





I. Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Rajinder Kaul 11 Lower Range, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	 23/10/2013	 LTI 23/10/2013	 23/10/2013

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

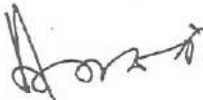
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajinder Kaul Address -11 Lower Range, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017	Self	 23/10/2013	 LTI 23/10/2013	

Name of Identifier of above Person(s)
 Debabrata Chandra
 High Court Cal. F-413/238/2002, District:-South
 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date


23/10/2013





(Ashoke Kumar Biswas)
 DISTRICT SUB-REGISTRAR-IV
 Office of the D.S.R. - IV SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08121 of 2013
(Serial No. 08253 of 2013 and Query No. 1604L000017771 of 2013)

On 23/10/2013

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, 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:

Amount by Draft

Rs. 26750/- is paid , by the draft number 086918, Draft Date 22/10/2013, Bank Name State Bank of India, CHOWRINGHEE, received on 23/10/2013

(Under Article : A(1) = 26609/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 102/- on 23/10/2013)

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.-24,19,664/-

Certified that the required stamp duty of this document is Rs.- 145190 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 144400/- is paid , by the draft number 086917, Draft Date 22/10/2013, Bank : State Bank of India, CHOWRINGHEE, received on 23/10/2013

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

Presented for registration at 10.30 hrs on :23/10/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Rajinder Kaul ,Executant.

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

Execution is admitted on 23/10/2013 by

1. Rajinder Kaul, son of Manohar Nath Kaul , 11 Lower Range, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017, By Caste Hindu, By Profession : Service
Identified By Debabrata Chandra, son of . . . High Court Cal. F-413/238/2002, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

[Handwritten Signature]

23/10/2013 12:48:00

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page No. 1

BETWEEN

RAJINDER KAUL, son of Manohar Nath Kaul, By Faith Hindu, By Occupation Service and presently residing at 11, Lower Range, P.S. Beniapukur, Kolkata- 7000 017, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context mean and include her heirs successors executors administrators and assigns) of the **ONE PART**:

AND

KMA COMMODITIES PRIVATE LIMITED, a Company duly incorporated under the provision of the Companies Act, 1956, and having its registered office at 11, Lower Renge, P.S. Benia Pukur, Kolkata- 700 017, being represented by its Director, **KISHAN M. AGARWAL** (Having Pan No **ADBPA 8961E**), son of Sri Rambilas Agarwal, by faith- Hindu, by Nationality- Indian, by profession- Business, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in office and administrators, legal representatives) of the **OTHER PART**.

WHEREAS the Vendor is lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of sail land measuring more or less 3 Cottahs 8 Chattaks 42 Sq.ft., being Plot No. B, situated and lying at Mouza- Garagachha, J.L. No. 45, comprising in C.S. Dag No. 79, R.S. Dag No. 81, appertaining to C.S. Khatian No. 113, R.S. Khatian No. 88, Ward No. 1 of Rajpur- Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas, fully described in the Schedule hereunder written

AND WHEREAS one Sailabala Devi purchased the property in Dag No. C.S. 79, R.S. Dag No. 81, Khatian No. C.S. 113, R.S. Khatian No. 88 of Garagachha Mouza, J.L. No. 45 executed on 26/11/1949 and finally registered in year 1950 at R.A. Calcutta in the name of Birendra Chakraborty, the Benamdar of Sailabala Devi, and said Deed was recorded in Book No. 1, Volume No. 16, Pages 168 to 175, Being No. 354 for the year 1950.

AND WHEREAS the said Birendra Chakraborty relinquished all claims and rights against the land in Mouza- Garagachha, J.L. No. 45, comprising in C.S. Dag No. 70,

R.S. Dag No. 81, appertaining to C. S. Khatian No. 113, R.S. Khatian No. 88 in favour of Smt. Sailabala Devi through a written instrument on 24-02-1962, registered at S.R. Alipore office and recorded in Book No. I, Pages 214 to 217, Being No. 1478 for the year 1962.

AND WHEREAS after said relinquishment, said Smt. Sailabala Devi became the sole and absolute owner of the aforesaid property in Mouza- Garagachha, J.L. No. 45, Dag No. C.S. 79, R.S. 81, Khatian No. C.S. 113, R.S. 88, P.S. Sonarpur, District South 24-Parganas.

AND WHEREAS by virtue of a Sale Deed said Smt. Sailabala Devi sold aforesaid the property in 1968 to one Sri Sasanka Kiran Roy, son of Late Karnini Mohan Roy, registered at D.S.R. Alipore and recorded in Book No. I, Volume No. 116, Pages 62 to 66, Being No. 3775 for the year 1968.

AND WHEREAS by virtue of a Sale Deed the said Sasanka Kiran Roy sold the land measuring 16 Cottahs 11 Chattaks 27 Sq.ft. in Dag No. R.S. 81, Khatian No. R.S. 88 of Garagachha Mouza, J.L. No. 45, on 241211976 to one M/S. MODERN ENGINEERING COMPANY, a partnership firm, registered at D.S.R. Alipore and recorded in Book No. I, Volume No. 15, Pages 58 to 62, Being No. 672 for the year 1976.

AND WHEREAS the said M/s. Modern Engineering Company after purchasing the aforesaid property became the absolute owner of the aforesaid area of measuring 16 Cottah 11 Chittaks 27 Sq. feet out of the aforesaid land as sole and absolute owner.

AND WHEREAS the said M/s. Modern Engineering Company's partners executed a General Power of Attorney regarding the aforesaid land measuring 16 Cottahs 11 Chattaks 27 Sq.ft. in 1991 in favour of Sri Ram Bilas Agarwal, duly registered at D.R. Alipore office and recorded in Book No. IV, Volume No. 4, Pages 120 to 125, Being No. 243 for the year 1991.

AND WHEREAS the said land i.e. measuring 16 Cottahs 11 Chattaks 27 Sq.ft. in Dag No. R.S. 81, Khatian No. R.S. 88 of Garagachha Mouza, J.L. No. 45, had been suitably developed and also divided into plots by the attorney Sri Ram Bilas Agarwal on behalf of M/s. Modern Engineering Company.

AND WHEREAS by virtue of a Deed of Conveyance dated 06-04-1993, the said

Ram Bilas Agarwal as constituted attorney of M/s. Modern Engineering Company sold, transferred, convey and assigned ALL THAT piece and parcel of LAND measuring about 3 Cottahs 8 Chattaks 42 Sq.ft. be the same or little more or less, being Scheme Plot No. B, situated and lying at Mouza- Garagachha, J.L. No. 45, comprising in C.S. Dag No. 79, R.S. Dag No. 81, appertaining to C.S. Khatian No. 113, R.S. Khatian No. 88, within limit of Ward No. 1 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas (herein after referred to as the 'Said Property') morefully and particularly described in the Schedule mentioned hereunder, unto and in favour of Rajinder Kaul son of Manohar Nath Kaul (Vendor herein) , for valuable consideration mentioned therein. The said Deed was duly registered in the Office of A.D.S.R., Sonarpur, 24 Parganas (South) and recorded in Book I, Volume No. 34, Pages 1 to 10, Being No. 2381 for the Year 1993.

AND WHEREAS the said Vendor herein while seized and possessed of or otherwise well and sufficiently entitled to the said property and for its own reason and requirement, decided to sell and transfer ALL THAT piece and parcel of LAND measuring about 3 Cottahs 8 Chattaks 42 Sq.ft. be the same or little more or less, being Scheme Plot No. B, situated and lying at Mouza- Garagachha, J.L. No. 45, comprising in C.S. Dag No. 79, R.S. Dag No. 81, appertaining to C.S. Khatian No. 113, R.S. Khatian No. 88, within limit of Ward No. 1 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas (herein after referred to as the 'Said Property') morefully and particularly described in the Schedule mentioned hereunder and the Purchasers herein offered the Vendor to purchase the said property and the Vendor have agreed the proposal of the Purchaser for sell and transfer the said property for a total consideration of Rs. 1,50,000/- (Rupees one Lakh fifty thousand only) on the following terms and conditions:

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said agreement and in consideration of the said sum of Rs. 1,50,000/- (Rupees one Lakh fifty thousand only) only fully paid by the purchaser to the Vendor (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the purchaser and the said plot of land hereby conveyed) the said Vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said purchaser **ALL THAT** piece and parcel of Sali land measuring more or less 3 Cottahs 8

Chattaks 42 Sq.ft. fully described in the Schedule hereunder written and also shown in the Map or Plan annexed hereto by **RED** border **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually hold or occupied therewith or reputed to belong or be appurtenant thereto.

AND all the estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the Purchaser absolutely and forever **AND** the Purchaser may hereafter peaceably and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from Vendor or any person claiming through or under them.

AND the Vendor covenant to save harmless and keep indemnified the purchaser free from all sorts of encumbrances, charges and equities whatsoever.

The Vendor do hereby covenant with the Purchaser as follows:

- a) That notwithstanding any acts, deeds or things herein before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or any defects in title whatsoever;
- b) That the interest, the Vendor do hereby profess to transfer, subsists and he has good right, full power and absolute authority to sell, transfer, grant, convey, assign and assure the said property hereby sold by these presents;
- c) That the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property and the said property without any claim or demand whatsoever from the Vendor or any person claiming through or under them;
- d) That the vendor on this day with the execution of this Deed handovers and delivers the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.
- e) That the Vendor covenant with the Purchaser that they have a clear and marketable title in the said property being sold by these presents without any charges, encumbrances, litigation and defects in title. If any encumbrances, charges

or defects in title are found or observed subsequently, the Vendor shall be responsible for all consequences thereof apart from indemnifying the Purchaser fully.

