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Kal Kut

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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✓ 1925/15

10/10/15

THIS INDENTURE is made on this the 10th day of October Two Thousand Fifteen

BETWEEN

833458/15

M/S. PASHUPATI COMMO SALES PVT. LTD., (PAN:AAF3220K), a Company incorporated under the Companies Act, 1956, having its registered office at 33A, Chandranath Chatterjee Street, P. O. Bhowanipore, P. S. Bhowanipore, Kolkata - 700 025, represented by one of its Director Mr. Pradip Kumar B. Mehta (PAN:AFLPM5857P), son of Late Bhogilal Mehta, working for gain at 33A, Chandranath Chatterjee Street, P. O. Bhowanipore, P. S. Bhowanipore, Kolkata - 700 025, hereinafter called the **VENDOR** (which expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns), of the **FIRST PART**.

AND  
 Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

*R. Pradip Kumar*  
 District Sub-Registrar-II -  
 Alipore, South 24 Parganas

13 OCT 2015

28 SEP 2015

47196

No. .... Rs. 100/- Date.....

Name: .....

Address: .....

Vendor: .....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol - 27

**B. C. LAHIRI**  
Advocate  
ALIPUR JUDGE COURT  
KOL-27

CP  
Bhambhani



4544

Pradipamanta Pvt Ltd  
Pradipamanta  
Director

4545



KALKIT AGENCIES PVT. LTD.  
Sulvela Kinnal Kalorani  
Director

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Sandj Kumar Das  
Slot A.K. Das  
Alipore Police Court  
KOL-27  
B.C.

**M/S. KALKUT AGENCIES PRIVATE LIMITED** (PAN: AAECK9127H), a Company incorporated under the Companies Act, 1956, having its registered office at 9, James Hicky Sarani, P. O. Esplanade, P. S. Hare Street, Kolkata – 700 069, represented by one of its Director **Mr. Surendra Kumar Karnani**, (PAN: AJYPK1604M), son of Late Chandratan Karnani, working for gain at 9, James Hicky Sarani, P. O. Esplanade, P. S. Hare Street, Kolkata – 700 069, hereinafter called the **PURCHASER** (which expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns), of the **SECOND PART**.

**AND WHEREAS** the erstwhile owners were the absolute owners in respect of the entire property more fully described in the **Second Schedule of Part –I** written hereunder and hereinafter referred to as the '**Entire Property**'.

**AND WHEREAS** the devolution of title of the '**Entire Property**' more fully described in the **First Schedule** written hereunder.

**WHEREAS** the Vendor herein by a Deed of Conveyance dtd. 28.09.2012, duly registered in the office of District Sub-Registrar II, South 24 Parganas and recorded in Book No. I, CD Volume No. 13, Pages 8798 to 8824, Being No. 10788 for the year 2012, on the terms, conditions and consideration as mentioned in the said deed of conveyance purchased from the erstwhile owners **ALL THAT** the undivided 10% or 1/10<sup>th</sup> share in respect of the '**Entire Property**' hereinafter referred to as the '**Said Property**' more fully described in the **Second Schedule of Part –II**.

**AND WHEREAS** the Purchaser herein being interested to purchase the '**Said Property**', approached the Vendor for the same and on being approached by the Purchaser, the Vendor agreed to sell the '**Said Property**', to the Purchaser at or for a total consideration of Rs.1,65,00,000/- (Rupees One Crore Sixty Five Lacs only) free from all encumbrances, charges, liens, attachments, lispendents, whatsoever, subject to the existing tenancies of the respective tenants and/or occupiers in a portion thereof.

**NOW THIS INDENTURE WITNESSETH** that pursuance to the said arrangement and in consideration of a total sum of Rs.1,65,00,000/- (Rupees One Crore Sixty Five Lacs only) paid by Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor herein doth hereby acknowledge to have received as per the Memo given below), the Vendor herein doth hereby forever acquit, exonerate, release, and discharge the Purchaser as well as the '**Said Property**' hereby sold and transferred, the said



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Vendor as absolute Owners thereof doth hereby indefeasibly grant, sale, convey, transfer, assign, assure, release and discharge unto and in favour of the Purchaser absolutely and forever, free from all encumbrances, charges, liens, lispendents, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, requisitions, vesting, alignments, executions, prohibitions, restrictions, restrictive covenants, easements and liabilities, whatsoever subject to the tenancies of the existing tenants and/or occupants thereof, **ALL THAT** the undivided 10% or 1/10<sup>th</sup> share in the land and structures, equivalent to 13 Cottah 8 Chattak 34 Sq.ft more or less in respect of the said 'Entire Property', measuring about 6 Bigha 15 Cottahs 7 Chattak and 28 Sq.ft. being premises No. 112, B.L. Saha Road previously known and numbered as 24, B.L. Saha Road, under Mouza Punja Sahapur, R.S. Dag No. 511, Khatian No. 1517, J.L. No. 9, P.S. Behala, Kolkata - 700 053, Ward No. 117 together with undivided share in the structures situated therein and together with all easement rights, common facilities and common amenities attached thereto (more fully described in the **Second Schedule of Part-II**, hereunder written) -**TOGETHER WITH** all benefits and advantages of ancient and all rights, title, interests, benefits, advantages, claims and demands and interest whatsoever belonging, to or anywise appertaining therewith or any part thereof **OR HOWSOEVER OTHERWISE** the said tenement, land, heriditament and premises now or hereto before was situated lying at and butted bounded called known numbered described or distinguished **AND TOGETHER WITH** all former and other rights, liabilities, easements, quasi-easements, commodities, walls, fences, advantages, appendages and appurtenances, whatsoever, to the 'Said Property' belonging to or anywise appurtenant thereto or known as part and parcel thereof and the reversion or reversions, reminder or reminders and the rents issues and profit of the property hereby sold and conveyed and of any and every part thereof **TOGETHER WITH** all the estate rights, title, and interests, inheritance possession, use, trust, property, claims and demands, whatsoever, both at law and in equity of the Vendor into and upon and in respect of the 'Said Property' hereby sold and any and every part thereof **TOGETHER WITH** right of egress and ingress all areas, fences, passages, sewers, drains, water, water courses, tress, bushes, boundaries, walls, benefits, advantages, vacant area, open spaces, whatsoever, and manner of former or other rights, liberties, easements, privileges, appendages and appurtenances, whatsoever, belonging to the 'Said Property' hereby sold and transferred or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed, known as part or parcel or member thereof or appurtenant thereto **TOGETHER WITH** all the deeds, pattahs, muniments of title writings and evidence of title which are now or hereafter shall or may be in the custody power or control of the Vendor or any person or persons from whom the Vendor can or may procure the same **AND TOGETHER WITH** other stipulations and provisions in connection with



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the beneficial use and enjoyment of the 'Said Property' hereby conveyed or intended to be conveyed so upon execution and registration of this Indenture **TO HAVE AND TO HOLD** the 'Said Property' hereby granted sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belong there to unto and to the use of the Purchaser absolutely and forever any manner of condition use trust or other things, whatsoever, to alter, defeat encumber or make void the same and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, vestings, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, lispendents, injunctions, court orders and liabilities, whatsoever, save and except the tenancies of the existing tenants and/or occupants thereof **AND TOGETHER WITH** the covenants by the Vendor hereafter contained.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) THAT notwithstanding any act, deed, matter or thing done by the Vendor or committed, executed or knowingly committed or suffered to the contrary, the Vendor is now lawful Owner and rightly seized and possessed of and/or otherwise well and sufficiently entitled to the 'Said Property' together with all the rights and benefits and privileges relating thereto hereby conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) THAT the Vendor has not at any time done, committed, executed, or knowingly permitted or suffered or been part to any act deed or thing whereby the 'Said Property' hereby sold and conveyed or any part thereof can or may be. impeached encumbered or affected or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the 'Said Property' or any part thereof in the manner aforesaid.
- c) THAT Notwithstanding any act, deed, matter or thing whatsoever done, the Vendor have got the right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the 'Said Property' and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner as aforesaid according to the true intent and meaning of these presents.



  
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- d) AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the 'Said Property' and receive and take the rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessors in title or any one of them.
- e) AND THAT all rates, taxes and other impositions and/or outgoings payable in respect of the 'Said Property' upto the date of execution of these presents have been and/or shall be paid by the Vendor in full and in case of any demands being made hereafter in respect of the 'Said Property', the same shall be paid and discharged by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- f) AND THAT the 'Said Property' is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding thereunder is pending and that there is no excess vacant land in the 'Said Property'.
- g) AND THAT the 'Said Property' or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.
- h) AND THAT no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendor or their predecessors in title for the acquisition of the 'Said Property' or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendor have no knowledge of issue of any such notice or notices for the time being subsisting and in force under the above Acts and/or Rules affecting the 'Said Property' or any part thereof.
- i) AND THAT no suit and/or proceeding and/or court order has been instituted or is pending or subsisting in any Court of law affecting in any manner, whatsoever, the 'Said Property' and/or any part or portion thereof or its sale and/or transfer and no steps, whatsoever, have been taken for attachment, acquisition or requisition of the 'Said Property' or any portion thereof by any statutory authority.



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- j) AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, debutter, trusts, attachments, executions, prohibitions, restrictions, restrictive covenants, easement, acquisitions, requisitions, attachments, vestings, alignments, injunctions, court orders, liabilities and lispends, whatsoever, suffered or made or liabilities created in respect of the 'Said Property' by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor or their predecessors in title or any of them as aforesaid or otherwise.
- k) AND THAT the Vendor do hereby undertake to handover all original title documents to the Purchaser, whichever are in its possession.
- l) AND THAT the Vendor have a good and marketable title to the 'Said Property' and is lawfully entitled to sell, dispose of, alienate or otherwise deal with the 'Said Property'.
- m) AND THAT the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the 'Said Property' or any part thereof and the properties, benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor shall from time to time and at all times hereinafter upon every reasonable request and make do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the 'Said Property' unto the Purchaser in the manner as aforesaid.
- n) AND FURTHER THAT the Vendor and all their heirs, executors, successors, administrators and legal representatives shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors or successors in office and/or assigns against all claims, losses, damages, costs, charges and expenses, liabilities, demands and consequences, whatsoever, if any, suffered by reason of any defect in title of the Vendor or any act omission, breach violation or default of the covenants herein contained.



