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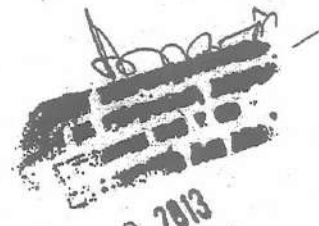
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 232895

7. 23. 1000
 S. No. 1592/13
 V. C. No. 1724/13
 09/09/13

contains all the conditions as contained
 in Regulation. The signature check and
 the endorsement should be attached with
 the document on the part of the document



Ajay Das
 S.M.A. Murchadain
 09.09.13

09 SEP 2013

10 SEP 2013

Rs. 1000

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 09th day of September

Two Thousand and Thirteen (2013);



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

Endorsement For Deed Number : I - 07289 of 2013
(Serial No. 07386 of 2013 and Query No. 1604L000015992 of 2013)

09/09/2013

Presentation Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 19.33 hrs on :09/09/2013, at the Private residence by Kishan M Agarwal
, Claimant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 09/09/2013 by

1. Ajay Dhar, son of Aatal Krishna Dhar , 10a East Topsia Rd P.s. Pragati Maidan, District:-South
- 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Business
 2. Kishan M Agarwal
Director, S M A Merchandise Pvt Ltd, 20/1m East Topsia Rd P.s.pragati Maidan, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700046,
, By Profession : Business
- Identified By Debabrata Chandra, son of . , High Court Calcutta F 413/238/02, District:-Kolkata,
WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

09/10/09/2013

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 Cash

Rs. 671.00/-, on 10/09/2013

Amount by Draft

Rs. 6375/- is paid , by the draft number 085837, Draft Date 09/09/2013, Bank Name State Bank of
India, CHOWRINGHEE, received on 10/09/2013

(Under Article : A(1) = 7007/- , E = 7/- , H = 28/- , M(b) = 4/- on 10/09/2013)

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-6,37,499/-

Certified that the required stamp duty of this document is Rs.- 38260 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-



(Signature)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

10/09/2013 16:58:00

Endorsement Page For



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

Endorsement For Deed Number : I - 07289 of 2013
(Serial No. 07386 of 2013 and Query No. 1604L000015992 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 37270/- is paid , by the draft number 085836, Draft Date 09/09/2013, Bank :
State Bank of India, CHOWRINGHEE, received on 10/09/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

Endorsement page 2 of 2

1604L000015992

BETWEEN

AJAY DHAR, son of Autal Krishna Dhar, by faith Hindu, by Occupation Business, presently residing at 10A, East Topsia Road, P.S. Pragati Maidan, an Kolkata 700 046, hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context mean and include his heirs successors executors administrators and assigns) of the **FIRST PART**;

AND

S M A MERCHANDISE PVT. LTD. (Having PAN No. AAHCS 6387C) a duly incorporated firm as per the provision of the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, P.S. Pragati Maidan, Kolkata 700 046 and represented by one of its Director, KISHAN M. AGARWAL (Having Pan No ADBPA8961E) son of Sri Rambilas Agarwala, by faith Hindu, by Nationality Indian, by occupation business, residing at 36/1B, Lala Lajpath Rai Sarani, Police Station Bhawanipur, Kolkata 700020, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context mean and include its successor or successors in interest and assigns) of the **OTHER PART**;

WHEREAS:-

- A. By a Bengali Kobala (Deed of Sale) dated 25th day of June, 1968 made between one Sasanka Kiran Roy therein referred to as the Vendor of the One Part and Sandhya Rani Kar therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar Sadar 24Parganas at Alipore and recorded in Book No.I, Volume No.84, Pages 179 to 184, Being No.4216 for the year 1968, the Vendor therein at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein **ALL THAT** the piece and parcel of land containing an area of 2 (Two) Bighas 10 (Ten) Cottahs be the same a little more or less, out of the said entire land; situate lying at Mouza-Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in

C.S. Dag No.79 appertaining to C.S. Khatian No.113 corresponding to R.S. Dag No.81 appertaining to R.S. Khatian Nos.88 & 86, Police Station Sonarpur in the then District of 24 Parganas, in a demarcated manner, more fully and particularly described in the Schedule thereunder written (herein after referred to as the said Sandhya's land).

