

same to be true agreed to purchase the said landed property admeasuring 9 decimals out of 12 decimals at and for the said consideration of Rs. Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousand only), and the Vendors agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

- D. The purchaser has this day paid the entire consideration as per memo below to the vendors and now there are no impediment to execute and register the conveyance by the Vendors in favour of the Purchaser, the vendors execute this Deed of Sale in the manner hereinafter appearing;

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousand only) paid by the Purchaser to the vendors (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendors having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of demarcated portion land admeasuring 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, R.S. Khatian No. 311, L.R. Dag No. 1851, L.R. Khatian No. 2987, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas, shown within the red verge in the plan annexed hereto, more particularly described in the Schedule - "B" hereunder written and herein referred to as the said landed property **OR HOWSOEVER OTHERWISE** the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished **FURTHER TOGETHER WITH** all that hereditaments, messuages, benefits, right or

easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the vendors into and upon the said Landed Property or any part thereof **TOGETHER WITH** all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and

entirety and advantage AND ALL manner of former or other right, title, interest, claim, demand, privilege, advantage, appurtenance and appurtenance whatsoever to the said Land Property or any part thereof or in any way appertaining to or with the same or any part thereof now or at any time hereafter were or may hereafter be or may be in the custody, possession or in the custody of the Vendor or in equity of the Vendor into and upon the said Land Property or any part thereof TOGETHER WITH all rights and evidence of title exclusively relating to the said Land Property or any part thereof which now or hereafter shall or may be in the custody, possession or in the custody of the Vendor or in equity of the Vendor can or may procure without any action or suit at law or in equity to ENTER UPON AND TO HAVE AND HOLD, OWE, POSSESS AND ENJOY the said Land Property and every part thereof hereby granted and conveyed and transferred or assigned or intended to be and to be used and to be used TOGETHER WITH all rights and appurtenances and the use of the Purchaser in the same absolutely and forever and all appurtenances and forever held and discharged by the Vendor and well and lawfully and lawfully intended and intended to be and to be used and to be used AND THE VENDORS HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, title or thing by the Vendor done or executed or intended or intended to be done or intended to be done absolutely vested and possessed or otherwise well and lawfully vested in an absolute estate of inheritance in the said Land Property that not been conveyed and every part thereof and that the said Land Property has not been affected nor has been transferred and assigned or vested into the state of West Bengal under any provision of the relevant Act nor the vendors have received any notice in relation to the said Land Property or any part thereof within the ceiling limit of the Vendor and any retained by the Vendor and



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that there is no previous agreement for sale executed by the Vendors in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the vendors have good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and 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 Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendors and all persons claiming from under or in trust of the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispens, debts, attachments and encumbrances whatsoever made or suffered by the vendors or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendors or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendors do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of

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OF 22.

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these presents as shall or may be reasonably required AND FURTHER the Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors are not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendors and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendors have delivered all original documents of title and other related papers, parchas (land records) etc. to purchaser.

AND FURTHER it is agreed by and between the Vendors and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendors' and 'the Purchaser' shall mean and include them and each of his respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDORS FURTHER AGREE, DECLARE, ASSURE AND CONFIRM THAT:

- i. The Vendors shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Chandi Gram Panchayat and other concerned offices at the cost of the purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through BlockLand and Land Reforms Office.
- iii. The Vendors have paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.

these presents as they or any of them may be lawfully required AND FURTHER the Vendor do hereby covenant with the Purchaser that it is intended that the said landed property conveyed, sold and transferred by the Vendor are not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained.

AND FURTHER it is agreed that the Vendor have delivered all original documents of title and other related papers, papers (and records) etc. to the Purchaser.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect to any covenant or contract herein contained the terms of the said contract between the Vendor and the Purchaser shall mean and include the respective legal representatives successors-in-law of the Vendor and the Purchaser and/or assignor.

THE VENDOR FURTHER DO hereby ASSURE AND CONFIRM THAT

- i. The Vendor shall render all assistance in making the name of the Purchaser as owner of the said property in the records of the R.L. & L.C.O. Office, Land and other concerned offices at the cost of the Purchaser.
- ii. Propagate annual rent to the Government of West Bengal through Block Office.
- iii. The Vendor have paid the stamp duty and tax on the date of Deed of conveyance in respect of the said landed property.



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 17 MAR 2016

- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendors and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO
(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDORS)

- A. One Bhupal Chandra Das was the recorded owner of the land admeasuring 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, of Mouza Amtala, P.S. Bishnupur, District South 24 Parganas.
- B. While seized and possessed of land admeasuring 9 decimals out of 12 decimals said Bhupal Chandra Das died intestate leaving behind his three sons Hem Chandra Das, Basanta Kumar Das and Bijay Chandra Das and none else as his heirs and legal representatives and they inherited the estate of the said Bhupal Chandra Das, deceased as per Hindu Succession Act, 1956 in equal share;
- C. The said Basanta Kumar Das by virtue of the Deed of Sale registered on 28.06.1983 in the Office of ADSR Bishnupur and was recorded in Book No. 1, Volume No. 83 Pages 23 to 27 being No. 5438 for the year 1983 sold, transferred and conveyed all that Sali land admeasuring 3 decimals out of 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, now L.R. Dag No. 1851, now L.R. Khatian No. 2987, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas to Hem Chandra Das, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- D. While seized and possessed of land admeasuring 3 decimals out of 9 decimals out of 12 decimals said Bijay Chandra Das died intestate leaving

- iv. The said limited property is not part of the property and is being used as...
- v. There is no partition...
- vi. That the photographs and 10 finger impressions of the Vendor and...

THE SCHEDULE 'A' ABOVE REFERRED TO
THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE MINDORS

A. One Bharat Chandra Das was the recorded owner of the land...

B. While seized and possessed of and administered 7 decimals out of 12...



C. The said Bharat Chandra Das died intestate leaving behind his wife...

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D. While seized and possessed of and administered 3 decimals out of 9...

behind his widow Santibala Das and only son Samir Kumar Das and none else as his heirs and legal representatives and they inherited the estate of the said Bijay Chandra Das, deceased as per Hindu Succession Act, 1956 in equal share;

- E. While seized and possessed of the aforesaid property, said Santibala Das and Samir Kumar, by virtue of the Deed of Sale registered on 29.06.1983 in the Office of ADSR Bishnupur and was recorded in Book No. I, Volume No. 83 Pages 258 to 262 being No. 5490 for the year 1983 jointly sold, transferred and conveyed all that Sali land admeasuring 3 decimals out of 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, R.S. Khatian No. 311, now L.R. Dag No. 1851, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas to Hem Chandra Das, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- F. Thus the said Hem Chandra Das became the absolute owner of land admeasuring 9 decimals out of 12 decimals partly by purchase and partly by inheritance;
- G. While seized and possessed of land admeasuring 9 decimals out of 12 decimals said Hem Chandra Das died intestate leaving behind his widow Arati Rani Das, only son Laltu Das and one daughter namely Mousami Das and none else as his heirs and legal representatives and they inherited the estate of the said Hem Chandra Das, deceased as per Hindu Succession Act, 1956 in equal share;
- H. Thus in the aforesaid manner the vendors herein became the lawful owners of land admeasuring 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, L.R. Dag No. 1851, L.R. Khatian No. 2987, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas more particularly described in the Schedule "B" hereunder

written and herein intended to be sold and hereinafter referred to as said landed property and as an absolute indivisible state in fee simple or an estate equivalent free from all encumbrances;

THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece and parcel of Sali land admeasuring 9 decimals out of 12 decimals being demarcated part of R.S. Dag No. 842, now L.R. Dag No. 1851, L.R. Khatian No. 2987, lying and situated at mouza Amtala, J.L. No. 73, P.O. Kanyanagar, P.S.- Bishnupur, District- South 24 Parganas, shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dag is butted and bounded in the manner following:-

ON THE NORTH: Part of R.S. Dag No. 842

ON THE SOUTH: R.S. Dag No. 843

ON THE EAST : R.S. Dag No. 840

ON THE WEST : R.S. Dag No. 843

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.



written and herein intended to be sold and hereinafter referred to as said
landed property and as an absolute indivisible state in the single or as
several parts thereof from its surroundings.

**THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

ALL THAT piece and parcel of land containing 2 hectares out of 45
hectares being situate in part of E.2 Dag No. 845, North 16, 1951,
1.6 Section 50, 1951, being and situated at North 16, 1951, 1.6
Kawran, P.2, District, District South 14, 1951, shown within the red
steps in the plan annexed hereto together with all easements right presently
the subject and is bounded and located in the manner following:-

ON THE NORTH Part of E.2 Dag No. 845



ON THE EAST: Part of E.2 Dag No. 845
ON THE WEST: Part of E.2 Dag No. 845
ON THE SOUTH: Part of E.2 Dag No. 845

Handwritten signature or mark.

17 MAR 2016

IN WITNESSES WHEREOF the Vendors have executed and delivered this Deed of Sale on the day, month and year first above written.

EXECUTED AND DELIVERED by
the within named Vendors at
Kolkata in the presence of:

1. Anup Bharnice -
Ambar

2. Rama Nath Singh
2, Hare Street
Kol-1

1. Kalthi Das

1. Mousemi Das

1. অরুণি রায় ৭১৫৭

VENDORS

Drafted by me and
Prepared in my office:

Ashok Kumar Singh

(ASHOK KUMAR SINGH)

Advocate

Regd. No. WB/662/1992

High Court Calcutta

IN WITNESS WHEREOF the said parties have signed and delivered this deed
of sale on the day, month and year first above written.

EXECUTED AND DELIVERED BY
THE SELLER PARTIES
In the presence of

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*



[Handwritten mark]
ADDITIONAL REGISTRAR
OF ASSAM
17 MAR 2016

Drafted by me
Prepared in my
WASHOK KUNDA
Advocate
Bldg. No. 10/103, 1992
High Court Building

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousand only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Cash.	Date	Drawing Bank	Amount (Rs.)
	Cash	14.03.2016		2,00,000.00
	Cash	16.03.2016		1,80,000.00
TOTAL				3,80,000.00

Rupees Three Lakhs Eighty Thousand only

1. Kallu Das
2. Mousumi Das
3. 31/3/16

(VENDORS)

WITNESSES:

1. Anup Bhownick,
Antali
2. Rame Nath Singh
2, Hare Street
Kol - 1

RECEIVED

RECEIVED at and from the Purchaser the sum of Rs. 3,50,000/- Rupees: Three
Lakhs Fifty Thousand only: within mentioned consideration of the
within stated property in the said first settlement at day within before

MEMO

Sl. No.	Cash	Date	Drawing Bank	Amount (Rs.)
1	Cash	14.03.2016		2,00,000.00
2	Cash	16.03.2016		1,50,000.00
	TOTAL			3,50,000.00

Three Lakhs Fifty Thousand only



Handwritten signature or initials.

17 MAR 2016

SALE DEED PLAN

AT MOUZA-AMTALA-J.L.NO.73

PART OF R.S.DAG NO.842,

L.R.DAG.NO.1851,

L.R.KH.NO.2987,F.S-BISHNUPUR,

DIST-24PGS(S),SCALE 1"=20'-0"

AREA-9DECIAPP),SHOWN IN RED BORDER,

VENDEE

SIGN OF VENDOR

DECORATIVE STONE

[INDIA]PVT.LTD.

Lattu Das

Monsumi Das

CV/31.3.21-11 4754

DECORATIVE STONE (INDIA) PVT. LTD

Hannest Singh
Director



DRAWN BY

R. K. Sharma

Scale: 1/5000

5-3-16



Py

ADMIN
OF ASSE
17 MAR 2016

Photo & Signatures of
the Exponent-
Presentants

SPECIMEN FOR TEN FINGER PRINTS



Latta Das

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



Mousumi Das

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



अनंद कुमार दास
आनंद कुमार दास

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



Anant Singh Dahiya

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				

DECORATIVE STONE (INDIA) PVT/LTD

Anant Singh Dahiya

Director

88



88-5-1433



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ADDITIONAL
17 MAR 2016

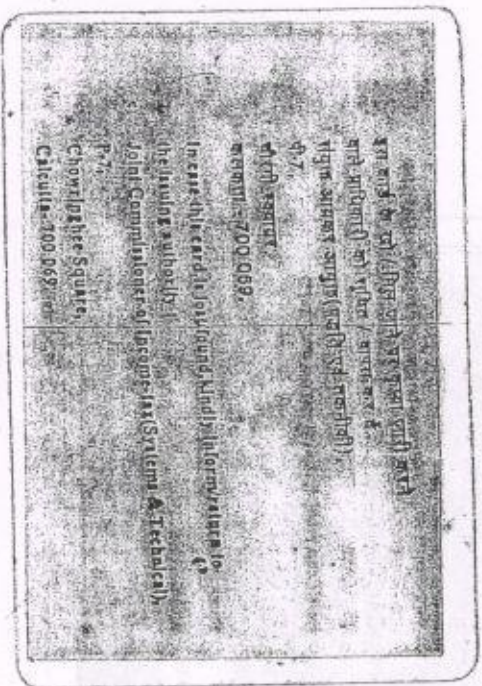
PERMANENT ACCOUNT NUMBER
AAACD9630J

DECORATIVE STONE INDIA PVT LTD

0208/1993

COMMISSIONER OF INCOME TAX, W.B. XI

DECORATIVE STONE (INDIA) PVT. LTD
Sanjay Kumar
 Director



For more information, call (800) 700-0682

or visit our website at www.choy.com

or email us at info@choy.com

or fax us at (415) 700-0682

or visit our website at www.choy.com

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Damneet Singh Soni