SL-00593 I-00926/08

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हज़ार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

06AA 263448

310108

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

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SL. NO. 1103 DATE 21/1/08

SERAMPORE TREASURY

NAME OF PURCHASER

Debalesh Das, Advocate

ADDRESS Serampore Court

P.S. Serampore

DIST. Hooghly

STAMP CLERK
SERAMPORE TREASURY

SERAMPORE TREASURY HOOGHLY

DATE 24/1/08

No. 1 (One)

STAMP DT. No. 1103.

VALUE RS. 10,000/- (Rupees Ten thousand) Only.

STAMP CLERK
SERAMPORE TREASURY

Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

310108

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

Signature / LTI Sheet of Serial No 00593 / 2008 **Document Number** I 00926/08 - xxxxxx , xxx

I . Signature of the Presentant

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

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

LTI	Sl No	Admission of Execution By	Status	Signature with Date
 966	1	Madhuparna Sen ps - Serampore Dakshin Rajyadharpur Mallickpara Serampore, Hooghly	Self	Madhuparna Sen 31/1

Name of Identifier of above Person(s)

Goutam Gayen
Serampore Court Serampore Hooghly

Signature of Identifier with Date

Goutam Gayen 31/1

Addl Dist. Sub-Registrar SERAMPORE, HOOGHLY

31 01 08

(Ashim kumar Ghosh)
ADSR Serampore

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-00926 of :2008
(Serial No. 00593, 2008)

On 31/01/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 3619/- ,E = 14/- on:31/01/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-330000/-

Certified that the required stamp duty of this document is Rs 19820 /- and the Stamp duty paid as: Impressive Rs- 10000

Deficit stamp duty

Deficit stamp duty : Rs 9820/- is paid by the draft no. :639151, Draft date:29/01/2008, Bank name:STATE BANK OF INDIA, Serampore, recieved on :31/01/2008.

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

Presented for registration at 13.56 on :31/01/2008,at the Office of the ADSR Serampore by Madhuparna Sen,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :31/01/2008 by

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

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

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

On 14/02/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

[Ashim kumar Ghosh]
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

140208

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-00926 of :2008
(Serial No. 00593, 2008)

Deficit Fees paid

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

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

[Ashim kumar Ghosh]
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

140208

A N D

M/S SAGUN VINIMAY PRIVATE LIMITED A Company Registered under the provision of Indian Companies Act 1956, having its Registered Office at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025, having its PAN AAICS7016D, represented by its Director **SRI RAM KUMAR KEDIA**, Son of Late Nagarmal Kedia, by faith Hindu, by occupation Business, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025. hereinafter referred to as the P U R C H A S E R (which terms or expression shall mean unless excluded by or repugnant subject to the context be deemed to mean and includes its successor and successor-in-office and/or assigns) of the SECOND PART.

WHEREAS ALL THAT piece and parcel of VITI land measuring an area of 02 (Two) Cottah Comprised in R.S. Plot No. 78, appertaining to R.S. Khatian No. 231, under L.R. Plot No. 74, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 80/C/18, G.T. Road (West) Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly; more fully and particularly described in the schedule hereunder written and hereinafter referred to as the " said property " together with more other properties was originally owned and possessed by One Hemanta Kumar Ghosh son of late Satish Chandra ghosh of Benepara, Serampore, Hooghly and he was in absolute khass possession by exercising his absolute right, title and interest by mutating his name in the LR. Record of Right and separate L.R. Khatian was opened.

AND WHEREAS by a deed of sale dated 5th March 1984 registered in Book No. 1, Being No. 910 for the year 1984 of Serampore Sub-Registrar office said Hemanta Kumar Ghosh sold, transferred and delivered possession of the said property in favour of Smt. Karuna Datta wife of Sri Pran Krishna Datta of 13, Tarapukur Lane, Serampore, Hooghly.

AND WHEREAS by a deed of sale dated 12/10/1988 registered in Book No. 1, Vol No. 71, pages from 479 to 486, Being No. 4932 for the year 1988 of Serampore ADSR office said Smt. Karuna Datta sold, transferred and delivered possession of the said property in favour of Smt. Krishna Pal, Sri Billwa Mangal Pal and Sri Sanat Kumar Pal.

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AND WHEREAS by a deed of sale dated 19/02/2007 registered in Book No. 1, C D Vol No. 2, pages from 2445 to 2456, Being No. 01082 for the year 2007 of Serampore ADSR office said Smt. Krishna Pal and others sold, transferred and delivered possession of the said property in favour of Smt. Madhuparna Sen the present Vendor herein.

AND WHEREAS by aforesaid purchase the present Vendor herein become the absolute owner of the schedule property and now in absolute khass possession by exercising her absolute right, title and interest free from all encumbrances.

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

AND WHEREAS the purchaser approached the Vendor and made a proposal to purchase the said property and offered to pay a sum of Rs. 3,30,000/- (Rupees Three Lac Thirty Thousands) only.

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

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

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

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SERAMPORE, HOOGHLY

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affected by any road alignment or any Govt. Scheme or acquisition or requisition proceedings then the Vendors shall pay damages to the purchaser entire consideration money together with interest cost and damages.

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

NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of a sum of Rs. 3,30,000/- (Rupees Three Lac Thirty Thousand) only, paid by the purchaser to the Vendor paid at or before the execution hereof the Vendor doth (the receipt whereof hereby as well as by the memo hereunder written admit and acknowledge) and the Vendor as absolute owner doth hereby convey, transfer, assign and assure unto the purchaser ALL THAT piece and parcel of VITI land measuring an area of 02 (Two) Cottah as fully described in the schedule hereunder written and hereinafter called the " said property " OR HOWSOEVER OTHERWISE the said property hereditament and premises or any part thereof now are or inhereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all the intangible asset, edifices, fixture, courtyard, compound walls, swears, drains water, courses, right, ways, paths, passages fences, hedges,

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

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SERAMPORE, HOOGHLY

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

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of VITI land measuring an area of 02 (Two) Cottah Comprised in R.S. Plot No. 78, appertaining to R.S. Khatian No. 231, under L.R. Plot No. 74, under L.R. Khatian No. .....lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 80/C/18, G.T. Road (West), Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly, as shown in the Plan annexed herewith which do form a part of this Deed along with all right of easement thereto.

That the said property is butted and bounded as follows :-

ON THE NORTH : 12' FEET WIDE COMMON PASSAGE.

ON THE SOUTH : LAND OF DAG NO. 83.

ON THE EAST : LAND OF DAG NO. 78.

ON THE WEST : LAND OF VENDOR.

The annual rent Rs. 2/- is payable to the Govt. of West Bengal.

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Addl Dist. Sub-Registrar
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IN WITNESSES WHEREOF the Vendor put her signature the day, month and the year First Above written.

Madhuparna Sen

SIGNED AND DELIVERED BY

IN PRESENCE OF :-

1. Goutam Gayen
Serampore Court
Hooghly

2. Santi Ranjan Dutta
Serampore Court

RECEIVED of and from the within Named purchaser the with in mentioned sum of 3,30,000/- (Rupees Three Lac Thirty Thousand) only, being the consideration in full as per Memo below :-

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Addl Dist Sub-Registrar
SERAMPORE, HOOGHLY
31 01 08

MEMO OF CONSIDERATION

DATE	CHEQUE NO	BANK	AMOUNT	PAID BY
20.7.2007	486907	Tamilnad Mercantile Bank Ltd.	80,000/-	Aster Traders (P) Ltd on behalf of Sagun Vinimay (P) Ltd.
19.9.2007	053654	—do—	250,000/-	Sagun Vinimay (P) Ltd.
			3,30,000/-	

Madhuparna Sen

SIGNATURE OF THE VENDOR

WITNESSES :

1. Goutam Gayen
Serampore Court
Hooghly

2. Santi Ranjan Das
Serampore Court

Drafted by me :-

Debabrata Das

DEBABRATA DAS

Advocate.

Serampore Court.

Typed by :- S. Majhi

Serampore Court.

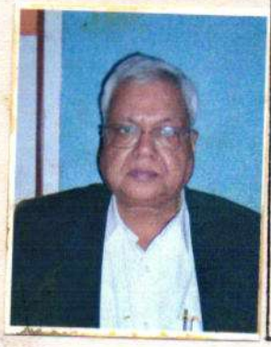
Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

310108

FINGER PRINTS OF BOTH HANDS

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

Madhuparna Sen



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

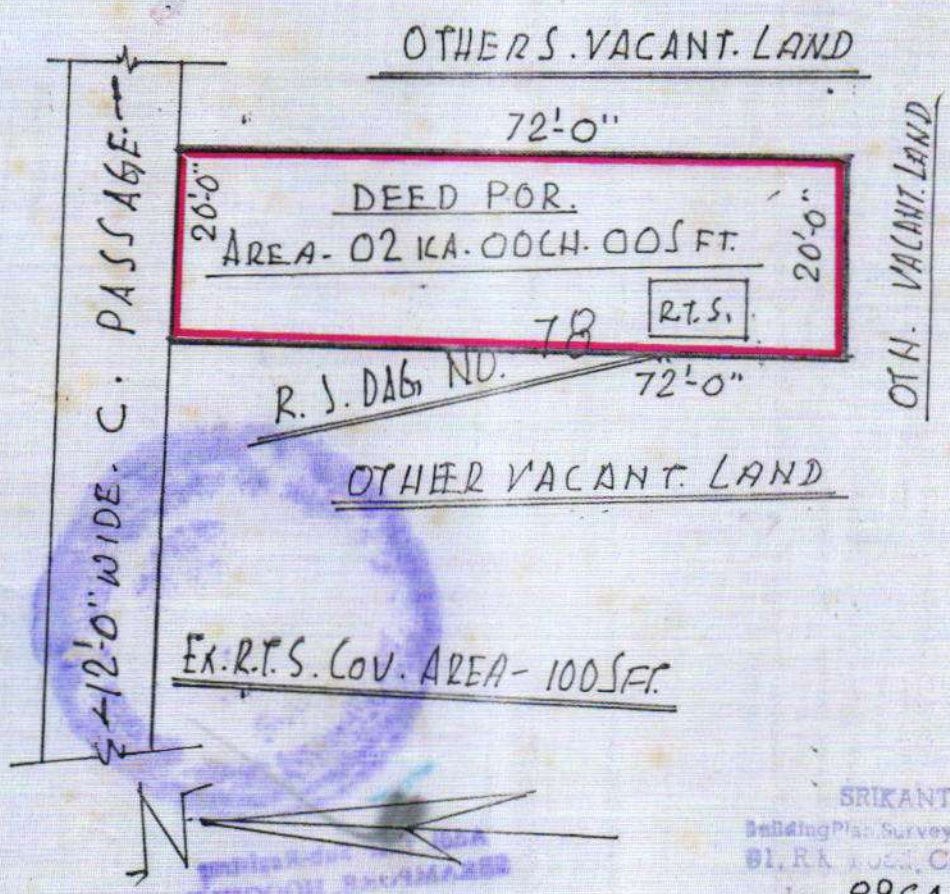
Pra- Kar Kelly

Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

310108

SITE PLAN SHOWING THE LAND AT
HOLDING NO.-80/C/18, G.T. ROAD (west)
UNDER SERAMPORE MUNICIPALITY
,P.S.SERAMPORE DIST.-HOOGHLY,
THE LAND OF R.S.DAG NO.-78(P)IN KHATIAN
NO.-231 & L.R.DAG NO.- 74 IN KHATIAN NO.-
UNDER MOUZA-SERAMPORE,J.L.NO.13.
AREA OF LAND-02 KA. 00CH. 00 SFT
SHOWN BY RED BORDER LINE. SCALE-1"20'-0'
NAME OF VENDOR SMT.MADHUPARNA SEN.
NAME OF VENDEE M/S SAGUN VINIMAY PVT LTD.

Madhuparna Sen



SRIKANTA GHARA
Building Plan Survey, Estimate & Contractor
81, R.K. Road, Chaira, Serampore
Lic. 8964 of 2007-08
Sig. Sghara Dt. 5.9.07

80 1016

Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 2125 to 2139
being No 00926 for the year 2008.

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

Addl. Dist Sub-Registrar
SERAMPORE, HOOGHLY

140208

DATED THIS DAY OF SEPTEMBER 2007

DEED OF SALE

BETWEEN

MADHUPARNA SEN

VENDOR

AND

M/S SAGUN VINIMAY PRIVATE LIMITED

PURCHASER

Area : 2 COTTAH

Prepared by :-

Debabrata Das, Advocate,

Serampore Court.

Phone/Fax- 033-26224284

Mob- 9831066785

Email- advddas@yahoo.co.in