- B. By another Indenture dated 8th day of February, 1991 made between the said Sandhya Rani Kar therein referred to as the Vendor of the One Part and one Ajoy Dhar referred to as the Purchasers of the Other Part and registered with the District Sub-Registrar South 24 Parganas at Alipore and recorded in Book No. I, Volume No.251, Pages 191 to 302 Being No.15354 for the year 1991, the Vendor at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchasers therein ALL THAT the piece and parcel of land containing an area of 5 (Five) Cottahs 04 (Four) Chittacks 25 (Twenty five) Sq.ft., be the same a little more or less, out of the said Sandhya's land, in a demarcated manner, more fully and particularly described in the Schedule thereunder written together with the common passage and all sorts of easement rights thereto and delineated in the map/plan annexed thereto (herein after referred to as the said Ajoy's land).
- C. By another Indenture, dated the 27th day of February, 2003 made between the said Ajoy Dhar therein referred to as the Vendors of the One Part and one S.M.A. Merchandise Private Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar, Sonarpur and recorded in Book No.I, Volume No.33, Pages 82 to 94, Being No.1862 for the year 2003, the Vendors at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the said S.M.A. Merchandise Private Limited, the Purchaser therein, ALL THAT the aforesaid demarcated land area of 4 (Four) Cottahs 5 (Five) Chittacks 25 (Twenty) Sq.ft., be the same a little more or less out the said Ajay's Land with the common passage and all sorts of easement rights thereto and delineated in the map/ plan annexed thereto.

- D. Said Ajoy Dhar, the Vendor herein, continue to retain ALL THAT LAND measuring about 00 Cottah 15 Chittaks 00 Sq.ft be the same or little more or less out of the said Ajay's land as sole and absolute owners.
- E. The Vendor is thus desirous to formally sell and transfer the land area of the said retained land to the purchaser herein and pursuant to the same, the Vendor has agreed to sell and transfer a land area of ALL THAT 15 Chittaks 00 Sq.ft be the same or little more or less out of the said Ajay's land situate lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in R.S. Dag No.81 corresponding to L.R. Dag No. 88 under R.S. Khatian No. 88 Police Station Sonarpur, within local limit of Rajpur Sonarpur Municipality, District:- South 24 Parganas (hereinafter referred to as the said **PROPERTY**) unto and in favour of the Purchaser at and for a consideration of Rs. 50, 000/= (Rupees fifty thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum Rs. 50, 000/= (Rupees fifty thousand) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor at or before the execution hereof, (which the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor acquit, release and discharge the Purchaser and also the said Property hereby sold and transferred) the Vendor doth hereby indefeasibly grant, sell, convey, transfer convey, assign and assure **ALL THAT** the piece and parcel of land containing an area of 15 Chittaks 00 Sq.ft be the same or little more or less out of the said Sanjay's land situate lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in R.S. Dag No.81 corresponding to L.R. Dag No. 88 under R.S. Khatian No. 88 , Police Station Sonarpur, within local limit of Rajpur Sonarpur Municipality, District:- South 24 Parganas, more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY**, unto and in favour of the Purchaser **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the

properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(the said PROEPRTY)

ALL THAT the piece and parcel of land containing an area of 15 Chittaks 00 Sq.ft be the same or little more or less comprised in the said Retained land of the Vendor situate lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in R.S. Dag No.81 corresponding to L.R. Dag No. 88 under R.S. Khatian No. 88 , Police Station Sonarpur, within local limit of Rajpur Sonarpur Municipality, District:- South 24 Parganas West Bengal. . **TOGETHER WITH** all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and the said property is more particularly shown and delineated in the site map or Plan annexed hereto in RED border line thereon, as part and parcel of this Indenture and the same is butted and bounded in the manner following:-

ON THE NORTH	:	Part of R.S. Dag No. 81;
ON THE SOUTH	:	Part of R.S. Dag No. 81;
ON THE EAST	:	Part of R.S. Dag No. 81;
ON THE WEST	:	Part of R.S. Dag No. 81;

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the day, month and year first above written.

