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7105 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 4879

V.C. NO - 148/12
S. NO - 1278/12

certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document

mana sarkar
30
KMP
12/02/12

S.No. 1278/12
V.C. NO. 148/12
S.No. 1278/12
25/2/12

Sub-Registrar
Alipore
10 FEB 2012

THIS DEED OF CONVEYANCE made this the 09th day of February

2012 (TWO THOUSAND TWELVE) BETWEEN SMT. MANA

SARKAR, wife of Sri Susanta Sarkar, by Nationality Indian, by faith

Hindu, by occupation Housewife, permanent resident of Bosepukur,

Prantik Pally, P.S. Kasba, Kolkata-700 042, at present residing of

Baisnabghata Telecom Housing Complex, P.C.L.(A), P.S. Jadavpur now

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

Endorsement For Deed Number : I - 01047 of 2012
(Serial No. 01006 of 2012)

On

Payment of Fees:

On 09/02/2012

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

Presented for registration at 19.05 hrs on :09/02/2012, at the Private residence by Mana Sarkar ,Executant.

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

Execution is admitted on 09/02/2012 by

1. Mana Sarkar, wife of Susanta Sarkar , Baishnabghata Telecom Housing Complex P.c.I (a), Thana:-Patuli, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700094 , By Caste Hindu, By Profession : House wife

Identified By Tapas Bhattacharjee, son of Patit Paban Bhattacharjee, P-71 Jodu Colony, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700034 , By Caste: Hindu, By Profession: Service.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 10/02/2012

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. 0/-, on 10/02/2012

Amount by Draft

Rs. 6958/- is paid , by the draft number 715016, Draft Date 06/02/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 10/02/2012

(Under Article 5A(i) - 6919/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 10/02/2012)

Certificate of Market Value(WB PUVI rules of 2001)



(Signature)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01047 of 2012

(Serial No. 01006 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-630000/-

Certified that the required stamp duty of this document is Rs.- 37810 /- and the Stamp duty paid at Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 36850/- is paid, by the draft number 715015, Draft Date 06/02/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 10/02/2012

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



10/02/2012 16:44:00

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

Patauli, Kolkata - 700 094, hereinafter and referred to as the "VENDOR/SELLER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

M/S. KMA COMMODITIES PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 20/1 M, East Topsia Road, P.S. Tiljala, Kolkata- 700 046, represented by its' one of the Director **MR. KISHAN M. AGARWAL** son of Rambilas Agarwal, by Nationality Indian, by faith Hindu, by occupation Business, residing at 36/1B, Lala Lajpat Rai Sarani, P.S. Bhabanipur, Kolkata-700 020, hereinafter called and referred to as the "PURCHASER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Rama Nath Dey Sarkar was the owner and possessed ALL THAT piece or parcel of shali land measuring an area 51 Satak in Mouza- Garagacha, J.L No. 45, Touzi No. 56, R.S. No. 41, appertaining to R.S. Khatian no. 118 comprised in R.S. Dag No. 86 under Police Station Sonarpur the then District 24- Parganas now the District South 24- Parganas, during the possession the schedule property the said Rama Nath Dey Sarkar died and after death, the successor of the said Rama Nath Dey Sarkar namely 1) Sri Khagendra Nath Dey Sarkar son of Rama Nath Dey Sarkar & 2) Sri Narendra Nath Dey Sarkar, son of Rama Nath Dey Sarkar, 3) Smt. Lilabati Dey Sarkar widow of Late Nagendra Nath Dey Sarkar, 4)

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Sri Birendra Nath Dey Sarkar son of Late Nagendra Nath Dey Sarkar, 5) Sri Amarendra Nath Dey Sarkar son of Late Nagendra Nath Dey Sarkar, 6) Sri Samarendra Nath Dey Sarkar son of Late Nagendra Nath Dey Sarkar, 7) Sri Ganendra Nath Dey Sarkar son Late Surendra Nath Dey Sarkar, 8) Sri Dhirendra Nath Dey Sarkar son Late Surendra Nath Dey Sarkar, 9) Sri Sachindra Nath Dey Sarkar son Late Surendra Nath Dey Sarkar, 10) Smt. Mrinalini Dey Sarkar widow of Late Debendra Nath Dey Sarkar and 11) Sri Hirendra Nath Dey Sarkar (widow) of Late Debendra Nath Dey have jointly executed a registered Trust Deed dated 19.12.1953 in the name of 'RAMANATH DE SARKAR RELIGIOUS CHARITABLE TRUST', and divided their all properties by two schedules in the said Trust, the first 'A' Schedule property for distribution and maintained for daily puja belongs to the various God and Goddess and the second 'B' Schedule property for transfer, sale, gift, mortgage by the managing committee of the said Trust, the said Deed of Trust was registered in the office of the Joint Sub-Registrar at Alipore Sadar, 24-Parganas, recorded in Book No. I, Volume No. 131, pages 168 to 190, Being No. 8018 for the year 1953.