f) That the Vendor covenant with the Purchaser, his heirs, successors, executors, administrators and assigns that they shall at the request and cost of the Purchaser do or execute or cause or caused to be done or executed all lawful acts, deed or things whatsoever for further and more perfecting the title of the said property or any part thereof sold by these presents;

g) That the Purchaser shall be entitled to mutate his name in the records of the local Municipality, Land and Land Reforms authority and also with the other authority with respect to the said property;

h) That the Vendor shall be liable to pay all rates, taxes and other dues/arrears of any government dues or any other statutory authority with respect to the said property till the date of execution of this deed;

i) That the Vendor covenant with the Purchasers that the said property is not affected/encumbered by any Government Notification, Urban Land (Ceiling and Regulation) Act, 1976 or any acquisition scheme under the West Bengal Estate Acquisition Act, 1955 or any other Act.

j) The Vendor hereby agree that they will co-operate with the purchasers regarding installation/transfer/changer of electric meter in favour of the purchasers from the West Bengal State Electricity Distribution Company Limited.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring more or less 3 Cottahs 8 Chattaks 42 Sq.ft. being Scheme Plot No. 'B' situated and lying at Mouza-Garagachha, J.L. No. 45, Pargana- Khaspur, P.S. & A.D.S.R. Office at Sonarpur, R.S. No. 41, Touzi No. 56, comprising in Dag No. C.S. 79, R.S. Dag No. 81. appertaining to C.S. Khatian No. 113, R.S. Khatian No. 88, within local limit of Rajpur-Sonarpur Municipality, Ward No. 1, District South 24-Parganas, together with all easement rights of the said passage/road which is shown in the map or plan annexed hereto by RED border, the said Map or Plan is part and parcel of this document. The annual proportionate rent of 3 Cottahs 8 Chattaks 42 Sq.ft. is Rs. 2/-

which is payable to the Collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of Govt. of West Bengal.

Butted and bounded by :-

On the North : Part of R.S. Dag No. 81,
On the South : R.S. Dag No. 85,
On the East : Part of R.S. Dag 81 (Plot No. 'A'),
On the West : Part of R.S. Dag 81 (Plot No. 'C').

IN WITNESS WHEREOF the Vendor hereto have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata

in the presence of:

1. Joy NARJAN Ghosh
46/1 Feed Road
2. Satya Roy
Sreikrishna Nagar (Baltapur)
PIN - 743248

Rajinder Kaul
VENDOR

RECEIVED of and from within the named purchaser within mentioned sum of Rs. Rs. 1,50,000/- (Rupees one Lakh fifty thousand only) as full and final consideration paid under these presents as per memo below:-

MEMO OF CONSIDERATION

Cheque No.	Date	Bank/Branch	Amount
013694	22-10-2013	ICICI BANKL, TOPSIA BRANCH	Rs. 1,50,000/-

(Rupees one lakh fifty thousand) only.

WITNESSES :

1. JOY NARAYAN GHOSH
46/1 Feed Road

2. Satya Roy
Sri Krishna Nagar (Dattapukur)

Rajinder Kaul
VENDOR

Drafted and prepared at my office,

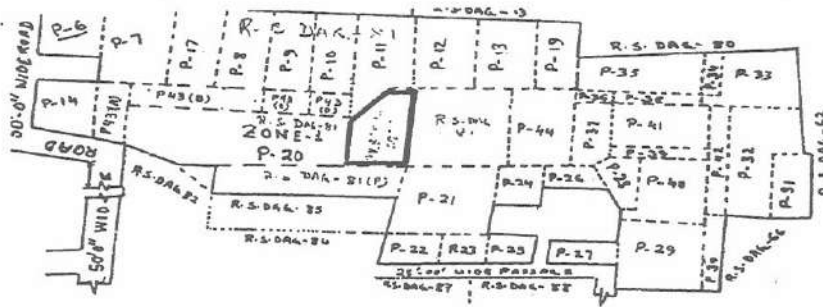
Debabrata Chandra

(DEBABRATA CHANDRA, Advocate)
HIGH COURT, CALCUTTA
F-413/238/2002

**SITE PLAN OF MOUZA GORAGACHHA, J.L. NO. 45, P.S. SONARPUR,
R.S. DAG 81, WITHIN LOCAL LIMIT OF RAJPUR SONARPUR
MUNICIPALITY.**

LAND AREA SOLD (MARKED IN RED COLOR BORDER) =























3 Kottah 08 Chittaks 42 Sq.ft.



Rajinder Kaur

VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle	Fore	Thumb
<p><i>Rajinder Kaul</i></p>	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
<p>KMA COMMODITIES PVT. LTD.</p> <p><i>Rajinder Kaul</i> Director</p>	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 42
Page from 2164 to 2177
being No 08121 for the year 2013.



(SmritikanaPanda) 04-November-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal