned described, explained, enumerated, provided and given at and

the under the FIRST SCHEDULE hereunder written and/or given.

**AND WHEREAS** the said M/S. RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED, the Vendor herein, became the sole and absolute owner seized and possessed of all that piece and parcel of land admeasuring 136 Decimals(Sataks) equivalent to 82 Cottahs 6 Chittacks 35 sq.ft. together with two structures standing thereon and being the premises situated at Village Gourandanga, Mouza – Garui, J.L. No.16 R.S. Dag Nos. 225, 226, 232 and 227, under R.S. Khatian No.146, 409 and 176 Being the Premises No.9, Sreema Road, Police Station – Dum Dum in the District of 24 Parganas (North) morefully and particularly mentioned described, explained, enumerated, provided and given in the FIRST SCHEDULE hereunder written, in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof, free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions

whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** the said M/S RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED the Vendor herein, obtained loan/credit facilities from the Bank of Maharashtra, Rash Behari Avenue Branch and for the purpose of securing the re-payment thereof, had mortgaged the said property to and in favour of the said Bank by deposit of title Deeds thereof and SALIL AND CO AGENCY PRIVATE LIMITED became the Guarantor in the said Loan Facility.

**AND WHEREAS** the said M/S. RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED could not repay the loan amount and the said loan account became a Non-Performing Asset of the said Bank of Maharashtra and subsequently, the said Bank assigned all its rights, title, interest and claim arising out of the said Non-Performing Asset Account along with the mortgaged documents to M/S. ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED of Times Tower, 9<sup>th</sup> Floor, Kamala



Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013 and accordingly, the said M/S. ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED became the mortgagee/assignee of the Property.

**AND WHEREAS** the Vendor herein namely, M/S RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED approached for one time settlement to clear the dues of said Asset Reconstruction Company (India) Limited by its letter dated 28<sup>th</sup> February, 2011 for a total sum of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lac) only.

**AND WHEREAS** on 15<sup>th</sup> March, 2011 ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED, by its letter bearing No.BGI/ST/FY11/14671, agreed to accept the offer of said RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED and SALIL AND CO AGENCY PRIVATE LIMITED to settle the dues, if the said company cleared the payment of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lac) only by 30<sup>th</sup> March, 2011.

**AND WHEREAS** the said SALIL AND CO AGENCY PRIVATE LIMITED, in terms of the said settlement, having paid a sum of Rs.62,50,000/- (Rupees Sixty Two Lacs Fifty Thousand only) against the settlement amount, the balance amount of Rs.1,87,50,000/- (Rupees One Crore Eighty Seven Lacs Fifty Thousand only) fell due and payable by said RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED and SALIL AND CO AGENCY PRIVATE LIMITED by 30<sup>th</sup> March, 2011.

**AND WHEREAS** RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED and SALIL AND CO AGENCY PRIVATE LIMITED being unable to pay the balance settlement amount of Rs.1,87,50,000/- (Rupees One Crore Eighty Seven Lacs Fifty Thousand only) only to the said ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED, pursuant to and in terms of the said settlement, approached the Purchaser herein namely RAUNAK PROPERTIES PRIVATE LIMITED to purchase part and portion of the property morefully described in the SECOND SCHEDULE written hereunder, being part of the said land property described in the FIRST SCHEDULE written hereunder

at or for a total consideration of Rs.2,00,00,000/-(Rupees Two Crore only). The said Raunak Properties Private Limited accepted the offer and made a payment of Rs. 1,87,50,000/- (Rupees One Crore Eighty Seven Lacs Fifty Thousand only) through RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED and SALIL AND CO AGENCY PRIVATE LIMITED to the said ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED for discharge of the debts, liabilities of the said ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED.

**AND WHEREAS** on 8<sup>th</sup> April, 2011 the said ASSET RECONSTRUCTION COMPANY (INDIA) LIMITED released the title deeds dated 17<sup>th</sup> August, 1999 of RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED being the First Schedule property and issued a No Dues Certificate favouring RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED and discharged the mortgage.

**AND WHEREAS** in the manner aforesaid the Owner/Vendor herein became the owner of ALL THAT piece and parcel of

land measuring about an area of 136 Decimals(Sataks) be the same a little more or less, together with two structure standing thereon comprised in the premises at Village Gourandanga, Mouza - Garui, J.L. No.16 R.S. Dag Nos. 225, 226, 232 and 227, under R.S. Khatian No.146, 409 and 176 alongwith all easement rights, title, interest in respect of the North East Side of the property, being the Premises No.9, Sreema Road, Police Station - Dum Dum in the District of 24 Parganas (North), being the said land property described in the FIRST SCHEDULE written hereunder and was in the peaceful possession and/or occupation of the same while enjoying the absolute right, title and interest thereof, free from all enumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** since then the Owner/Vendor herein has been in exclusive khas, physical possession and enjoyed the

said property without any hindrance or interference by anybody and paying Govt. rent for their aforesaid property.

**AND WHEREAS** by a Deed of Conveyance dated 13<sup>th</sup> April, 2012 executed between the said Rupraj Agro Industries Pvt. Ltd., therein referred to as "Owner/Vendor", Raunak Properties Pvt. Ltd., therein referred to as "Purchaser" and Salil and Co Agency Pvt. Ltd., therein referred to as "Confirming Party" and registered in the office of the Additional District Sub Registrar, Cossipur, Dum Dum in Book No. 1, CD Volume No. 9, Pages 2468 to 2488, Being No. 03772 for the year 2012 the Owner/Vendor herein duly sold, conveyed and transferred ALL THAT piece and parcel of land measuring about 100.5125 Decimal (Sataks) equivalent to 60 Cottahs, 14 Chittacks be the same a little more or less out of 136 Decimal (Sataks) equivalent to 82 Cottahs 6 Chittacks 35 sq.ft. together with a two storied building measuring an area of 3000 sq.ft. at each floor and a Tin Shed structure in scattered form measuring about 1000 sq.ft. comprised in the premises at Village Gourandanga, Mouza - Garui, J.L. No.16

R.S. Dag Nos. 225, 227 and 232, under R.S. Khatian No.146, 409 and 176 with all easement rights, title, interest and possession in respect of the North-East Side of the property being the Premises No.9, Sreema Road, Police Station - Dum Dum in the District of 24 Parganas (North) being the SECOND SCHEDULE property hereunder written, free from any encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever for consideration and on terms and conditions contained therein.

**AND WHEREAS** in the premises aforesaid, the Owner/Vendor herein remained the owner in respect of ALL THAT piece and parcel of land measuring an area 35.49 Decimal (Sataks) equivalent to 21 Cottahs, 8 Chittacks and 35 Sq.ft. be the same a little more or less together with pond comprised in 19 Decimal land falling in Dag No. 226 and 16.49 Decimal of bastu land with structure measuring approx. 1000 Sq.ft. all

comprised in the premises at Village Gourandanga, Mouza – Garui, J.L. No.16 R.S. Dag Nos. 225(part) and 226, under R.S. Khatian No.146 along with all easement right, title, interest and possession in respect of the property being the Premises No.9, Sreema Road (now known as 282, Sreema Road), Police Station – Dum Dum in the District of 24 Parganas (North) hereinafter referred to as the **"THIRD SCHEDULE"** and is in the peaceful possession and/or occupation thereof, enjoying absolute right, title and interest therein, free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**AND WHEREAS** the total area of the scheduled land never exceeded the maximum ceiling permitted under the Estate Acquisition Act.

**AND WHEREAS** there is no proceeding pending in connection with the said property the Hon'ble High Court at Calcutta.

**AND WHEREAS** the land was never subjected to any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. XV of 11969)

**AND WHEREAS** the scheduled land is not affected by transfer of land by member of the Scheduled Tribes permission of Revenue Officer (Chapter 11A of the W.B. Land Reforms Act, 1955)

**AND WHEREAS** the Owner/Vendor has not received any notice of acquisition or requisition of the said Property.

**AND WHEREAS** no notice has been issued under the Public Demand and Recovery Act nor has been served on the Owner/Vendor nor any such notice has been published.



**AND WHEREAS** the Owner/Vendor herein agreed to sell and the Purchaser herein has agreed to purchase ALL THAT piece and parcel of land measuring about 21 cottahs 8 chittacks 35 sq.ft. be the same a little more or less together with structures standing thereon comprised in the premises at Village Gourandanga, Mouza – Garui, J.L. No.16 R.S. Dag Nos. 225 (part) and 226, under R.S. Khatian No.146 alongwith all easement rights, title, interest and possession in respect of the property being the Premises No.9, Sreema Road (now known as 282, Sreema Road), Police Station – Dum Dum in the District of 24 Parganas (North) morefully described in THIRD SCHEDULE written hereunder at and for a total consideration of Rs. 80,00,000/- (Rupees Eighty Lakhs only) free from all enumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any manner of interference, disturbance or obstruction from any quarter whatsoever or whomsoever.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs.80,00,000/- (Rupees Eighty Lakhs only) paid by the Purchaser herein to the Owner/Vendor herein at or before the execution of these presents, the receipt whereof, the Owner/Vendor herein do hereby admit and acknowledge by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate and discharge the Purchaser, and the said property and the said Vendor/Owner do hereby grant, transfer, convey, assign and assure forever to the Purchaser, free from all encumbrances, charges, liens, lispendens, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT** the piece and parcel of land measuring about 35.49 Decimal (Sataks) equivalent to 21 Cottahs, 8 Chittacks and 35 Sq.ft. be the same a little more or less together with pond comprised in 19 Decimal land falling in Dag No. 226 and 16.49 Decimal of bastu land with structure measuring approx. 1000 Sq.ft. all comprised in the premises at Village Gourandanga, Mouza - Garui, J.L. No.16 R.S. Dag Nos. 225 (part) and 226, under R.S. Khatian No.146

alongwith all easement rights, title, interest and possession in respect of the property being the Premises No.9, Sreema Road (now known as 282, Sreema Road), Police Station – Dum Dum in the District of 24 Parganas (North) morefully described in THIRD SCHEDULE written hereunder **OR HOWSOEVER OTHERWISE** the said property and lands and any part thereof are now or is at any time heretofore situated butted, bounded called, known, numbered, described or distinguished TOGETHER WITH all the yards, areas, house, out house, drains, water courses, pond, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said property and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenant thereto and all the estates, interests, claims, demands whatsoever of the Owner/Vendor at law and in equity into, upon, over and concerning the said property or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issue and profits there-from, hereby granted or expressed or intended

so to be unto and to the use of the Purchaser, absolutely forever **TOGETHER WITH ALL** writings whatsoever, exclusively relating to or concerning the said property hereby granted, conveyed, transferred, alienated granted and handed over, which, now are or hereinafter shall or may be in the custody, power, control, possession of the Vendor or any other person and persons from whom it may procure the same without any action or suit and TO HAVE AND TO HOLD the said property and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchaser, absolutely and forever, free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrance and adverse claim AND THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Owner/Vendor or its predecessors-in-title and/or office made, done or executed or knowingly suffered to the contrary, the Owner/Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be unto and to the Purchaser, absolutely and

forever, free from all encumbrances charges attachments  
liens, lispens and adverse claim AND THAT  
NOTWITHSTANDING any act, deed, matter or thing  
whatsoever by the Vendor or its predecessors in title and/or  
office made, done or executed or knowingly suffered to the  
contrary, the Owner/Vendor is lawfully and absolutely seized  
and possessed of or otherwise well and sufficiently entitled to  
the said property hereby granted and conveyed or intended  
so to be for a perfect and indefeasible estate of inheritance  
without any condition, use, trust or other thing whatsoever, to  
alter encumber or make void the same AND THAT  
NOTWITHSTANDING any such act, deed, matter or thing  
whatsoever aforesaid, the Owner/Vendor has good right, full  
power and absolute authority and indefeasible right title  
interest in respect of and is well and sufficiently entitled to  
grant, transfer, convey, assign and assure the said property  
hereby granted and expressed so to be unto and to the use of  
the Purchaser in the manner aforesaid and the Purchaser and  
may at all times hereafter, peaceably and quietly possess and  
enjoy the said property in the manner aforesaid without any

lawful eviction, interruption, claim or demand from and by the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or its predecessors-in-title and/or office and also free from all encumbrances, charges, attachment, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, its predecessors-in-title and/or office AND FURTHER the Owner/Vendor covenant with the Purchaser, that the said property or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust AND the Owner/Vendor and all persons under them, shall and will from time and at all times hereafter, at the request and costs of the Purchaser, shall execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, at all reasonable times upon prior notice and at the costs of the

Purchaser and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said property hereby conveyed AND FURTHER the Owner/Vendor in consideration of the Purchaser having purchased the said property on the assurances and guarantee of the Owner/Vendor, the Owner/Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser against all such possible claims or demands, any actions or proceedings, if any commenced by any persons claiming through or under them in respect of the said property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

**AND THE OWNER/VENDOR DOTH HEREBY COVENANT  
WITH THE PURCHASER** as follows:

1. That the Owner/Vendor have in themselves good right, full power and absolute authority to convey the said

properties unto and to the use and benefit of the Purchaser/s herein in the matter aforesaid.

2. That the Purchaser shall for all times hereafter, peacefully and quietly enter upon or occupy or hold or possess and enjoy the said property for their own use and benefits.
3. That the Purchaser shall hold the said property and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.
4. That Owner/Vendor shall and will, from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute the cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for perfecting its title vis-à-vis the said property and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the



manner aforesaid as shall be reasonably required by the Purchaser.

5. The Owner/Vendor do hereby certify that the said property is not a government land nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church property and in all manner absolutely free from all encumbrances.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about an area of 136 Decimal (Sataks) be the same a little more or less together with a two structure standing thereon comprised and lying and erected Village Gourandanga, Mouza - Garui, J.L. No.16 R.S. Dag Nos. 225, 226, 232 and 227, under R.S. Khatian No.146, 409 and 176 along with all easement right,

title, interest and possession in respect of the North-East Side of the property being the Premises No.9, Sreema Road, Police Station - Dum Dum in the District of 24 Parganas (North) butted and bounded in the manner following :-

On the North : By Dag Nos.221(P), 229(P) 231(P)  
and 233(P)

On the East : By Dag Nos.234(P), 235(P) 237(P)  
and 238(P)

On the South : By 16' wide Sreema Road

On the West : By Dag Nos. 222 and 223

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**ALREADY SOLD**

**ALL THAT** piece and parcel of land measuring about 100.5125 Decimal (Sataks) equivalent to 60 Cottahs 14

title, interest and possession in respect of the North-East Side of the property being the Premises No.9, Sreema Road, Police Station – Dum Dum in the District of 24 Parganas (North) butted and bounded in the manner following :-

On the North : By Dag Nos.221(P), 229(P) 231(P)  
and 233(P)

On the East : By Dag Nos.234(P), 235(P) 237(P)  
and 238(P)

On the South : By 16' wide Sreema Road

On the West : By Dag Nos. 222 and 223

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(ALREADY SOLD)

**ALL THAT** piece and parcel of land measuring about 100.5125 Decimal (Sataks) equivalent to 60 Cottahs 14

Chittacks be the same a little more or less out of 117 Decimal (Sataks) which arising out of 136 Decimals(Sataks) be the same a little more or less together with a ten year old two storied cemented building measuring an area of 3000 sq.ft. and each floor and the Tin Shed structure in scattered from admeasuring an area of 3000 sq.ft. at each floor and the Tin Shed Structure from admeasuring about 100 sq.ft. comprised at and under Village Gourandanga, Mouza - Garui, J.L. No.16 R.S. Dag Nos. 225(P), 227 and 232, under R.S. Khatian No.146, 409 and 176 with all easement right, title, interest and possession in respect of the North-East Side of the property being the Premises No.9, Sreema Road, Police Station - Dum Dum in the District of 24 Parganas (North), Ward No.4 being Holding No. 9, Sreema Road (now known as 282/1 Sreema Road), under South Dum Dum Municipality and butted bounded in the manner following:-

On the North : By Dag Nos.221(P), 229(P) 231(P)  
and 233(P)

On the East : By Dag Nos.234(P), 235(P) 237(P)  
and 238(P)

On the South : By 16' wide Sreema Road

On the West : By Dag Nos.225(P), 222(P) and 226(P)

**THE THIRD SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of land measuring an area about 35.49 Decimal (Sataks) equivalent to 21 Cottahs, 8 Chittacks and 35 Sq.ft. be the same a little more or less together with pond comprised in 19 Decimal land falling in Dag No. 226 and 16.49 Decimal of bastu land with residential structure measuring approx. 1000 Sq.ft. all comprised in the premises at Village Gourandanga, Mouza - Garui, J.L. No.16 R.S. Dag Nos. 225 (Part) under R.S. Khatian No.146 along with all easement right, title, interest and possession in

property being the Premises No.9, Sreema Road (now known as 282, Sreema Road), Police Station – Dum Dum in the District of 24 Parganas (North) butted bounded in the manner following:-

On the North : By Premises No.282/1 Sreema Road  
Kolkata, property of the Purchaser  
herein.

On the East : By Premises No.282/1, Kolkata,  
property of the Purchaser herein

On the South : By 16' wide Sreema Road

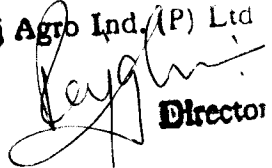
On the West : By Dag No. 222 and 223

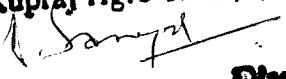
IN WITNESS WHEREOF the parties have subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the M/S. RUPRAJ AGRO INDUSTRIES PRIVATE LIMITED, the VENDOR herein through its Director Sri Dipankar Sanyal at Kolkata in the presence of:

1. MANISH SARASGI  
201-B, A.G. ROAD,  
KOL-7.

2. SALIL GHOSE  
9 Sreem Road.  
KOL-65.

For Rupraj Agro Ind. (P) Ltd  
  
Director

For Rupraj Agro Ind. (P) Ltd  
  
Director

SIGNED SEALED AND DELIVERED by M/S. RAUNAK PROPERTIES PRIVATE LIMITED the PURCHASER herein through its Managing Director Sri Raunak Jhunjunwala at Kolkata in the presence of:

1. MANISH SARASGI

2. SALIL GHOSE.

Raunak Properties Pvt. Ltd.  
Raunak Jhunjunwala  
Managing Director

SIGNED SEALED AND  
 DELIVERED by M/S. SALIL AND  
 CO. AGENCY PRIVATE LIMITED  
 the CONFIRMING PARTY herein  
 through its Director Sri Suvaraj  
 Ghosh at Kolkata in the  
 presence of:

**SALIL & COMPANY AGENCY**

*Sri Suvaraj Ghosh*  
 Director

1. *MANICK SODHAI*

2. *Satish Ghose.*

*Brinda Sen Gupta*

Drafted by  
 Ms.Brinda Sen Gupta, Advocate  
 Daughter of Sri Udayan Sen Gupta  
 Enrolment No.F/1463/1730/2012  
 C/o. Messrs Dube & Co.  
 Advocates  
 10, Old Post Office Street  
 Kolkata - 700 001



### MEMO OF CONSIDERATION

Received of and from the within named purchasers the within mentioned sum of Rs.80,00,000/- (Rupees Eighty Lakhs only) being the consideration money payable under these presence as per the memo below:

1.	Cheque No.105110 dated 30.09.13 drawn on RBS Bank	Rs.	5,00,000.00
2.	Cheque No.132570 dated 22.11.13 drawn on RBS Bank	Rs.	5,00,000.00
3.	Cheque No.991142 dated 16.01.14 drawn on RBL Bank	Rs.	10,00,000.00
4.	Cheque No.991303 dated 18.02.14 drawn on RBL Bank	Rs.	2,00,000.00
5.	Cheque No.991406 dated 15.03.14 drawn on RBL Bank	Rs.	10,00,000.00
6.	Cheque No.000020 dated 24.04.14 drawn on KMB Bank	Rs.	5,00,000.00
7.	Cheque No.991758 dated 02.06.14 drawn on KMB Bank	Rs.	8,00,000.00
8.	Cheque No.991935 dated 21.07.14 drawn on RBL Bank	Rs.	2,00,000.00
9.	Cheque No.992152 dated 25.09.14 drawn on RBS Bank	Rs.	3,00,000.00
10.	Cheque No.992363 dated 29.11.14 drawn on RBL Bank	Rs.	5,00,000.00
11.	Cheque No.992930 dated 25.06.15 drawn on RBL Bank	Rs.	5,00,000.00
12.	Pay Order No.890407 07.01.2015 drawn on Kotak Mahindra Bank	Rs.	19,20,000.00
13.	Tax deducted at source	Rs.	80,000.00

TOTAL :

**Rs. 80,00,000.00**

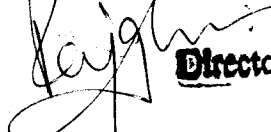
Rupees Eighty Lakhs only)

WITNESS :

1. MANISH SARAOGI


































2. SALIL GHOSE.

For Rupraj Agro Ind. (P) Ltd

  
**Director**

(M/s. Rupraj Agro Industries Pvt. Ltd.)  
(VENDOR)



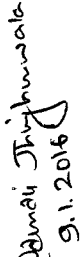


**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants					
1		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
2		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
3		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

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

No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri RAUNAK JHUNJHUNWALA 829/A, LAKE TOWN, Block/Sector: A, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700089	Represent ative of Buyer [RAUNAK PROPER TIES PVT LTD ]			 9.1.2016
4	Shri SUVARAJ GHOSH 9, SREEMA ROAD, P.O:- DUM DUM CANTONMENT, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065	Represent ative of Seller [SALIL AND CO AGENCY PVT LTD ]			 9/1/2016
SI No.	Name and Address of Identifier	Identifier of			Signature with date
1	Miss BRINDA SEN GUPTA Daughter of Shri UDAYAN SEN GUPTA 10, OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Shri SUVARAJ GHOSH, Shri DIPANKAR SANYAL, Shri RAUNAK JHUNJHUNWALA, Shri SUVARAJ GHOSH			 9/1/2016

(Ashoke Kumar Biswas)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal

IE PI  
1:-2  
R



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19041000008995/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SUVARAJ GHOSH 9,SREEMA ROAD, P.O:- DUM DUM CANTONMENT, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065	Represent ative of Seller [M/S RUPRAJ AGRO INDUSTRI ES PVT LTD ]		136 	 9/1/2016
2	Shri DIPANKAR SANYAL MERIDIAN APARTMENTS,VEERA DESAI ROAD, P.O:- D N NAGAR, P.S:- ANDHERI, District:- Mumbai, Maharashtra, India, PIN - 400101	Represent ative of Seller [M/S RUPRAJ AGRO INDUSTRI ES PVT LTD ]		137 	 9/1/2016

**SITE PLAN OF A PLOT OF LAND SITUATED AT THE CORNER OF**  
**NO.-282, SREEMA ROAD, VILLAGE - GURUPHAR, DISTRICT -**  
**GARUL, J.L. NO.- 14, P.S. DARGA, DISTRICT - GARUL, J.L. NO.- 14**  
**R.S. KHATIAN NO.- 146 ALONG WITH ALL RIGHTS, TITLES, INTERESTS,**  
**TITLE, INTEREST AND POSSESSION IN AND TO THE PROPERTY BEING THE**  
**PREMIER NO. 282, SREEMA ROAD, POLICE STATION - DARGA,**  
**THE DISTRICT OF PARGANAS (NORTH).**

**LAND AREA - 21K. 6CN. 35 SQ. FT. MORE OR LESS.**

**SIGNATURE OF VENDOR**

*For Rupa Auto Ind. P. Ltd.*

**SIGNATURE OF PURCHASER**

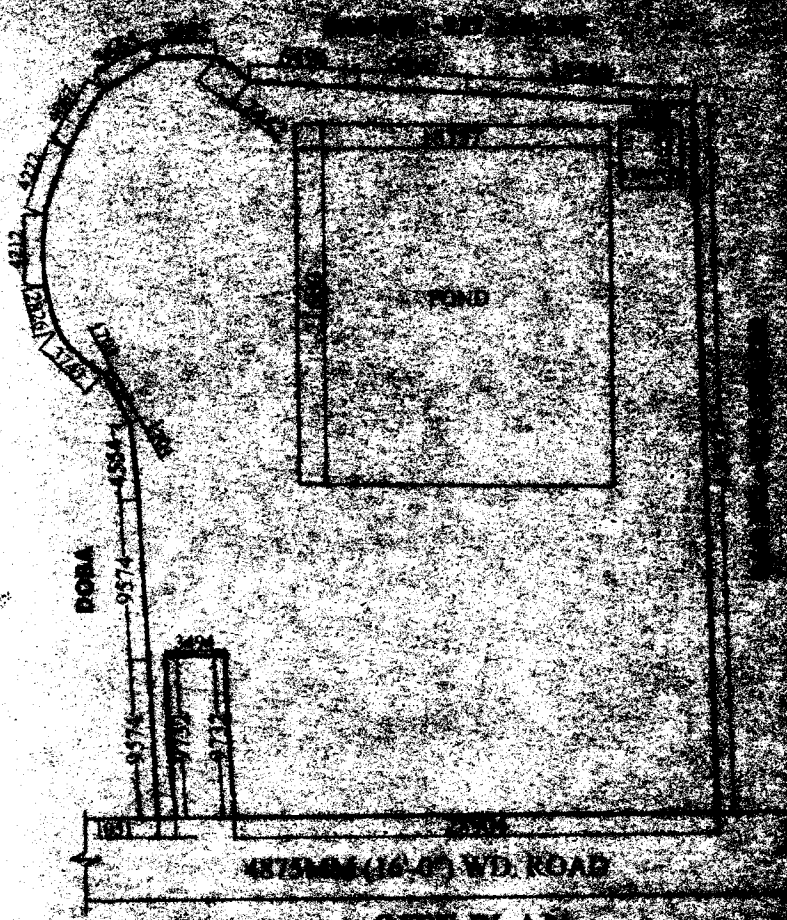
*For Rupa Auto Ind. P. Ltd.*



**For SAIL & COMPANY AGENCY PVT. LTD.**

*Signature*

**Checked**



**SITE PLAN**  
**SCALE: 1:400**

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

GRN: 19-201516-002979835-1

GRN Date: 15/01/2016 16:38:43

BRN: 199483917

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 15/01/2016 16:46:43

DEPOSITOR'S DETAILS

Id No. : 19041000008995/5/2016

[Query No./Query Year]

Name : Surendra Deo Dube

Contact No. :

Mobile No. : +91 9830050158

E-mail : dubelaw@gmail.com

Address : 10, Old Post Office Street, Kolkata - 700001

Applicant Name : Mr B SENGUPTA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19041000008995/5/2016	Property Registration- Registration Fees	0030-03-104-001-16	275659 ✓
2	19041000008995/5/2016	Property Registration- Stamp duty	0030-02-103-003-02	1753596 ✓

Total

2029255

In Words : Rupees Twenty Lakh Twenty Nine Thousand Two Hundred Fifty Five only

## Seller, Buyer and Property Details

### Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri RAUNAK JHUNJHUNWALA 829/A, LAKE TOWN, Block/Sector: A, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/S RUPRAJ AGRO INDUSTRIES PVT LTD CARDINAL GRACIOUS ROAD, P.O:- SAHARGAON, P.S:- ANDHERI, District:-Mumbai, Maharashtra, India, PIN - 400099 PAN No. AAACR3058G,; Status : Organization; Represented by representative as given below:-
1(1)	Shri SUVARAJ GHOSH 9,SREEMA ROAD, P.O:- DUM DUM CANTONMENT, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGMPG7224N,; Status : Representative; Date of Execution : 09/01/2016; Date of Admission : 09/01/2016; Place of Admission of Execution : Pvt. Residence
(2)	Shri DIPANKAR SANYAL MERIDIAN APARTMENTS,VEERA DESAI ROAD, P.O:- D N NAGAR, P.S:- ANDHERI, District:-Mumbai, Maharashtra, India, PIN - 400101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAEPS6727N,; Status : Representative; Date of Execution : 09/01/2016; Date of Admission : 09/01/2016; Place of Admission of Execution : Pvt. Residence
2	SALIL AND CO AGENCY PVT LTD VEERA DESAI ROAD, P.O:- D N NAGAR, P.S:- ANDHERI, District:-Mumbai, Maharashtra, India, PIN - 400058 PAN No. AANCS4951J,; Status : Organization; Represented by representative as given below:-
2(1)	Shri SUVARAJ GHOSH 9,SREEMA ROAD, P.O:- DUM DUM CANTONMENT, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGMPG7224N,; Status : Representative; Date of Execution : 09/01/2016; Date of Admission : 09/01/2016; Place of Admission of Execution : Pvt. Residence



### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	RAUNAK PROPERTIES PVT LTD 6,HANSPUKUR LANE, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AABCR8161K,; Status : Organization; Represented by representative as given below:-
1(1)	Shri RAUNAK JHUNJHUNWALA 829/A,LAKE TOWN, Block/Sector: A, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEYPJ0495G,; Status : Representative; Date of Execution : 09/01/2016; Date of Admission : 09/01/2016; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Miss BRINDA SEN GUPTA Daughter of Shri UDAYAN SEN GUPTA 10,OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri SUVARAJ GHOSH, Shri DIPANKAR SANYAL, Shri RAUNAK JHUNJHUNWALA, Shri SUVARAJ GHOSH	

### 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: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui, Premises No. 9	LR Plot No:- 225(Corresponding RS Plot No:- 126) , LR Khatian No:- 146	19 Dec	40,00,000/-	1,32,50,790/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 16 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: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui, Premises No. 9	LR Plot No:- 226(Corresponding RS Plot No:- 125) , LR Khatian No:- 409	16.49 Dec	37,00,000/-	1,15,00,291/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 16 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1	1000 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	M/S RUPRAJ AGRO INDUSTRIES PVT LTD	RAUNAK PROPERTIES PVT LTD	19	100
L2	M/S RUPRAJ AGRO INDUSTRIES PVT LTD	RAUNAK PROPERTIES PVT LTD	16.49	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	B SENGUPTA
Address	H C CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - IV KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190400410 / 2016

Query No/Year	19041000008995/2016	Serial no/Year	1904000320 / 2016
Deed No/Year	I - 190400410 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri RAUNAK JHUNJHUNWALA	Presented At	Private Residence
Date of Execution	09-01-2016	Date of Presentation	09-01-2016

Remarks

On 08/01/2016

**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 2,50,51,081/-



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 09/01/2016

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

Presented for registration at 13:00 hrs on : 09/01/2016, at the Private residence by Shri RAUNAK JHUNJHUNWALA ,

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

Execution is admitted on 09/01/2016 by

Shri SUVARAJ GHOSH DIRECTOR, M/S RUPRAJ AGRO INDUSTRIES PVT LTD, CARDINAL GRACIOUS ROAD, P.O:- SAHARGAON, P.S:- ANDHERI, District:-Mumbai, Maharashtra, India, PIN - 400099  
Indetified by Miss BRINDA SEN GUPTA, Daughter of Shri UDAYAN SEN GUPTA, 10,OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/01/2016 by

Shri DIPANKAR SANYAL DIRECTOR, M/S RUPRAJ AGRO INDUSTRIES PVT LTD, CARDINAL GRACIOUS ROAD, P.O:- SAHARGAON, P.S:- ANDHERI, District:-Mumbai, Maharashtra, India, PIN - 400099  
Indetified by Miss BRINDA SEN GUPTA, Daughter of Shri UDAYAN SEN GUPTA, 10,OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/01/2016 by

Shri RAUNAK JHUNJHUNWALA DIRECTOR, RAUNAK PROPERTIES PVT LTD, 6,HANSPUKUR LANE, P.O:-  
BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007  
Indetified by Miss BRINDA SEN GUPTA, Daughter of Shri UDAYAN SEN GUPTA, 10,OLD POST OFFICE  
STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN -  
700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 09/01/2016 by

Shri SUVARAJ GHOSH DIRECTOR, SALIL AND CO AGENCY PVT LTD, VEERA DESAI ROAD, P.O:- D N  
NAGAR, P.S:- ANDHERI, District:-Mumbai, Maharashtra, India, PIN - 400058  
Indetified by Miss BRINDA SEN GUPTA, Daughter of Shri UDAYAN SEN GUPTA, 10,OLD POST OFFICE  
STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN -  
700001, By caste Hindu, By Profession Advocate



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

**On 18/01/2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,75,659/- ( A(1) = Rs 2,75,561/- ,E =  
Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs  
2,75,659/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt.  
of WB

1. Rs. 2,75,659/- is paid, by online on 15/01/2016 4:46PM with Govt. Ref. No. 192015160029798351 on 15-  
01-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 199483917 on 15/01/2016, Head of Account 0030-03-  
104-001-16

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,53,596/- and Stamp Duty paid by Stamp  
Rs 100/-, by online = Rs 17,53,596/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
1. Rs. 17,53,596/- is paid, by online on 15/01/2016 4:46PM with Govt. Ref. No. 192015160029798351 on 15-01-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 199483917 on 15/01/2016, Head of Account 0030-02-103-003-02

**Payment of Stamp Duty**

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 97637, Purchased on 08/01/2016, Vendor named A Banerjee.



(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2016, Page from 17729 to 17781  
Deed No 190400410 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.01.20 12:55:12 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 20-01-2016 12:55:12  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)