AND WHEREAS the said land measuring an area 51 Satak in Mouza-Garagacha, J.L No. 45, Touzi No. 56, R.S. No. 41, appertaining to R.S. Khatian no. 118, L.R. Khatian No. 166 comprised in R.S. Dag No. 86, now L.R. Dag No. 93 under Police Station Sonarpur the then District 24-Parganas now the District South 24-Parganas was recorded in the R.O.R and also L.R. record along with others property in the name of the aforesaid joint owners namely 1) Sri Khagendra Nath Dey Sarkar, 2) Sri Narendra Nath Dey Sarkar, 3) Smt. Lilabati Dey Sarkar 4) Sri Birendra Nath Dey Sarkar, 5) Sri Amarendra Nath Dey Sarkar, 6) Sri Samarendra Nath Dey Sarkar, 7) Sri Ganendra Nath Dey Sarkar, 8) Sri Dhirendra Nath Dey Sarkar, 9) Sri Sachindra Nath Dey Sarkar, 10) Smt. Mrinalini Dey Sarkar and 11) Sri Hirendra Nath Dey Sarkar and they are possessed and enjoyed the said property from the Bengali year 1365 and further they have

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individually recorded in the L.R. record as the Barga dakhaldar of the said land along with others land .

AND WHEREAS the managing committee of the said Trust did not maintained in daily puja of goddess and also repaired the temple due to fund, in this situation being in need of cash money the managing committee of the said Trust had decided on 01.02.1998 to sell the 'B' Schedule property for maintenance and repaired of the 'A' Schedule property as per the said Trust. In respect of that the said managing committee of the said Trust divided in different plots of the said land measuring an area 51. Satak in Mouza- Garagacha, J.L No. 45, Touzi No. 56, R.S. No. 41, appertaining to R.S. Khatian no. 118, L.R. Khatian No. 166 comprised in R.S. Dag No. 86, now L.R. Dag No. 93 under Police Station Sonarpur in the District South 24-Parganas and thereafter sold, transferred and conveyed by way of a registered Deed of Sale written in Bengali on 05.10.1999 All That piece and parcel of a plot of shali land, being plot no. P-4, measuring an area 1 Cottah 12 Chittak 0 Sq.ft. more or less alongwith all easement rights and common passages and facilities of the said plot of land in favour of the present Vendor/Seller, the said Deed of Sale written in Bengali was registered in the office of the Additional District Sub-Registrar at Sponarpur, South 24-Parganas, recorded in Book No. I, Volume No. III, pages 291 to 305, Being No. 6755 for the year 1999.

AND WHEREAS after purchasing the said property the present VENDOR/SELLER is absolute owner and also in seized and possessed ALL THAT piece or parcel of a plot of shali land, being plot no. P-4, measuring an area 1 Cottah 12 Chittak 0 Sq.ft. more or less alongwith all easement rights and common passages and facilities of the said land in

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Mouza- Garagacha, J.L No. 45, Touzi No. 56, R.S. No. 41, appertaining to R.S. Khatian no. 118, L.R. Khatian No. 166 comprised in R.S. Dag No. 86, now L.R. Dag No. 93 under Police Station Sonarpur in the District South 24-Parganas, morefully mentioned in the Schedule hereunder written.

AND WHEREAS being in need of cash money the Vendor/Seller herein has declared for absolute sale of said plot of being plot no. P-4, measuring an area 1 Cottah 12 Chittak 0 Sq.ft. more or less alongwith all easement rights and common passage and facilities of the said land in Mouza-Garagacha, J.L No. 45, Touzi No. 56, R.S. No. 41, appertaining to R.S. Khatian no. 118, L.R. Khatian No. 166 comprised in R.S. Dag No. 86, now L.R. Dag No. 93 under Police Station Sonarpur in the District South 24-Parganas, under the Rajpur-Sonarpur Municipality and the said Vendor/Seller has approached to the Purchaser for purchasing the said property, mentioned above and the Purchaser herein has accepted the said approached from the Vendor/Seller and thereafter the Purchaser agreed to purchase the same which has been morefully and particularly described in the schedule below at or for the total consideration of the sum of .3,50,000/- (Rupees Three Lac Fifty Thousand only) and now the said Vendor/Seller have further declared that the said property is free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that on payment of Rs. .3,50,000/- (Rupees Three Lac Fifty Thousand only) as per Memo of Consideration hereunder written, by the Purchaser to the Vendor at or before this presents (the payment whereof the Vendor/Seller do hereby and hereunder admit and acknowledge and acquit release the Purchaser and the Said Property hereby conveyed) the Vendor/Seller do hereby sell, transfer, alienate, convey and assure unto the Purchaser forever free from all encumbrances ALL THAT the Said Property, being the said plot being

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Plot no. P-4, measuring an area 1 Cottah 12 Chittak 0 Sq.ft. more or less alongwith all easement rights and common passage and facilities of the said land in Mouza- Garagacha, J.L No. 45, Touzi No. 56, R.S. No. 41, appertaining to R.S. Khatian no. 118, L.R. Khatian No. 166 comprised in R.S. Dag No. 86, now L.R. Dag No. 93 under under A.D.S.R.O and Police Station Sonarpur in the District South 24-Parganas, under the Rajpur-Sonarpur Municipality. within the limits of the Block Land and Land Revenue office at Sonarpur, District 24-Parganas (South) more fully described in the Second Schedule hereunder written or HOWSOEVER otherwise SAID PROPERTY now or heretofore were or was situated butted bounded called known numbered described and distinguished TOGETHER WITH ALL benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever or any part thereof belonging to or in anyway appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto AND FURTHER TOGETHER WITH all paths passages, streets, trees, drains, sewers, water courses, underground water courses, soils, subsoils, fences, fittings, fixtures etc AND remainder and remainders, reversion and reversions AND issues and profits thereof and of any part thereof AND issues and profits thereof and of any part thereof AND ALL the deeds, pattahs, muniments, writings and evidence of title and which now are or hereafter shall or may be in the custody power or possession of the VENDOR/SELLER its heirs, executors, administrators, representatives or any person from whom he/they can or may produce the same without action on suit at law or in equity. TO HAVE AND TO HOLD and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights and appurtenances into the use of the PURCHASER his executors, administrators, representatives and assigns forever AND the VENDOR/SELLER do hereby itself, its heirs executors administrators,

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representatives and assignees THAT notwithstanding any act, deed or things whatsoever by the VENDOR/SELLER or by any of its predecessors and ancestors in title done or executed or knowingly suffered to the contrary the VENDOR/SELLER have at all material times heretofore and now have good right, full powers absolute authority and indefeasible title grant sell convey transfer assign and assure the SAID PROPERTY hereby granted sold conveyed and transferred or expressed or intended as to be into and to the use of the PURCHASER their executors, administrators, representatives and assignees in the manner aforesaid AND THAT the PURCHASER his/their executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably and enjoy the SAID PROPERTY and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand whatsoever from or by the VENDOR of any person or persons lawfully or equitably claiming from under or in trust to them or from or under any of their ancestor or predecessors in title and that fee and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at their costs and expenses of the VENDOR/SELLER will and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR/SELLER or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the VENDOR/SELLER and all persons having lawfully or equitably any estate or interest whatsoever or any part thereof from or in trust of the VENDOR/SELLER or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereinafter at the request and cost of the PURCHASER his/their executors, administrators, representatives and assignees do and execute or cause to be done and executed all such acts,