*[Handwritten signature]*

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- o) AND FURTHER simultaneously with the execution of this Deed, the Vendor have delivered vacant possession of the area under its occupation and legal possession of remaining area by attornment of the tenancies in respect of the 'Said Property' to the Purchaser free from all encumbrances whatsoever.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(DEVOLUTION OF TITLE)**

- A) At all material times one Charu Chandra Ghosh was a Lessee in respect of a land measuring about 3.68 acres situated within P.S. Behala, District 24 Parganas, Mouza Punja Sahapur, Pargana Magura for a period of 30 years under the Wakf Estate created by Sahabjadi Jahora @ Jahora Begum of 22, Lower Range, Kolkata, commonly known as Mehdibag and Nilkuthi Wakf Estate.
- B) Said Charu Chandra Ghosh, by virtue of a registered Deed of Lease dated 16<sup>th</sup> March, 1916 leased out the said 3.68 Acres of land covered by Khatian No. 1517 and 1518 of Mouza Punja Sahapur to the predecessor in interest of the present Vendor, namely Basanta Lal Saha and Shiblal Saha for non-agriculture purpose for a period of 15 years.
- C) In view of the aforesaid lease granted by said Charu Chandra Ghosh, said Basanta Lal Saha and Shiblal Saha became the Sub-Lessees in respect of the 'Said Property' and were seized and possessed of the same by regularly payment of rent to said Charu Chandra Ghosh and on his death to his legal heirs.
- D) Said Basanta Lal Saha, who was governed by Mitakshara School of Hindu Law, died as widower and issueless leaving behind him his only brother Shiblal Saha as his sole legal heir and representative.
- E) On demise of said Basanta Lal Saha and his widow, said Shiblal Saha being one of the joint Lessees and also sole legal heir of said Basanta Lal Saha (since deceased) became the absolutely and solely entitled to the assets and properties left by said Basanta Lal Saha including the right, title and interest in the aforesaid Property' and continued to be the sole Sub-Lessee thereof.
- F) On the expiry of the aforesaid period of lease, said Shiblal Saha being the sole Lessee continued to remain in possession of the said land utilizing the same for business purpose i.e. for non-agricultural purpose on



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payment of rent to the legal heirs of said Charu Chandra Ghosh (since deceased).

- G) On the expiry of the aforesaid period of lease from the month of 16 Sravan 1349 B.S. to 31<sup>st</sup> Chaitra 1361 B.S., said Shiblal Saha started paying rent directly to Jahan Ara Begum, Mutwali of the said Wakf Estate.
- H) During the revisional settlement carried on by the Government of West Bengal on promalgamation of the West Bengal Estate Acquisition Act, 1953, the afore'Said Property' was recorded in the name of said Shiblal Saha as non-agricultural tenant from the year 1362 B.S. and he started paying said rent @ Rs.150/- per annum directly to the Government of West Bengal as per the provisions of West Bengal Estate Acquisition Act, 1953.
- I) Said Shiblal Saha thus seized and possessed of ALL THAT land measuring more or less 368 Satak under R.S. Dag Nos. 507 and 511, Khatian Nos. 1517 and 1518, Mouza Punja Sahapur, J.L. No.9, P.S. Behala, Dist. South 24 Parganas with structure standing thereon free from all encumbrances, charges, liens and became entitled to received all rents, profits, issues thereof as absolute owners thereof.
- J) Said Shiblal Saha while seized and possessed of the same as absolute owner thereof from time to time sold, conveyed and transferred demarcated piece and parcel of lands measuring about 93 Satak out of R.S. Dag No. 511 pertaining to the aforesaid Khatian Nos. 1517 and the entire R.S. Dag No. 507 in Khatian no. 1518 in Mouza Punja Sahapur, out of the aforesaid total area of land measuring about 368 Satak on valuable consideration.
- K) After such sale of respective demarcated portion of the land, said Shiblal Saha, however, continued to be the owner in respect of the remaining area of land measuring about 224 Satak with structure standing thereon but on actual measurement the total land area found to be 223.930 satak more or less equivalent to 6 Bighas, 15 Cottahs 7 Chattak and 28 Sq.ft. more or less and structure measuring more or less 44066 Sq.ft. standing thereon.
- L) Said Shiblal Saha having no issue of his own, he adopted one Kishori Lal Saha as his son, who however, unfortunately predeceased said Shiblal Saha on 08.02.1957 leaving behind him his two widows, namely Phul Rani Saha and Anima Saha and four sons, namely Debendra Lal Saha,



  
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Rajendra Lal Saha, Manindra Lal Saha, Narendra Lal Saha and two daughters, namely Mahamaya Saha and Jogmaya Saha as his legal heirs and representatives who thus jointly became a co-parceners thereof.

- M) Said Shiblal Saha died intestate on 06.01.1964 leaving behind him his sole widow, Sundari Saha and the said legal heirs of his predeceased son, Kishori Lal Saha, as mentioned above.
- N) Some disputes and differences arose between the said co-parceners over the distribution and collection of the rent out of the tenanted portion and profit arising out of the said business and accordingly, the said legal heirs of Kishori Lal Saha with their grandmother Sundari Saha declared their intention to sever themselves from the joint family as co-parceners and/or co-sharers by executing an unregistered agreement for partition dated 22<sup>nd</sup> May, 1967.
- O) Subsequently all the aforesaid co-parceners and/or co-sharers entered into a registered Agreement for Partition dated 27<sup>th</sup> February, 1970 whereby they agreed to equal division of the rent and the profit out of the aforesaid business with equal liabilities the then existing.
- P) While seized and possessed of the 'Said Property' and the business, the aforesaid legal heirs duly cleared off the dues and liabilities out of the rental income from the 'Said Property' from the respective tenants.
- Q) One of the co-sharers of the 'Said Property', namely Rajendra Lal Saha filed a suit for partition against the other co-sharers in the Court of 7<sup>th</sup> Sub-ordinate Judge at Alipore being Title Suit No. 19 of 1978.
- R) Before filing the said suit for partition, Sundari Saha widow of late Shiblal Saha, died on 13.04.1970 after executing her last Will and Testament whereby she bequeathed all her undivided share in the afore'Said Property' including all her ornaments, jewelleryes etc. in favour of her two great grandsons, namely Asok Kumar Saha and Ajoy Saha and the probate of the aforesaid Will was obtained from the 9<sup>th</sup> Additional District Judge, being O.S. Case No. 8 of 1979.
- S) During the pendency of the aforesaid partition suit, two of the co-sharer of the 'Said Property' viz. Anima Saha died intestate on 15<sup>th</sup> January, 1983 and Phul Rani Saha died intestate on 11<sup>th</sup> January, 1984 and both the widows of Kishori Lal Saha, leaving behind them Debendra Lal Saha, Rajendra Lal Saha, Narendra Lal Saha, Manindra Lal Saha,



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Jogmaya Shaw, Mahamaya Saha, all sons and daughter of Late Kishori Lal Saha as their legal heirs and successors.

- T) During the pendency of the aforesaid partition suit, one of the co-sharer of the 'Said Property' viz. Debendra Lal Saha died intestate on 23<sup>rd</sup> June, 1998 leaving behind him his wife Chinmoyee Saha and two sons Asok Kumar Saha and Ajoy Saha as his legal heirs and successors and accordingly, the Learned 7<sup>th</sup> Sub-Judge at Alipore duly substituted the names of his legal heirs, in his place in the aforesaid partition suit and as such the said Chinmoyee Saha, Asok Kumar Saha and Ajoy Saha jointly acquired the undivided share of said Debendra Lal Saha in the 'Said Property'.
- U) During the pendency of the aforesaid partition suit, one of the co-sharers of the 'Said Property' viz. Mahamaya Saha died intestate on 28<sup>th</sup> February, 2000 leaving behind him, and surviving her husband Nirmal Kumar Singh and daughter Beauty Singh, as her legal heirs and successors and accordingly, the Learned 7<sup>th</sup> Sub-Judge at Alipore duly substituted the names of his legal heirs, in her place in the aforesaid partition suit and as such the said Nirmal Kumar Singh and Beauty Singh jointly acquired the undivided share of said Mahamaya Saha in the 'Said Property'.
- V) During the pendency of the aforesaid partition suit, one of the co-sharers of the 'Said Property', namely Narendra Lal Saha was missing from 1<sup>st</sup> September, 1993 and accordingly, on passage of time as per the Provisions of Evidence Act he was presumed to be dead and accordingly the Learned 7<sup>th</sup> Sub-Judge at Alipore duly substituted the names of his legal heirs, namely Ranjit Saha, Rita Saha, Sujit Saha and Abhijit Saha herein in his place in the aforesaid partition suit accepting him to be dead and as such said Ranjit Saha, Rita Saha, Sujit Saha and Abhijit Saha jointly acquired the undivided share of said Narendra Lal Saha in the 'Said Property'.
- W) After contested hearing, the aforesaid suit for partition was decreed in preliminary form and accordingly, the Learned Court declared the respective shares of the Vendor as follows :

1.	SHRI RAJENDRA LAL SAHA	-	14.59%
2.	SMT. CHINMOYEE SAHA	-	4.86%
3.	SHRI ASOK KUMAR SAHA	-	11.11%
4.	SHRI AJAY SAHA	-	11.11%



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5.	SHRI MANINDRA LAL SAHA -	14.59%
6.	SHRI NIRMAL KUMAR SINGH-	7.29%
7.	SMT. BEAUTY SINGH -	7.29%
8.	SMT. RITA SAHA -	3.66%
9.	SHRI RANJIT SAHA -	3.64%
10.	SHRI SUJIT SAHA -	3.64%
11.	SHRI ABHIJIT SAHA -	3.64%
12.	SMT. JOGMAYA SHAW -	14.58%

- X) After compliance of all legal formalities in the pending suits by the erstwhile owners, the present Vendor by virtue of a Deed of Conveyance dated. 28.09.2012, duly registered in the office of District Sub-Registrar II, South 24 Parganas and recorded in Book No. I, CD Volume No. 13, Pages 8798 to 8824, Being No. 10788 for the year 2012, the Vendor herein became the Owner in respect of ALL THAT 1/10<sup>th</sup> (10%) undivided share in the land and structure standing thereupon (more fully and particularly described in the Second Schedule of Part-II) hereunder written.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**PART -I  
(‘ENTIRE PROPERTY’)**

**ALL THAT** the piece and parcel of land having an area of 6 Bighas 15 Cottah 7 Chattak 28 sq. ft. (more or less) being premises No. 112, B.L. Saha Road previously known and numbered as 24, B.L. Saha Road, under Mouza Punja Sahapur, R.S. Dag No. 511, Khatian No. 1517, J.L. No. 9, P.S. Behala, Kolkata – 700 053 together with structures situated therein together with all easement rights, common facilities and common amenities attached thereto and butted and bounded as follows:

**ON THE NORTH :** Partly by premises No. 22, B.L. Saha Road and partly by Premises No. 20, B.L. Saha Road;

**ON THE SOUTH :** By Eastern Distillery (Bhatikhana) (presently Premises No.34, B.L. Saha Road)

**ON THE EAST :** By B.L. Saha Road;

**ON THE WEST :** Partly by Hoghla Para and partly by 24B, B.L. Saha Road).

**OR HOWSOEVER OTHERWISE** the ‘Said Property’ is butted bounded called known numbered described or distinguished.



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**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**PART -II**  
**(‘SAID PROPERTY’)**

ALL THAT the undivided 10% or 1/10<sup>th</sup> share in respect of the piece and parcel of total land measuring about 6 Bighas, 15 Cottahs, 7 Chittaks and 28 Sq.ft. (more or less) equivalent to 13 Cottahs, 8 Chittaks and 34 Sq.ft., which includes 4407 sft. tin shed structures (occupied by several tenants) being Premises No. 112, B.L. Saha Road previously known and numbered as 24, B.L. Saha Road, under Mouza Punja Sahapur, R.S. Dag No. 511, Khatian No. 1517, J.L. No. 9, P.S. Behala, Kolkata – 700 053 together with existing tenancies of the respective tenants and/or occupiers in a portion thereof and together with all easement rights, common facilities and amenities attached thereto.

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

SIGNED, SEALED AND DELIVERED  
BY THE VENDOR AT KOLKATA  
IN PRESENCE OF:

1. *Ganjam Roy*  
42, Prince Anwar Shah Road,  
Kolkata-700 033

2. *[Signature]*  
Alipore police ch. -  
kot-22

Washupati Commodities Pvt Ltd

*[Signature]*  
Director  
PRADIP KUMAR B. MEHTA

SIGNED, SEALED AND DELIVERED  
BY THE PURCHASER AT KOLKATA  
IN PRESENCE OF:

1. *Ganjam Roy*

2. *[Signature]*

KALKUT AGENCIES PVT. LTD.

*[Signature]*  
Director

*[Signature]*  
*[Signature]*  
Alipore police ch.  
kot-22

WB-613/2001



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### MEMO OF CONSIDERATION

Received from the aforesaid Purchaser a sum of Rs.1,65,00,000/- (Rupees One Crore Sixty Five Lacs only) being the full consideration money as per memo given below:

By Pay Order No. 368401 dated 09.10.2015 drawn on Indian Bank, Bhowanipore Branch, Kolkata in favour of Pashupati Commosales Pvt. Ltd.

Rs.1,65,00,000/-

Rs.1,65,00,000/-

(Rupees One Crore Sixty Five Lacs only)

Witness:

1. *Ganesh Roy*  
22, Prince Anwar Shah Road,  
Kolkata-700 033

2. *[Signature]*

Pashupati Commosales Pvt Ltd

*[Signature]*  
Director

(VENDOR)














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		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name: .....

Signature: .....

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name: ..... PRA DIP MEHTA .....

Signature: .....  .....

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name: SURENDRA KUMAR KARNANI .....

Signature: Surendra Kumar Karnani .....

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name: .....

Signature: .....



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Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201516-002046662-1

Payment Mode Online Payment

GRN Date: 09/10/2015 17:26:55

Bank : Indian Bank

BRN : IB09102015013494

BRN Date: 09/10/2015 17:35:11

DEPOSITOR'S DETAILS

Id No. : 16020000833457/2/2015

(Query No./Query Year)

Name : KALKUT AGENCIES PVT LTD

Contact No. :

Mobile No. : +91 9836980696

E-mail :

Address : 9James Hicky Sarani KOLKATA - 700069

Applicant Name : Mr Bapi Das

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020000833457/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	273374
2	16020000833457/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	1739408
<b>Total</b>				<b>2012782</b>
In Words :	Rupees Twenty Lakh Twelve Thousand Seven Hundred Eighty Two only			



District Sub-Register-II  
Alipore, South 24 Parganas

10 OCT 2015



2-10/2015

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	16020000833457/2015	Query Date	08/10/2015 2:13:08 PM
Office where deed will be registered	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Bapi Das		
Address	Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9836980696		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 1,65,00,000/-	Total Market Value:	Rs. 2,48,48,408/-
Stampduty Payable	Rs. 17,39,408/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 2,73,374/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

*T. Mohale*

*Sudhakar Kumar Kadam*



1875

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Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) - ) , , Premises No. 112	(Premises located on B L Saha Road (Ward 116,117) - )	5347 Sq Ft	87,71,000/-	1,26,97,469/-	Proposed Use: Bastu, Property is on Road Encumbered by Tenant,
L2	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) - ) , , Premises No. 112	(Premises located on B L Saha Road (Ward 116,117) - )	4407 Sq Ft	72,29,000/-	1,04,65,261/-	Proposed Use: Industrial use, Property is on Road Encumbered by Tenant,
Total			22.35294918 Dec	1,60,00,000/-	2,31,62,730/-	
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	4407 Sq Ft.			Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete	
S1	On Land L2	4407 Sq Ft.	5,00,000/-	16,85,678/-	Structure Type: Structure Tenanted,	
Seller Details						
Sl No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details		
1	M/S PASHUPATI COMMO SALES PVT LTD 33A, chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700025	Organization	Executed by: Representative,	PAN No. AAFCP322OK,		

*Pamela*

*Sulinda Kumal Kalra*



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*Master Journal of the*

*Journal*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

KALKUT AGENCIES PRIVATE LIMITED

06/04/2012  
Permanent Account Number  
AAECK9127H



*Submella Kemal Kulkarni*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PASHUPATI COMMOALES PRIVATE  
LIMITED

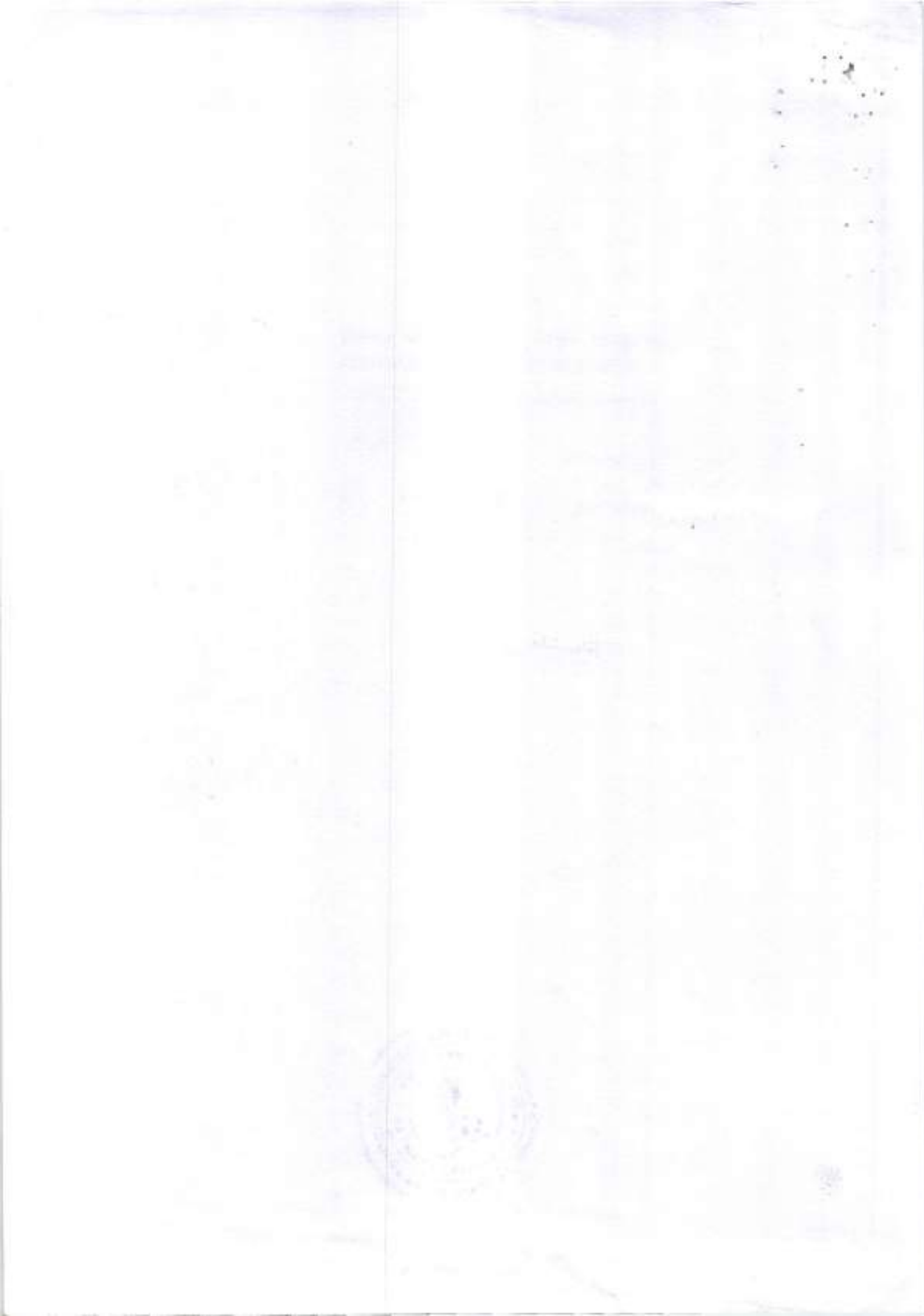


01/01/2010

AAFCP3220K

Panchali





Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Pradip Kumar B Mehta 33A, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFLPM5857P		M/S PASHUPATI COMMOALES PVT LTD (as Director)
Buyer Details				
SI No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
1	M/S KALKUT AGENCIES PRIVATE LIMITED 9, James Hicky Sarani, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069	Organization	Executed by: Representative,	PAN No. AAECK9127H,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Surendra Kumar Kamani 9, James Hicky Sarani, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJYPK1604M		M/S KALKUT AGENCIES PRIVATE LIMITED (as Director)
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Surendra Kumar Kamani, Mr Pradip Kumar B Mehta	

For Information only







Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 21/11/2015.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

-----  
(Rina Chaudhury)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



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Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

D-10701/15

Miscellaneous Receipt

Visit Commission Case No / Year	1602001925/2015	Date of Application	09/10/2015
Query No / Year	16020000833457/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Bapi Das		
Stampduty Payable	Rs.17,39,408/-		
Registration Fees Payable	Rs.2,73,374/-		
Applicant Name of the Visit Commission	Mr A M ROY		
Applicant Address	ALIPORE POLICE COURT		
Place of Commission	33A, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025		
Expected Date and Time of Commission	10/10/2015 10:00 AM		
Fee Details	J1: 250/-, J2: 50/-, PTA-J(2): 0/-, Total Fees Paid: 300/-		
Remarks			



Query No:-16020000833457/2015, 09/10/2015 10:00 AM

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16020000833457/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.	Mr Surendra Kumar Karnani 9, James Hicky Sarani, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069	Represent ative of Buyer [M/S KALKUT AGENCIE S PRIVATE LIMITED ]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.	Mr Pradip Kumar B Mehta 33A, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Seller [M/S PASHUPA TI COMMOS ALES PVT LTD ]			



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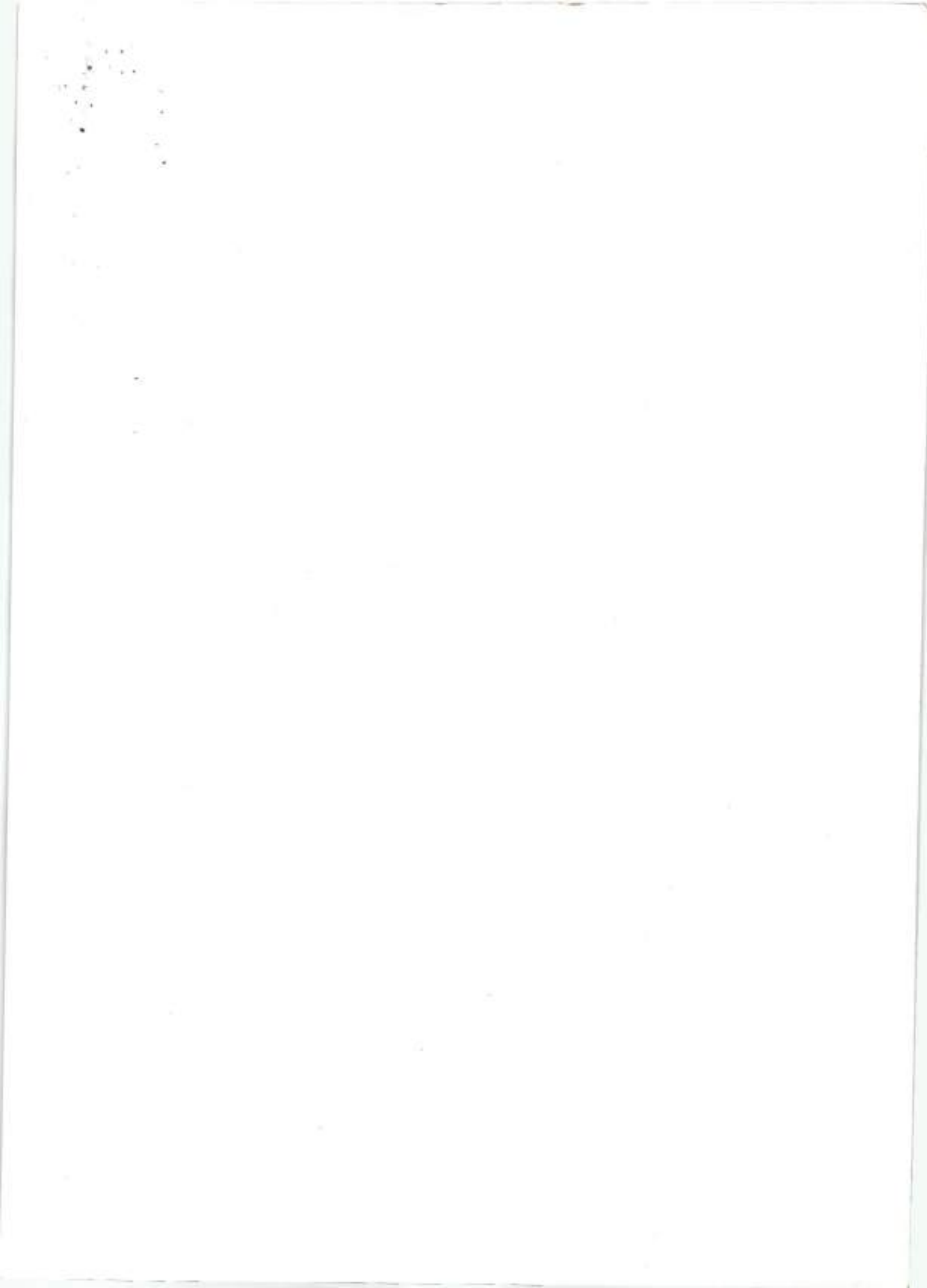
Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr Surendra Kumar Karnani, Mr Pradip Kumar B Mehta	

(Rina Chaudhury)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. - I  
I SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal









\*\*\*\*\*  
DATED THIS DAY OF 2015  
\*\*\*\*\*

BETWEEN

M/S. PASHUPATI COMMO SALES PVT. LTD.  
.. VENDOR

-AND-

M/S. KALKUT AGENCIES PRIVATE LIMITED.  
.... PURCHASER

**SALE DEED**

Re : Property Sale Deed in respect of 10%  
or 1/10<sup>th</sup> share at Premises No. 112, B.L.  
Saha Road previously known and  
numbered as 24, B.L. Saha Road,  
Kolkata – 700 053.

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Pradip Kumar B Mehta 33A, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/S PASHUPATI COMMOALES PVT LTD 33A, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAFCP322OK,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Pradip Kumar B Mehta 33A, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFLPM5857P,; Status : Representative; Date of Execution : 10/10/2015; Date of Admission : 10/10/2015; Place of Admission of Execution : Pvt. Residence





Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/S KALKUT AGENCIES PRIVATE LIMITED 9, James Hicky Sarani, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069PAN No. AAECK9127H.; Status : Organization; Represented by representative as given below:-
1(1)	Mr Surendra Kumar Kamani 9, James Hicky Sarani, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJYPK1604M.; Status : Representative; Date of Execution : 10/10/2015; Date of Admission : 10/10/2015; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Surendra Kumar Kamani, Mr Pradip Kumar B Mehta	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha-Road (Ward 116,117) -- ) . . Premises No. 112	(Premises located on B L Saha Road (Ward 116,117) -- ) . .	5347 Sq Ft	87,71,000/-	1,26,97,469/-	Proposed Use: Bastu, Property is on Road Encumbered by Tenant,



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Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) - ) , , Premises No. 112	(Premises located on B L Saha Road (Ward 116,117) - )	4407 Sq Ft	72,29,000/-	1,04,65,261/-	Proposed Use: Industrial use, Property is on Road Encumbered by Tenant,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	4407 Sq Ft.	0/-		Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L2	4407 Sq Ft.	5,00,000/-	16,85,678/-	Structure Type: Structure Tenanted,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	M/S PASHUPATI COMMOALES PVT LTD	M/S KALKUT AGENCIES PRIVATE LIMITED	12.2536	100
L2	M/S PASHUPATI COMMOALES PVT LTD	M/S KALKUT AGENCIES PRIVATE LIMITED	10.0994	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bapi Das
Address	Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate



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Office of the D.S.R. - I | SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160210701 / 2015

Query No/Year	16020000833457/2015	Serial no/Year	1602010660 / 2015
Deed No/Year	I - 160210701 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Pradip Kumar B Mehta	Presented At	Private Residence
Date of Execution	10-10-2015	Date of Presentation	10-10-2015

Remarks

On 08/10/2015

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 2,48,48,408/-



(Rina Chaudhury)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 10/10/2015

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

Presented for registration at 13:00 hrs on : 10/10/2015, at the Private residence by Mr Pradip Kumar B Mehta

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

Execution is admitted on 10/10/2015 by

Mr Surendra Kumar Kamani Director, M/S KALKUT AGENCIES PRIVATE LIMITED, 9, James Hicky Sarani, P.O:- Esplanade, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069  
Indetified by Mr Saroj Kumar Ram, Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

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

Execution is admitted on 10/10/2015 by

Mr Pradip Kumar B Mehta Director, M/S PASHUPATI COMPOSALS PVT LTD, 33A, chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025  
Indetified by Mr Saroj Kumar Ram, Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business





The first part of the document discusses the general situation of the country and the state of the economy. It mentions the impact of the war and the need for reform. The text is written in a formal, official style.

The second part of the document details the specific measures that have been taken or are being considered. It includes a list of names and titles, possibly representing government officials or members of a committee.

The third part of the document appears to be a summary or conclusion, reiterating the main points and the importance of the actions being taken.

The document is signed at the bottom by a high-ranking official, with the name and title clearly visible.



(Rina Chaudhury)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 13/10/2015

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,73,374/- ( A(1) = Rs 2,73,328/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,73,374/-

Description of Online Payment

1. Rs 2,73,374/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: Indian Bank ( IDIB000C001)

**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 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,39,408/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 17,39,408/-

Description of Online Payment

1. Rs 17,39,408/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: Indian Bank ( IDIB000C001)

**Payment of Stamp Duty**

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 47196, Purchased on 27/09/2015, Vendor named Subhankar Das.



(Rina Chaudhury)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2015, Page from 150883 to 150906  
being No 160210701 for the year 2015.



Digitally signed by RINA CHAUDHURY  
Date: 2015.10.16 14:04:38 +05:30  
Reason: Digital Signing of Deed

*Rina Chaudhury*



(Rina Chaudhury) 16/10/2015 14:04:37  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)