

SL-00611

I-00608/08



06AA 263445

10,000
9820

12/28/08
 9-950/08
 M.V = 23000/-
 DL = 9820/-

Handwritten signature in blue ink with a blue circular stamp over it.

010208

Sale
 2344
 P3619.
 E 7.
 3626

THIS DEED OF CONVEYANCE is made this 30th day of January in the year of Christ Two Thousand Eight BETWEEN SRI SURENDRA KUMAR SHAW s/o Hareshwar Shaw, by faith Hindu, by occupation Service residing at 11, Lalbahadur Sastri Road, P.O. & P.S. Serampore, Dist. Hooghly ; herein after referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators and legal representatives and assigns) of the FIRST PART

Contd.....2

Sum
25/1/08

Handwritten signatures and notes in red and blue ink at the bottom of the page.

SL. NO. 1104 DATE 21/108

SERAMPORE TREASURY

NAME OF PURCHASER

Delealrata Das, Advocate

ADDRESS Serampore Court

P.S. Serampore

DIST. Hooghly



STAMP CLERK
SERAMPORE TREASURY

24/1/08

24/1/08

NO. (One) NON JUDICIAL

STAMP No. 1104 OF 1908

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

24/1/08

STAMP CLERK
SERAMPUR TREASURY



Adl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

010208

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 **00611 / 2008**


Document Number

I - 00608 , 2008

I . Signature of the Presentant

Name of the Presentant	Signature with date
Surendra Kumar Shaw	<i>Surendra Kumar Shaw</i> 1/2/08

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

LTI	SI No	Admission of Execution By	Status	Signature with Date
 796	1	Surendra Kumar Shaw ps - Serampore 11, Lalbahadur Sastri Road Serampore Hooghly	Self	<i>Surendra Kumar Shaw</i> 1/2

Name of Identifier of above Person(s)

Goutam Gayen
Serampore Court Serampore Hooghly

Signature of Identifier with Date

Goutam Gayen
1/2/08



**ADDL. DIST. SUB-REGISTRAR
SERAMPORE, HOOGHLY**

010208

(Ashim Kumar Ghosh)
ADSR Serampore

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-00608 of :2008
(Serial No. 00611, 2008)

On 01/02/2008

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/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 3619/- ,E = 7/- on:01/02/2008

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 19810 /- and the Stamp duty paid as: Impressive Rs- 10000

Deficit stamp duty

Deficit stamp duty : Rs 9820/- is paid by the draft no. :639152, Draft date:29/01/2008, Bank name:State Bank Of India, Serampore, recieved on :01/02/2008.

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

Presented for registration at 12.28 on :01/02/2008,at the Office of the ADSR Serampore by Surendra Kumar Shaw,Executant.


Admission of Execution(Under Section 58)

Execution is admitted on :01/02/2008 by

1. Surendra Kumar Shaw, son of Hareshwar Shaw,11, Lalbahadur Sastri Road,Thana Serampore, By caste Hindu,by Profession :Service

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




Addl. D.M. Sub-Registrar
SERAMPORE, HOOGHLY
[Ashim kumar (Signature)]
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

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A N D

M/S ANURAG SUPPLIERS PRIVATE LIMITED a Company Registered under the provision of Indian Companies Act 1956, having its Registered Office at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025, having its PAN AAGCA6780N, represented by its Director SRI ARUN KUMAR KEDIA, Son of Shri ram Kumar Kedia, by faith Hindu, by occupation Business, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025. hereinafter referred to as the PURCHASER (which terms or expression shall mean unless excluded by or repugnant subject to the context be deemed to mean and includes its successor and successor-in-office and/or assigns) of the SECOND PART.

WHEREAS ALL THAT piece and parcel of SALLI land measuring an area of 2 (Two) Cottah Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78 G.T. Road, Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly; more fully and particularly described in the schedule hereinafter written and also shown and delineated in the Map annexed herewith and hereinafter referred to as the " said property " was originally owned and possessed by Kumar Chandra Singh Dudhoria and Kumar Padam Singh Dudhoria.