SEALED, SIGNED AND DELIVERED

BY THE VENDOR in presence of :

WITNESSES :

- 1. *Dohadate Chandan*
Adv
- 2. *Mehar Kumar Nayak*

Ajay Kumar

SEALED, SIGNED AND DELIVERED

BY THE PURCHASER in presence of :

WITNESSES :

- 1. *Dohadate Chandan*
Adv
- 2. *Mys*

SMA MERCHANDISE PVT.LTD.

[Signature]

Director

RECEIVED of and from within the named purchaser within mentioned sum of Rs. 50,000/- (Rupees 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 (Rs.)
018201	26/08/2013	ICICI, Topsia	50,000/-
TOTAL			50,000/-

(Rupees fifty thousand) only.

WITNESSES :

1. *Debabrata Chandra*

2. *Mysore*

Ajoy Ghosh

Signature of Vendor

Drafted and prepared at my office,

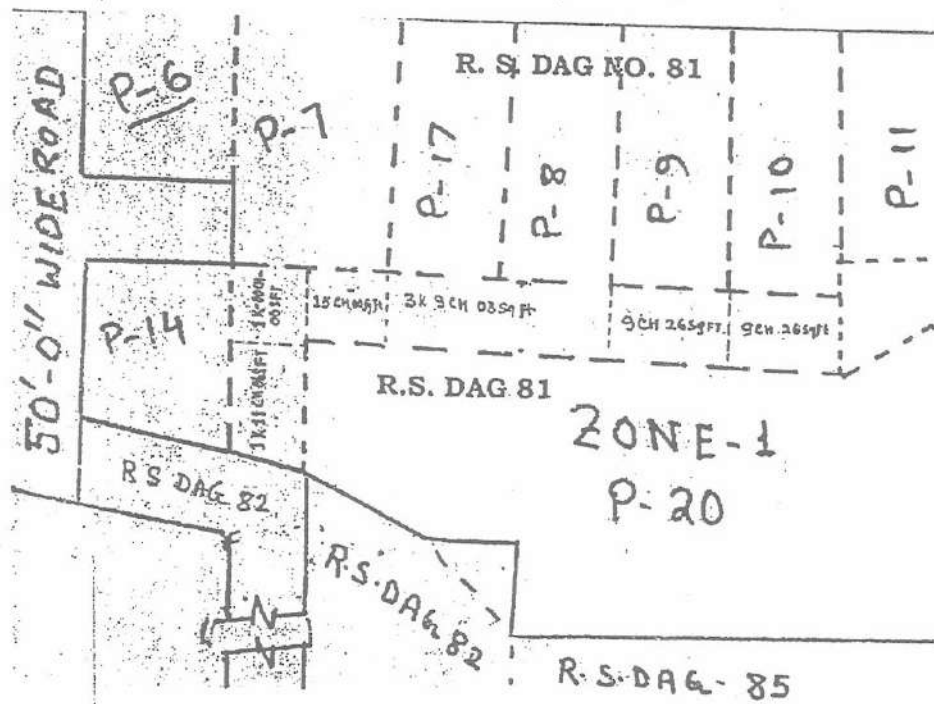
Debabrata Chandra

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

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

LAND AREA SOLD (MARKED IN RED COLOR BORDER) = 15 Chittaks
00 Sq.ft.

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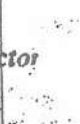





Ajay Dhar

VENDOR

PURCHASER

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Atul Dhas 					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
SMA MERCHANDISE PVT.LTD.  Director					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 37
Page from 3161 to 3173
being No 07289 for the year 2013.



Ashoke Kumar Biswas

(Ashoke Kumar Biswas) 10-September-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal