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भारतीय गैर न्यायिक

पचास
रुपये

रु.50



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

CERTIFIED FOR THE PURPOSES OF THE REGISTRATION ACT, 1908. The signature sheets and the instrument sheet attached with this document are integral parts of this document.

945735

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Handwritten notes:
05.04.13
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05.04.13

Handwritten date: 05.04.13

Signature: _____
05.04.13

THIS INDENTURE made this 5th day of April 2013.

16 APR 2013

BETWEEN MANGALAM EDUCATIONAL SOCIETY, a registered Society under Registrar of Firms, West Bengal, societies and non trading Corporation, under West Bengal Society Registration Act,1961 Holding PAN: **AAAAM5064H** , having its Registered Office at 14, Watkins Lane, Howrah-711101, P.S. Golabari, represented by its President **MR. PAUL MANGALAM**, Son of Late K. Mangalam, hereinafter called and referred to as the "**VENDOR**" (which expression unless excluded by or repugnant to the context herein shall be deemed to be included its legal representatives, successors-in office, executors, administrators and assigns) of the **FIRST PART**.

স্মারক নং ১৩৫২
তারিখ ১২/০৪/১৩
ক্রমিক নং
বিবরণ
স্বাক্ষর

DEBABRATA BANERJEE
Advocate
10, Prinsep Street, Ground & 2nd Floor
Front Building, Kolkata - 700057
Ph : 2252-2633/3631

শ্রী
সৈফুদ্দীন বেহার
ইকাল ভেদার
ইতিহাস সাক্ষর

Q. M. Ghosh



1836

MANGALAM EDUCATIONAL SOCIETY

Q. M. Ghosh
PRESIDENT



1837

District Sub-Registrar
Howrah

For ANAND INDUSTRIES (P) LTD.
Anand Narayan Singh
Director

5 APR 2013

Q. M. Ghosh
Howrah Cal

AND

ANAND INDUSTRIES PVT. LTD. a Company incorporated under Companies Act, 1956 Holding PAN:AAECA6158Q, having its registered Office at Vill & P.O. Salap, P.S. Domjur, Dist. Howrah, hereinafter called and referred to as the "**PURCHASER**" (which expression unless excluded by or repugnant to the context herein shall be deemed to be included its legal representatives, successors-in office, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS all that piece and parcel of land having Mokrari Mourashi interest in the same reputed to be 2 (two) Bighas 16 (sixteen) Cottahs which is recorded in the records of Howrah Municipal Corporation as 2 (two) Bighs 15 (fifteen) Cottahs 00 (zero) Chittack 10 (ten) Sq.ft. but as per physical measurement the same is 2 (two) Bighas 16 (sixteen) Cottahs 00 (zero) Chittack 0 (zero) Sq.ft. fully covered under Boundary walls together with number of pucca structures standing thereon with all easements appurtenant thereto and easements over and underneath the 17 feet wide North side passage (presently 8.1 meter wide passage including drain) situate at No.426, Grand Trunk Road (North), in Howrah Municipal Corporation Ward No.16, District Howrah, Police Station Golabari and comprised within C.S. Dag No.84, 84/141, 84/142 and 83, 102 appertaining to Khatian No. 29, Sheet No.39 of Mouza & P.S. Golabari, which has specifically been described in the **FIRST SCHEDULE** hereinafter mentioned and for the sake of brevity hereinafter referred to as the "**TOTAL PROPERTY**".

AND WHEREAS one Ishan Chandra Bose was inducted as Dakhaldar Basat Praja by then Zaminders Sailendra Nath Mitra, Birendra Nath Mitra, Harendra Nath Mitra and Monindra Nath Mitra of Khurut Road, Howrah in respect of the said property situated at 436, Grand Trunk Road (North) and accordingly the said Ishan Chandra Bose used to possess the said plot of land by exercising various parts of possession,



~~District Sub-Registrar
Howrah~~

- 5 APR 2013

SALE DEED PLAN

AT PREMISES NO-436, GRAND TRUNK ROAD,
UNDER H.M.C. WARD NO-16, BOROUGH NO-2,
P.S. GOLABARI, DISTRICT-HOWRAH.

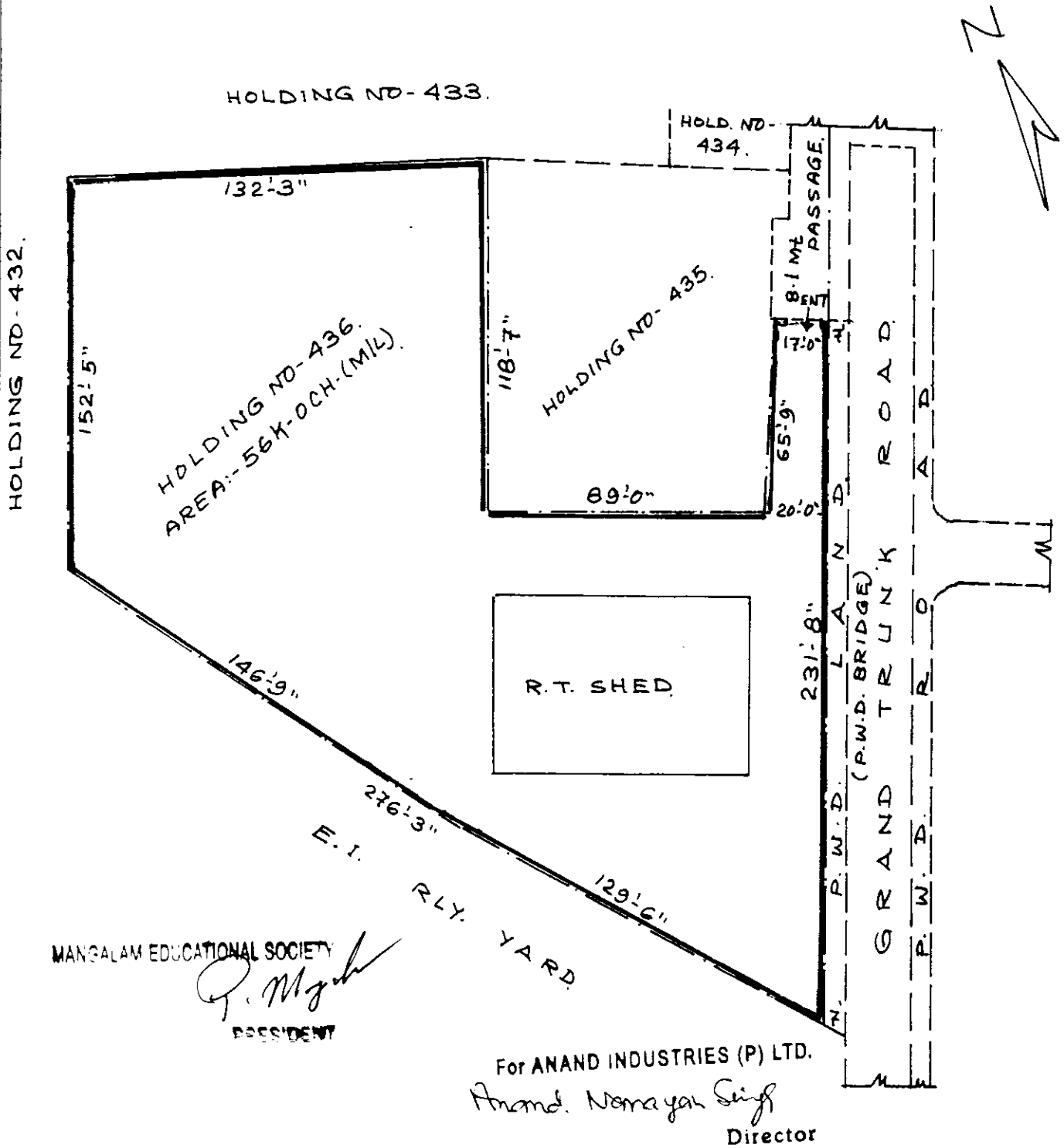
VENDOR:- MANGALAM EDUCATIONAL SOCIETY

PURCHASER:- ANAND INDUSTRIES PVT. LTD

SOLD AREA OF LAND: 7K-0CH. OUT OF 56K-0CH. (M/L)

SHOWN IN RED BORDER. 

R. T. SHED: 400 SFT.














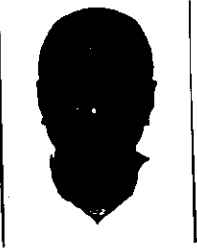

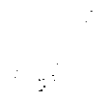
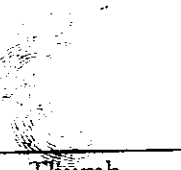









MANGALAM EDUCATIONAL SOCIETY

R. M. Singh
PRESIDENT

For ANAND INDUSTRIES (P) LTD.

Anand. Narayan Singh
Director

COPY BY *Amallick*

Sl. No.	Signature of the executants Presentants					
✓	 <p>MANGALAM EDUCATIONAL SOCIETY <i>P. Mangalam</i> PRESIDENT</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <p>... DIRECTOR. <i>Anand Narayan Singh</i> Director</p>					
		Little	Ring	Middle (Left	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 03604 of 2013
(Serial No. 03707 of 2013 and Query No. L00006606 of 2013)

On 05/04/2013

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

Presented for registration at 18.00 hrs on :05/04/2013, at the Private residence by Mr. Paul Mangalam ,Executant.

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

Execution is admitted on 05/04/2013 by

1. Mr. Paul Mangalam
President, Mangalam Educational Society, Pan A A A A M 5 0 6 4 H, 14, Watkins Lane, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, Pin :-711101.
. By Profession : Business
2. Sri Anand Narayan Singh
Director, Anand Industries Pvt. Ltd., Pan A A E C A 6 1 5 8 Q, , Village:Salap, Thana:-DOMJUR, P.O. :-Salap ,District:-Howrah, WEST BENGAL, India, .
. By Profession : Business
Identified By Joy Debnath, son of . , Howrah Court, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu. By Profession: Others.

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 08/04/2013

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.-1.00,00,000/-

Certified that the required stamp duty of this document is Rs.- 700010 /- and the Stamp duty paid as: Impresive Rs.- 50/-

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 16/04/2013

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.

Payment of Fees:

Amount By Cash

Rs. 110028.00/-, on 16/04/2013



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH



Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 03604 of 2013
(Serial No. 03707 of 2013 and Query No. L00006606 of 2013)

(Under Article : A(1) = 109989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/04/2013)

Certificate of Market Value(WB PUVI rules 2001)

Stamp Paid By SABR

1. Rs. 700000/- is paid, by the SABR number 066838, SABR Date 12/04/2013, Bank Name State Bank of India, HOWRAH, received on 16/04/2013, by Anand Industries Pvt Ltd Vill & Po Salap Ps Domjur Dist Howrah

(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH

adversely, openly for more than long statutory period and used to pay ground rents to the Serestha of the then Zamindars and enjoyed all rent profits and usufructs peacefully without any interruption interference, objection and obstruction from any corner whatsoever.

AND WHEREAS said Ishan Chandra Bose, died on 18th May, 1927 leaving behind him his second wife Smt. Giribala Dassi (His first wife Noroda Sundari Dassi predeceased her husband) and three sons by his second wife viz. Probodh Kumar Bose, Anil Kumar Bose, Sudhir Kumar Bose and accordingly their sons and their mother inherited said property each having equal one fourth share in the same and for mother one fourth share was reserved as her life interest in both the above noted holdings.

AND WHEREAS said Probodh Kumar Bose, died on 16th January, 1944 leaving behind his wife, Smt. Sailabala and one son Sri Arun Kumar Bose and thereafter said Sailabala died on 18th March 1947 leaving behind her the only son the said Arun Kumar Bose and thus Arun Kumar Bose inherited one-fourth share of Probodh Kumar Bose and accordingly he used to possess those properties along with other co-shares.

AND WHEREAS for inconvenience in joint possession and for separation of life interest of the said Giribala Dassi (wife of Ishan Chandra Bose) and the parties above named by virtue of a registered Deed of partition executed and registered on 23rd July, 1927 in the office of the joint Sub-Registrar of Assurance at Howrah vide Book No. I, Volume No. 21, pages from 86 to 90, Being No. 1558 for the year 1927 A.D. got the aforesaid two properties partitioned by meets and bound and as per the said Deed of partition the said Anil Kumar Bose, Sudhir Kumar Bose and Arun Kumar Bose were jointly and exclusively allotted the Howrah Municipal Corporation Holding No. 436, Grand Trunk Road (North), Ward No. 4, District Howrah, Police Station Golabari as their twelve annas share and accordingly they used to possess the said property as described in the

schedule hereunder jointly in exclusion to the said portion of their mother Giribala Dasi.

AND WHEREAS while so in joint possession the aforesaid three co-sharer Anil Kumar Bose, Sudhir Kumar Bose and Arun Kumar Bose by virtue of a registered Deed of sale executed and registered on 1st October, 1948 vide Book No.I, Volume No.106, pages from 58 to 65, Being No.3746 for the year 1948 on the office of the Registrar of Calcutta sold the property described in the schedule hereunder jointly unto in favour of Jethmull Bhansali and Jesraj Bhansali all sons of Late Partabmull Bhansali Bhikhan Chand Bhansali son of Sri Govind Ram Bhansali and Bhanwarlal Bhansali, son of Late Hiralal Bhansali of 118/119, Khengraputty Street, Calcutta and delivered exclusive possession thereof in favour of the said purchasers and after the said purchase the said purchasers have mutated their names in the record of the then Howrah Municipality and in the Settlement department and used to possess the said plot of land and exercised all acts and over acts over the same and enjoyed all rents, profits and usufructs there from for more than long statutory period and paid ground rents to the seristha of the then Zamindars and taxes to the then Howrah Municipality peacefully, openly, adversely without any interruption, interference, objection and obstructions from any corner whatsoever.

AND WHEREAS said Jethmal Bhansali died on 21st June, 1982, leaving behind him three sons viz. Birdhi Chand Bhansali, Manik Chand Bhansali, Shrichand Bhansali and one daughter Kanchan devi Bhadani as his heirs and legal representatives who jointly inherited the one-sixth share in the said property each having one-Twenty Fourth share.

AND WHEREAS said Askaran Bhansali died on 20th December, 1961 leaving behind him his mother Dhanni Devi Bhansali, his wife Kani Devi Bhansali, Two Sons viz. Motilal Bhansali, Jiwraj Bhansali (minor) and five daughter namely Ratani Devi Nahata, Hulasi Devi Patawari, Jiwani

Devi Pugalia, pukhraj Devi Daga and Chandarkal Bhansali (minor), who inherited jointly the one sixth share in the said property i.e. each having $1/54^{\text{th}}$ share out of which excepting Jiwraj and Chandarkala all other sisters his wife and mother released their shares, right, title, interest and possession intestate in the said property in favour of Motilal Bhansali by a Registered Deed of release dated 30th March, 1962 and as such Motilal Bhansali inherited $7/54^{\text{th}}$ share, Jiwraj inherited $1/54^{\text{th}}$ share and Chandarkala Bhansali now Giria inherited $1/54^{\text{th}}$ share in the said property.

AND WHEREAS said Sujan Chand Bhansali died on 8th August, 1972 leaving behind him his two sons viz. Hanumanmall Bhansali Chunilal Bhansali and one daughter Suraj Devi Chopra who have jointly inherited one sixth share in the said property each having an equal $1/18^{\text{th}}$ share.

AND WHEREAS the said Jesraj Bhansali died on 9th November, 1984 leaving behind him his wife Kalkati Devi, Two sons Rawantmal and Dharam Prakash and five daughters viz. Kesar Devi Pugalia, Kiran Devi Bothra, Sujani Devi Pagaria, Sampat Devi Sekhani and Sukhraj Devi Bothra out of which widow and all daughters, by two separate registered Deed of release executed on 14th May 1986 and 7th June, 1986 released all their right, title, interest and possession in favour of Rewantmal Bhansali and Dharam Prakash Bhansali thereby the said two brothers jointly inherited one Sixth share each having one twelfth share in the same by this time Rewantmal Bhansali died on 20th November, 2003, leaving behind him his wife Sajjan Bhansali and only one Saon Dhiraj Kumar Bhansali as such Dharm Prakash Bhansali inherited $1/12^{\text{th}}$ share and Sajjan Bhansali and Dhiraj Kumari Bhansali inherited $1/24^{\text{th}}$ share each.

AND WHEREAS said Bikam Chand Bhansali died instested on 4th April, 2002 authorising behind him his four sons viz. Mohanlan Bhansali, Bimal Singh Bhansali and Raj Kumar Bhansali $1/24^{\text{th}}$ share each in the said property.

AND WHEREAS the said Bhanwarlal Bhansali died on 16th December, 1996 leaving behind him his one son Vikram Bhansali and four daughters viz. Gulab Devi Bothra, Pushpalata HY. Tanita, Saroj Baid and Anju Sethia and as during lifetime the said Bhanwarlal Bhansali expressed his desire to give $1/2$ share in the said property to his brother Kundanmal Bhansali but he could not transfer the same in writing in his life time but his son Vikram Kumar Bhansali and four daughters accepted $1/2$ share Kundamal Bhansali as such Kundanmal Bhansali inherited $1/12^{\text{th}}$ share and his son and four daughter inherited $1/60^{\text{th}}$ share each in the said property.

AND WHEREAS after the death of Jethmal, Askaran, Sujan Chand, Jesraj, Bhikhan Chand and Bhanwarlal the heirs above named have jointly inherited the said property as per their respective shares mentioned above and accordingly they used to possess the said property and enjoyed all the rents, profits and usufructs there from.

AND WHEREAS the Predecessor-Vendors were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT property No.436, Grand Trund Road (North), Howrah - 711101, having their respective ownership share therein as more fully described in the schedule as follows :

<i>Name of the Owner</i> <i>the Owner</i>	<i>Share of</i>
BRIDHI CHAND BHANSALI	1/24 TH
MANICK CHAND BHANSALI	1/24 TH
SHRICHAND BHANSALI	1/24 TH
KANCHAN DEVI BHADANI	1/24 TH
MOTILAL BHANSALI	7/54 TH
JIWRAJ BHANSALI	1/54 TH
CHANDARKALA GIRIA	1/54 TH
HANUMANMALL BHANSALI	1/18 TH
CHINNILAL BHANSALI	1/18 TH
SURAJ DEVI CHOPRA	1/18 TH
DHARAM PARKASH BHANSALI	1/12 TH
DHIRAJ KUMAR BHANSALI	1/24 TH
SAJJAN BHANSALI	1/24 TH
MOHANLAL BANSALI	1/24 TH
KAMAL SINGH BHANSALI	1/24 TH
BIMAL SINGH BHANSALI	1/24 TH
RAJKUMAR BHANSALI	1/24 TH
KUNDANMAL BHANSALI	1/12 TH
VIKRAM KUMAR BHANSALI	1/60 TH

GULAB DEVI BOTHRA	1/60 TH
PUSHPALATA H. TANTIA	1/60 TH
SARAOJ BAID	1/60 TH
ANJU SETHIA	1/60 TH

AND WHEREAS disputes and differences had arisen in between the parties i.e. the Predecessor-Vendors interest, about the family business, commonly known as Partabmull Gobindram including their individual joint property situated at 436, Grand Trund Road (North), Howrah - 711101.

AND WHEREAS the above mentioned Bridhi Chand Bhansali and their predecessor-in-interest to solve the disputes among themselves filled a suit, being Special Suit No.41 of 1972 in the Hon'ble High Court at Calcutta to arbitrate the disputes through arbitration as being provided in the Deed of arbitration as being provided in the Deed of Partnership dated 26th December 1961 (Jesraj Bhansali & Ors. - Vs Bhanwarlal Bhansali & Ors.) and subsequently the another proceeding had also been initiated therein by moving an application being G.A No.384 of 2007.

AND WHEREAS in proceedings of the said Suit No.41 of 1972 Mr. L.C. Bihani and Mr.D.S. Mullick, both the Learned Advocates were appointed as Joint Receivers by the Hon'ble High Court, Calcutta in respect of Partnership Firm M/s. Partabmull Gobindram of 117/119 Pt. Purushottam Roy Street, Kolkata-700 007 as also upon the properties under occupation of the said partnership firm being the said property having Premises No. 436, Grand Trund Road (North), Howrah - 711101.

AND WHEREAS the disputes among the Parties in respect of the business as well as the immovable Properties stand in the same of the persons as Owners as reflected in the respect Deeds of Conveyances have amicably been resolved and come to a settlement. Accordingly, a compromise or settlement petition was filed by and on behalf of all the parties concerned in the said proceedings before the Hon'ble High Court, Calcutta and upon consideration thereof the Hon'ble High Court has been pleased to pass a consent decree disposing of the said Suit.

AND WHEREAS by the said mutual terms and settlement as aforesaid the Predecessor Vendors have amicably agreed to sell the TOTAL PROPERTY.

AND WHEREAS the above mentioned Bridhi Chand Bhansali and Others by executing a Registered Deed of Conveyance dated 4th December, 2007 sold, conveyed and transferred the TOTAL PROPERTY to **MANGALAM EDUCATIONAL SOCIETY** the Vendor herein and the said Deed was registered at the Office of A.D.S.R. Howrah and the same was recorded in the Book No.I, CD Volume No.4, Pages 1824 to 1854, Being No.04342 for the year 2007.

AND WHEREAS after the above mentioned purchase the Vendor herein got their name mutated in the records of Howrah Municipal Corporation.

AND WHEREAS by virtue of the above mentioned act, deeds and things **MANGALAM EDUCATIONAL SOCIETY** the Vendor herein, became the

absolute Owner, right, title, interest and possession holder of the TOTAL PROPERTY.

AND WHEREAS the Governing Body of the said Society in its meeting held on 9th December, 2010 unanimously decided to sell the TOTAL PROPERTY to any interested person and MR. PAUL MANGALAM the President of Society was duly empowered to do all needful for selling the TOTAL PROPERTY.

AND WHEREAS at the request of the Purchaser, the Vendor has now agreed for absolute sale to the Purchaser out of the TOTAL PROPERTY ALL THAT undivided Land measuring more or less 7 Cottahs TOGETHER WITH undivided structure measuring more or less 400 Sq.ft. standing thereon with all easements appurtenant thereto and easements over and underneath with presently 8.1 meter wide North side passage including drain at and being Municipal Holding No:436, Grand Trunk Road (North), P.S. Golabari, comprised within Dag No.84, 84/141, 84/142 and 83, 102 appertaining to R.S. Khatian No.29, Mouza and P.S. Golabari, Parganas Paikan, J.L. No.1 Revenue Survey No.1989, Touzi No.811, Additional District Sub-Registration Office Howrah within the limits of Howrah Municipal Corporation in the District of Howrah more fully and particularly described in the SECOND SCHEDULE hereinafter mentioned for the sake of brevity hereinafter called and referred as the SAID PROPERTY.

AND WHEREAS in pursuance whereof the Vendor is hereby completing sale of THE SAID PROPERTY unto and in favour of the Purchaser

NOW THIS IDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of Rs.1,00,00,000/= (Rupees One Core) only well and truly paid to the Vendor by the Purchaser at or before the execution of this Deed of Conveyance (the receipt whereof the Vendor hereby as also by the Memo of consideration hereunder written admits

and acknowledges and on and from the payment of the sum and every part thereof for ever releases discharges and acquits the Purchaser as well as Property hereby granted sold, conveyed, transferred, assigned and assured), the Vendor hereby grants, sells, conveys, transfers, assigns and assures absolutely and forever of ALL THAT undivided Land measuring more or less 7 Cottahs TOGETHER WITH undivided structure measuring more or less 400 Sq.ft. standing thereon with all easements appurtenant thereto and easements over and underneath with presently 8.1 meter wide North side passage including drain at and being Municipal Holding No:436, Grand Trunk Road (North), P.S. Golabari, comprised within Dag No.84, 84/141, 84/142 and 83, 102 appertaining to R.s. Khatian No.29, Mouza and P.S. Golabari, Parganas Paikan, J.L. No.1 Revenue Survey No.1989, Touzi No.811, Additional District Sub-Registration Office Howrah within the limits of Howrah Municipal Corporation in the District of Howrah more fully and particularly described in the SECOND SCHEDULE hereinafter mentioned with all privileges assessments, appendages and appurtenance whatsoever to the said property belonging or any part thereof usually held, used, occupies, enjoyed or accepted, reputed known as part or parcel or member thereof or appurtenant thereto and the reversion or reversions remainder or reminders, rents issues and profits thereof and all and every part thereof AND ALL the estate right, title, interest uses trust property claim and demand whatsoever both at law or in equity or the Vendor unto upon the Properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be TO HAVE AND TO HOLD the **SAID PROPERTY** with all other 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 free from all encumbrances whatsoever. And that the Vendor and all its, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser its executors, administrators and

assigns against loss, damages, cost charges and expenses if any suffered by reasons of any defect in the title of the Vendor or any breach of the covenants hereinafter contained. And the Vendor doth hereby covenant with the Purchaser, that notwithstanding any act, deed, matter or thing by the Vendor or predecessor-in- title done executed or knowingly suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the **SAID PROPERTY** and all other benefits and rights HEREBY granted sold conveyed transferred assigned and assured or expressed intended so to be and every part thereof. And that the Vendor have not at any time done or executed knowingly any act, deed, matter or things whereby the **SAID PROPERTY** and all other benefits and rights hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof can be or may be impeached, encumbered or affected in title. And that notwithstanding any act deed or things whatsoever done as aforesaid, the Vendor has got marketable right and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said Property and all other benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents. And that the **SAID PROPERTY** and all other rights and benefits hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part of them is now free from all claims, demands, encumbrances liens attachments, leases, lispendens, uses, debuttar or trust made or suffered by the Vendor having lawfully rightfully or suitably claiming any estate or interest there from used or in trust for the Vendor. And that the Purchaser shall and may at all times hereafter peaceably and quietly use possess, hold and enjoy the **SAID PROPERTY** and all other benefits and rights hereby granted sold, conveyed,

transferred, assigned and assured or expressed or intended so to be and receive the rents, issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Vendor having or lawfully, rightfully or equitably claiming from or in trust for the Vendor. And that freed and cleared and absolutely discharged saved harmless and keep indemnified against all other estate, charges and encumbrances, liens, attachments, lispendens, uses debutters, trust, claims or demands whatsoever created, occasioned or made by the Vendor or its predecessor-in-title lawfully equitably or rightfully claiming from under or in trust for the Vendor. And further that the Vendor having or lawfully or equitably claiming any estate or interest in the said Property or any part thereof from under or in trust for the Vendor or predecessor-in-title for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the **SAID PROPERTY** and every part thereof unto and to the use of the Purchaser in the matter aforesaid as shall or may reasonably be required.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT residential plots of land having mokrari mourashi interest in the same measuring a little more or less 56 Cottahs TOGETHER WITH C.I. shad structures, measuring more or less 3200 Sq.ft. with all easements appurtenant thereto and easements over and underneath with presently 8.1 meter wide North side passage including drain situated at Howrah Municipal Corporation Holding No. 436, Grand Trund Road (North), ward No.16, District Howrah, Police Station Golabari comprised within Dag Nos. 84, 84/141, 84/142 and 83, 102 appertaining to R.S. Khatian No. 29, of Mouza & P.S. Golabari, Parganas - Paikan J.L. No.I, Revenue Survey No.1989 Touzi No.811 Hooghly within Police Station Golabari, in the District Howrah, place

lying and situate within the territorial jurisdiction of District Registry Office and District Sub-Registry Office and Additional District Sub-Registry office at Howrah and the same depicted in RED colour border in the plan annexed hereto forming a part of this Deed and butted and bounded by :

ON THE NORTH : By Holding No.433, G.T. Road (North),
Passage of Holding No. 435, G.T.Road (North)

ON THE EAST : By Holding No. 435, G.T. Road (North), and
PWD Road.

ON THE SOUTH : By property of Eastern Railway.

ON THE WEST : By Holding No. 432, G.T. Road (North), and
435, G.T. Road (North).

OR HOWSOEVER OTHERWISE the said Property is butted bounded called known numbered described or distinguished.

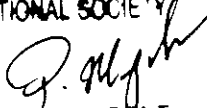
THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT undivided residential Land having mokrari mourashi interest in the same measuring more or less 7 Cottahs out of the total Land particularly mentioned in the FIRST SCHEDULE hereinabove written TOGETHER WITH undivided structure measuring more or less 400 Sq.ft. out of the total structure particularly mentioned in the FIRST SCHEDULE with all easements appurtenant thereto and easements over and underneath with presently 8.1 meter wide North side passage including drain situated at and being Municipal Holding No:436, Grand Trunk Road (North), P.S. Golabari, comprised within Dag No.84, 84/141, 84/142 and 83, 102 appertaining to R.S. Khatian No.29, Mouza and P.S. Golabari, Parganas Paikan, J.L. No.1 Revenue Survey No.1989, Touzi No.811, within the jurisdictions of Additional Sub-Registration Office

Howrah within the limits of Howrah Municipal Corporation in the District of Howrah.

IN WITNESSES WHEREOF that the parties hereto have hereunto set forth and subscribed their respective hands and seals the day, month and year first above written.

SIGNED AND DELIVERED by and on behalf of the VENDOR at Howrah in the presence of:

MANGALAM EDUCATIONAL SOCIETY

PRESIDENT

① Basudev Roy
Ghoshpara Road
Post Office - Jhanehat
Dist. - Sankrail
Dist. - Howrah.

Shy Mangalam
55 Gariahat Rd Cal 19

SIGNED AND DELIVERED by and on behalf of the PURCHASER at Howrah in the presence of:

FOR MANGALAM EDUCATIONAL SOCIETY LTD.

Anand Narayan Singh
Director

① Basudev Roy
Ghoshpara Rd.
Post Office - Jhanehat
Dist. - Sankrail
Dist. - Howrah.

Shy Mangalam
55 Gariahat Rd.
Cal. 19

Drafted by me



DEBABRATA BANERJEE
ADVOCATE

W.B./1167/1981
12/1, Lindsay Street, Kolkata-700087

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser said sum of Rs.1,00,00,000/- (Rupees One Core) only being the full amount of consideration as per Memorandum below:-

Dated	Chq No.	Drawn on	Amount
05.04.2013	402846	Indian Bank Babudanga Branch	1,00,00,000/-

① Banuola Roy
Chokpara Rd.
Teerbill Jhanchet
P.S. - Sankrui
Dist. - Hooghly.

Lady Mangala -
55 Gariahat Road
Cal 19

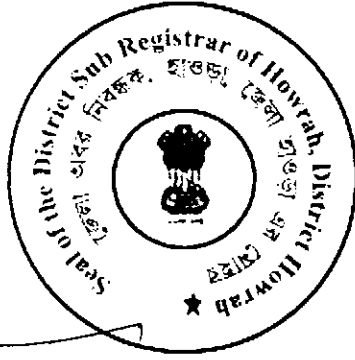
MANGALAM EDUCATIONAL SOCIETY

P. Majumdar
PRESIDENT

✓

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 525 to 548
being No 03604 for the year 2013.



(Satiprasad Bandopadhyay) 16-April-2013
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH
West Bengal