AND WHEREAS Kumar Chandra Singh Dudhoria died on 16/12/1980 and Kumar Padam Singh Dudhoria died on 5/5/1968 leaving behind their legal heirs namely Rani Aloka Dudhoria and her daughters and Sri Goutam Dudhoria and his brother.

AND WHEREAS dispute arose among themselves regarding partition of their whole properties in Bengal and the matter went to the Hon'ble High Court at Calcutta being Suit No. 384/1977 Rani Aloka Dudhoria and ors vs. Kumar Chandra Singh Dudhoria & ors.



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AND WHEREAS Hon;ble High Court by its final order dated 11th June 1984 allotted the said properties mentioned in lot B in the minutes of the meeting dated 30th July 1983 in favour of Rani Aloka Dudhoria and ors.

AND WHEREAS BY aforesaid process said Rani Aloka Dudhoria and ors. Became the joint owners of the said property together with other properties and were in joint khass possession by exercising their joint right, title and interest free from all encumbrances.

AND WHEREAS by a Deed of sale dated 29th March 1999, registered in Book No. I, Vol. No.112, pages at 305 to 314, Being No. 4570 for the year 1999 of Serampore A.D.S.R. Office said Rani Aloka Dudhoria and ors. Jointly sold transferred and delivered possession of the said property together with other properties in favour of 1 SRI DHARAM CHAND PUGALIA s/o Late Narayan Chand Pugalia 2) SMT. KIRAN DEVI PUGALIA w/o Sri Dharam Chand Pugalia, 3) SMT. SUSHILA PUGALIA w/o Sri Bhikham Chand Pugalia, of 134/4, M. G. Road, Kolkata 700007.

AND WHEREAS by a Deed of sale dated 6th February 2004, registered in Book No. I, Vol. No.104, pages at 28986 to 29005, Being No. 5927 for the year 2004 of Serampore A.D.S.R. Office said 1 SRI DHARAM CHAND PUGALIA 2) SMT. KIRAN DEVI PUGALIA 3) SMT. SUSHILA PUGALIA jointly sold transferred and delivered possession of the said property in favour of Sri Surendra Kumar Shaw the present Vendor herein.

AND WHEREAS AND WHEREAS the Vendor has agreed to sell his 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 Lakh Thirty Thousand) only.



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

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

AND WHEREAS the aforesaid Vendor has made representation to the purchaser that the property described in the Schedule hereunder is free from all encumbrances and the Vendor is competent and lawfully entitled to sell and transfer the said property to the purchaser and there is no claim lien or attachment over the said property and the Vendor also represented to the purchaser that the said property is not affected with any road alignment or Govt. Scheme or acquisition or requisition proceedings and if it is found that the said property is affected by any road alignment or any Govt. Scheme or acquisition or requisition proceedings then the Vendor shall pay damages to the purchaser entire consideration money together with interest cost and damages.

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



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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 Lakh 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 SALI land measuring an area of 2 (Two) Cottah Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78 G.T. Road, Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly, in the state of West Bengal, as fully described in the sketch Map annexed hereto with in " R E D " Border and hereinafter called the " said property " OR HOWSOEVER OTHERWISE the said property hereditament and premises or any part thereof now are or inhereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all and signature the intangible asset, edifices, fixture, courtyard, compound walls, swears, drains water, courses, right, ways, paths, passages fences, hedges, ditches, trees water benefit liberties, easements and privileges belonging or in anywise appertaining or usually 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 covenant with the purchaser that notwithstanding any Act Deed or



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thing by the Vendor or executed or knowingly suffered to the contrary the Vendor is lawfully and sufficiently entitled to the said property hereditament and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defect or encumber or make void the said and that notwithstanding any such Act Deed or thing as aforesaid the Vendor has good, right, full power, absolute authority and perfect title to sell the said property hereditament and premises hereby granted, sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the said property hereditament and premises and receive the Rents issues and profits thereof without any lawfully or eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitable claiming through under or is trust for them or from or under any of his ancestor or predecessors in title AND that free from all encumbrances whatsoever made or suffered by the Vendor or any of his ancestor or predecessor-in-title or any person lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having lawfully or equitably claiming any estate or interest in the said property 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.



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THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of SALI land measuring an area of 2 (Two) Cottah Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78 G.T. Road, Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly in the State of West Bengal, along with all right to easement thereto and also shown and delineated in the sketch map annexed hereto with in " R E D " Border hereto and the said property is butted and bounded as follows :-

- ON THE NORTH : LAND OF R.S. DAG NO. 85
ON THE SOUTH : 12" WIDE COMMON PASSAGE.
ON THE EAST : LAND OF TAPAN SEN
ON THE WEST : LAND OF R.S. DAG NO. 85

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

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

SIGNED AND DELIVERED BY

IN PRESENCE OF :-

1. *Goutam Gayen*
Serampore Court
Hooghly

2. *Smt. Kanchan Devi*
Serampore Court

Sumatra Pr Sheta
SIGNATURE OF THE VENDOR

RECEIVED of and from the within

Named purchaser the with in mentioned

sum of Rs. 3,30,000/- (Rupees Three Lakh

Thirty Thousand) only, being the consideration in full as per

Memo below :-

Rs. 3,30,000/-

Contd.....8



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MEMO OF CONSIDERATION

Received Rs. 3,30,000/- (Rupees Three Lakh Thirty Thousand) only from the above named purchaser in the following manner:-

<u>DATE</u>	<u>PAYMENT MODE</u>	<u>AMOUNT</u>
30.1.2008	CASH	3,30,000/-
		<u>3,30,000/-</u>

Surrendra Kumar
SIGNATURE OF THE VENDOR

WITNESSES :

1. *Goutam Gayer*
Serampore Court
Hogly
2. *Santi Ranjan*
Serampore Court

Drafted by me :-

Debabrata Das

DEBABRATA DAS

Advocate.

Serampore Court.

Typed by :- *S. Singh*

Serampore Court.



Add. Dist Sub-Registrar
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FINGER PRINTS OF BOTH HANDS



Surrendera Marikar

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.
H.
F.
P.

R.
H.
F.
P.



Arumkade

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.
H.
F.
P.

R.
H.
F.
P.

505010



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 10958 to 10971
being No 00608 for the year 2008.



(Ashim kumar Ghosh) 01-February-2008
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
West Bengal


Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

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SALE DEED PLAN SHOWING THE LAND OF R.S.
DAG NO.- 85(P) IN KHATIAN NO.- 25 AND L.R.
DAG NO.- 78 IN KHATIAN NO. 2955, 2956 UNDER
MOUZA-SERAMPORE, J.L. NO.-13.

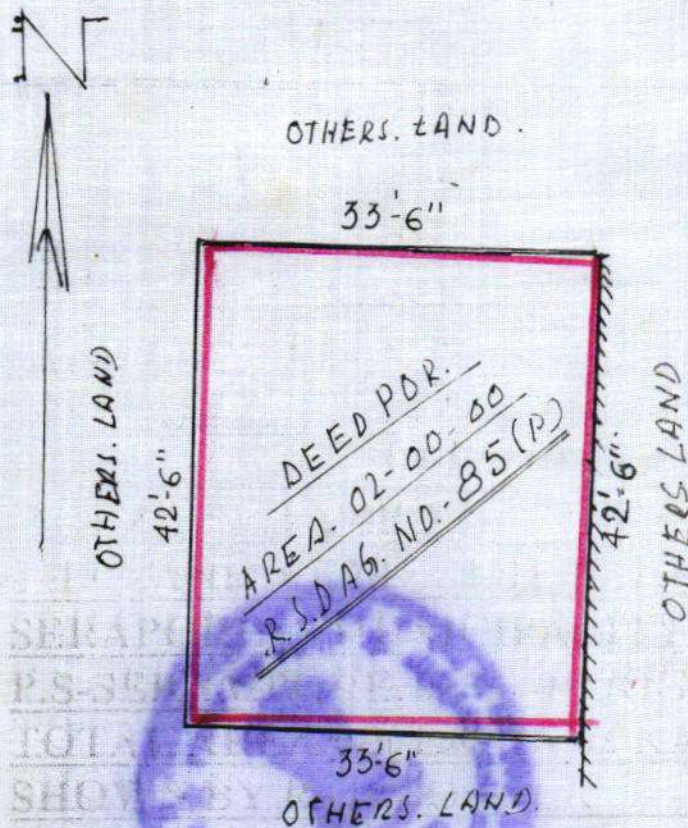
THE LAND AT 78 WEST G.T. ROAD UNDER
SERAPORE MUNICIPALITY SCALE 1" = 16'-0"
P.S-SERAMPORE, DIST.-HOOGHLY.

TOTAL AREA OF LAND- 02 KA. 00 CH. 00 SFT.

SHOWN BY RED BORDER  LINE.

NAME OF VENDEE M/S ANURAG SUPPLIERS PVT. LTD.

NAME OF VENDOR-SRI SURENDRA KR. SHAW



Surendra Kr. Shaw

SERAPORE
P.S-SERAMPORE
TOTAL AREA
SHOWN BY
NAME OF VENDEE
NAME OF VENDOR

SRIKANTA GHARA
Building Plan, Survey, Estimates & Contractor
81, R.K. Road, Chhara, Serampore
Lic. No. 8969 of 2007-08
Sig. S. Ghosha Dt. 21.1.08

SERAMPORE HOOGHLY
LOCAL DIST. REG. OFFICE

010508

NAME OF VENDOR: **MS. ANURAG SUPPLIERS PVT. LTD.**
 NAME OF VENDOR: **MS. ANURAG SUPPLIERS PVT. LTD.**
 SHOWN BY RED BORDER: **LINE**
 TOTAL AREA OF LAND: **02 KA. 00 CH. 00 SET**
 P.S. SERAMPORE DIST. HOOGHLY
 SERAMPORE MUNICIPALITY
 STREET: **11/10-C**
 THE LAND AT 78, EST. G.T. ROAD UNDER
 MOUDA-SERAMPORE J.L. NO. 13.
 DAG NO. **78** INDIA TAX NO. **2022.2022** UNDER
 DAG NO. **25** AND L.R.
 SALE DEED IN AN SHOWING THE LAND OR P.

Handwritten signature



Addl. Dist. Sub-Registrar
 SERAMPORE, HOOGHLY

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MADE THISJANUARY 2008

DEED OF SALE

BETWEEN

M/S ANURAG SUPPLIERS PVT. LTD.

AND

SURENDRA KR. SHAW.

Prepared by:-

Debabrata Das

Advocate Serampore Court

9831066785

PHONE/FAX-26224284

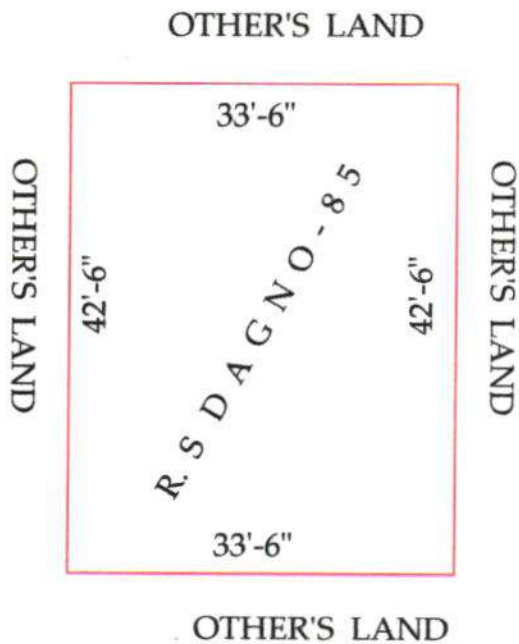
SALE DEED PLAN FOR LAND.

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

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

- 02 K. 00 CH. 00 SFT.

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



SCALE-1:200

Pathra Prabhakar Chatterjee

DRAWN BY

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

SIGNATURE OF VENDOR-