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deeds and things whatsoever for further better and more perfectly assigning and every part thereof unto and to the use of type PURCHASER his/their executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be reasonably required AND FURTHER THAT and that the Purchasers shall also be entitled to sell, lease, mortgage, gift, lien or otherwise alienate the said land in any manner whatsoever aforesaid as shall or may be reasonably required AND FURTHER THAT the said Purchaser shall have right to cause separate assessment by mutating his name in the office of the Municipality, Local authority, B.L & L.R.O, J.L & L.R.O, D. L.& L.R.O. and/or any other Government and semi Government offices and/or any other office/s in place of the name of VENDOR/SELLER to which the VENDOR/SELLER shall give all consent and signature if necessary and VENDOR/SELLER further declare that the said land hereby sold is not subject to any attachment, alignment lien, charges, mortgage or any suit or execution of any court of law and the said land is free from all encumbrances AND FURTHER THAT the VENDOR/SELLER and all its heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the PURCHASER his/their executors, administrators, representatives and assignees, if any, suffered by reason of any defect in the title of the VENDOR/SELLER for any breach of the covenant hereunder contained.

SCHEDULE

ALL THAT piece and parcel of a plot of Shali land, being plot no. 'P- 4' measuring an area **1 Cottah 12 Chittak 0 Sq.ft.** more or less in **Mouza-Garagacha**, J.L No. 45, Touzi No. 56, R.S. No. 41, appertaining to R.S. **Khatian no. 118**, L.R. Khatian No. 166 comprised in **R.S. Dag No. 86**, now L.R. Dag No. 93 under A.D.S.R.O and **Police Station - Sonarpur** in the District South 24-Parganas, under the **Rajpur-Sonarpur Municipality**

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together with all easements rights, common passages of southern & eastern side for taking and/or connection water line, electric line, telephone line, and all necessary line or line/s, drain etc. under and above of the said land and all other facilities of the said land thereof. The said land is delineated "RED" marked in the plan annexed hereto

The proportionate annual rent of the said land is payable to the office of the Collector, Government of West Bengal, the said land is butted and bounded as follows :

ON THE NORTH : Plot no. P-5.
 ON THE SOUTH : 12 feet wide common passage
 ON THE EAST : 10 feet wide common passage
 ON THE WEST : Part of R.S. Dag No. 86

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

SIGNED AND
 DELIVERED IN THE
 PRESENCE OF :-

1. Tapas Bhattacharya
 P-71, Jadu colony
 Kal-34

স্বাক্ষর
 SIGNATURE OF VENDOR/SELLER

2. Susanta Kumar Sarkar
 1/23 Basupukur poraantik.
 Pally P.S. Kousha Kalkata-42

Prepared & Drafted by

Biswanath Ghosh

BISWANATH GHOSH
 ADVOCATE

High Court, Calcutta

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MEMO OF CONSIDERATION

RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand only) towards the full consideration money as follows:-

MEMO

By Pay Order No. 715218 drawn on Chouringhee (Calcutta)

dated 08/02/12

Rs. 3,50,000/-

WITNESSES

1. Tapas Bhattacharjee

স্বাক্ষরিত

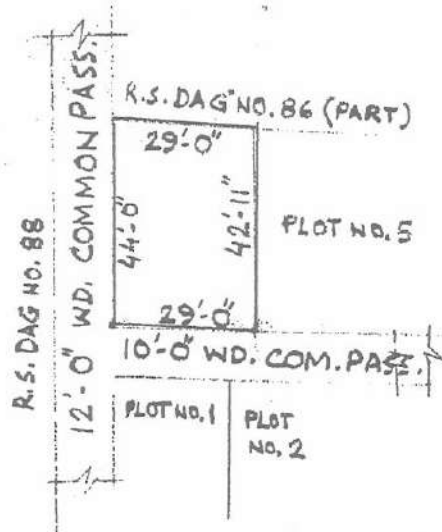
SIGNATURE OF VENDOR/SELLER

2. Susanta Kumar Sarkar

SITE PLAN OF R.S. DAG NO. 86 AT MOUZA-GARAGA-
CHHA, J.L. NO. 45, P.S.- SONARPUR, WARD NO. 1 UNDER
RAJPUR- SONARPUR MUNICIPALITY,
DIST. 24 PRG. (SOUTH).

AREA OF LAND = 1 Kt- 12 CH- 0 SFT.

NAME OF PURCHASER → KMA COMMODITIES PVT. LTD.



স্বাক্ষরিত

SPECIMEN FORM FOR TEN FINGERPRINTS



| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|---------------|-------------|
| Left Hand | ↖ | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger |
| Right Hand | | | | | ↗ |



माना शरकर

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Kishan M. Agarwal

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |