

10783/12

D. 09877/12 Deed No - 2
Annex - 5

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 564873

certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to this document are the part of this document.

Additional District S.D. Registrar
Cossipore, Dum Dum North 24 Pgs

26 SEP 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th day of September
Two Thousand Twelve (2012)

B E T W E E N

2346 Value 500/-
Date 24/9/2012
Sold to
Address

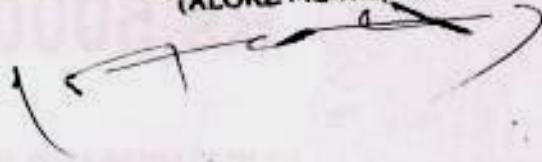
K.P. Charan

Advocate

Sealdah Court,
1901-14.

Vendor..

Sealdah Civil Court
(ALOKA MUKHERJEE)



Identified By:
Bishrajit Sarkar
S/O. Balaram Sarkar
95/6, P. S. Road, Kol-30
Occupation - Clerk



TS

Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 Pgs. (N)

26 SEP 2012

(1) **SRI PRAMOD LUNDIA** (having Pan **ABEPL6851B**), son of Late Bilas Rai Lundia, by faith -Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 63, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055, District North 24-Parganas, (2) **SRI SHYAMAL DEY** (having Pan **ADPPD7160C**), son of Sri Bhabesh Chandra Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 152, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, District North 24-Parganas, both carrying on a Partnership business under the name and style of **M/S. STAR SHELTER** (having Pan **ABFFS4792K**), having its registered office at Premises No. 63, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055, District North 24-Parganas, (3) **SRI MAHESH AGARWAL**, (4) **SRI DINESH KUMAR AGRAWAL** and (5) **SRI SAJJAN AGRAWAL**, all sons of Sri Gokul Chand Agarwal, all by faith - Hindu, all by nationality - Indian, all by occupation - Business, all residing at Premises No. 50, T.C. Road, New Alipore, Police Station - New Alipore, Kolkata - 700 053, the Vendor Nos. 3, 4 & 5 are being represented by their constituted Attorney the Vendor No. 2 herein namely **SRI SHYAMAL DEY**, son of Sri Bhabesh Chandra Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 152, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, District North 24-Parganas, partner of **M/S. STAR SHELTER**, having its registered office at Premises No. 63, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055, District North 24-Parganas empowered and authorized by virtue of a General Power of Attorney dated 13th day of July, 2012 duly registered in the office of the Additional Registrar of Assurances - III at Kolkata in Book No. IV, CD Volume No. 6, Pages 8491 to 8502, Being No. 04175 for the year 2012, hereinafter collectively called and referred to as the "**VENDORS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. GREENTOUCH PROJECTS LIMITED, (having Pan **AADCG9096Q**) a Company incorporated under the Companies Act, 1956, having its registered office at Premises No. P-164/1, First Floor, C.I.T. Road, Scheme - VIIM, near Sony World, Ultadanga, Kolkata - 700 054, being represented by its Director **SRI SHYAM SUNDAR DEY** (having Pan **AHHPD9400B**), son of Sri Swapan Kumar Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. P-4, Sector - B, Sinchan Nagar, Taki Road, Barasat, Kolkata - 700 124, District North 24-Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression



[Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 Pgs. (M)
26 SEP 2012

shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by a Bengali Kobala dated 5th day of September, 1979 made between (1) Sri Binod Bihari Sengupta, (2) Sri Ajit Kumar Sengupta and (3) Sri Ranjit Kumar Sengupta therein called the Vendors of the One Part and Sri Samar Kumar Saha therein called the Purchaser of the Other Part and registered at the Cossipore Dum Dum Sub-Registration office in Book No. 1, Volume No. 120, Pages 236 to 240, Being No. 6344 for the year 1979, the said Sri Binod Bihari Sengupta and two others for the consideration therein mentioned granted, sold, transferred and conveyed unto the said Sri Samar Kumar Saha **ALL THAT** piece or parcel of Rayati Dakhali Swatya sali land hereditaments and premises containing by estimation an area of **1 (one) Bigha 10 (ten) Cottahs 10 (ten) Chittacks** be the same a little more or less lying situate at Mouza - Dakshin Nimta comprised in part of Dag No. 4586, Khatian No. 1497, Jamindari Khatian No. 1496, J.L. No. 8, R.S. No. 102, Touzi No. 2163 in the District of North 24-Parganas fully described in the Schedule thereunder written absolutely and forever.

AND WHEREAS thereafter the said Sri Samar Kumar Saha mutated his name in the records of the North Dum Dum Municipality as true and lawful Owner thereof and the said Municipality assessed the said plot of land as Municipal Holding No. 124 of Janapath Sarani, Nimta under Ward No. 29.

AND WHEREAS by virtue of an Indenture **dated 07.08.2007** duly registered in the office of the District Sub-Register - I, North 24-Parganas at Barasat in Book No. 1, CD Volume No. 2, Pages 5547 to 5562, Being No. 03871 for the year 2007, the said Sri Samar Kumar Saha indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Rayati Dakhali Swatya sali land hereditaments and premises containing by estimation an area of **19 (Nineteen) Cottahs** be the same a little more or less together with a tin shed structure thereon out of the said total area **1 (one) Bigha 10 (ten) Cottahs 10 (ten) Chittacks** including all easement rights and appurtenances thereto being the **eastern** portion of the said Municipal Holding No. 124, Janapath Sarani more particularly mentioned described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of Sri Pramod Lundia and Sri Shyamal Dey, both Partners of M/s. Star Shelter, Sri Mahesh Agarwal, Sri Dinesh Kumar Agrawal and Sri Sajjan Agrawal the Vendors herein free from all encumbrances whatsoever.

AND WHEREAS by virtue of the said Indenture the Vendors herein thus became the absolute Owners and jointly seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plot of land hereditaments and premises containing by estimation an area of **19 (nineteen) Cottahs** be the same a little more or less together with a tin shed structure thereon including all easement rights and appurtenances thereto being the **eastern** portion of the said Municipal Holding No. 124, Janapath Sarani at Mouza - Dakshin Nimta, J.L. No. 8, R.S. No. 102, Touzi No. 2163 comprised in part of Dag No. 4586 appertaining to Khatian No. 1497 corresponding to Jamindari Khatian No. 1496 under the Police Station of Nimta within the limits of North Dum Dum Municipality in the District of North 24-Parganas free from all encumbrances, charges, liens, lispens, attachments, claims and demands in any manner whatsoever.

AND WHEREAS while remaining in absolute possession and enjoyment thereof the Vendors herein jointly **have** agreed to sell and the Purchaser herein **has** agreed to purchase **ALL THAT** piece or parcel of the said plot of land hereditaments and premises containing by estimation an area of **19 (nineteen) Cottahs** be the same a little more or less together with a tin shed structure thereon measuring **5000** Sq.ft. including all easement rights and appurtenances thereto being the **eastern** portion of the said Municipal Holding No. 124, Janapath Sarani at Mouza - Dakshin Nimta, J.L. No. 8, R.S. No. 102, Touzi No. 2163 comprised in part of Dag No. 4586 appertaining to Khatian No. 1497 corresponding to Jamindari Khatian No. 1496 under the Police Station of Nimta within the limits of North Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the **SAID PROPERTY** at or for the total consideration of **Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lac)** only free from all encumbrances whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendors herein do and each of them doth hereby assure and represent to the Purchaser as follows:-

- a) **THAT** the Vendors herein **have** a good marketable title in respect of the said Property particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.

- c) **THAT** excepting the Vendors herein none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property.
- d) **THAT** there is no bar or legal impediment of the Vendors in selling and transferring of the said Property or any part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendors **have** been served with any notice of acquisition or requisition in respect of said Property.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendors in respect of said Property.
- g) **THAT** the Vendors **have** not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor **have** created any interest or right of the Third Party into and upon the said Property or any portion thereof
- h) **THAT** the Vendors **are** legally competent to transfer the said Property.
- i) **THAT** the Vendors **have** not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property.
- j) **THAT** the said Property or any part thereof is not under any "Debttor" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendors and believing the same to be true and acting on good faith the Purchaser herein **has** agreed to purchase the said Property in fee simple free from all encumbrances, charges, liens, lispendens, mortgages, attachments, acquisition, requisition whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lac)** only paid by the Purchaser to the Vendors at or immediately before the execution of these presents, the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, **its** successors-in-office and assigns and every one of them and also the said Property, **they** the Vendors as the absolute Owners do and each of them doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, **its** successors-in-office and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** piece or parcel of the said plot of land

hereditaments and premises containing by estimation an area of **19 (nineteen) Cottahs** be the same a little more or less together with all easement rights and appurtenances thereto comprised of the said Property particularly mentioned and described in the Schedule hereunder written OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH all the structures, trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise 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 the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, **their** respective heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, **its** successors-in-office and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents AND the Vendors do and each of them doth hereby for **themselves, their** respective heirs, executors, administrators, representatives and assigns covenant with the Purchaser, **its** successors-in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary **they** the Vendors had at all material times heretofore and now **have** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, **its** successors-in-office and assigns in the manner aforesaid AND THAT the Purchaser, **its** successors-in-office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let

out, lease out or transfer by way of gift or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for **them** AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendors' title in the said Property made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for **them** the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, **its** successors-in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, **its** successors-in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendors, **their** respective heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, **its** successors-in-office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinabove contained and **THIS INDENTURE FURTHER WITNESSETH** that the peaceful physical possession of the said Property and every part thereof is being handed over by the Vendors unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of Rayati Dakhali Swatya sali land hereditaments and premises containing by estimation an area of **19 (Nineteen)** Cottahs be the same a little more or less together with a tin shed structure measuring **5000** Sq.ft. thereon used for residential purpose including all easement rights and appurtenances thereto lying situate at and being the **eastern** portion of Municipal Holding No. 124, Janapath Sarani at Mouza - Dakshin Nimta, J.L. No. 8, R.S. No. 102, Touzi No. 2163 comprised in part of Dag No. 4586 appertaining to Khatian No. 1497 corresponding to Jamindari Khatian No.

1496 under the Police Station of Nimta within the limits of North Dum Dum Municipality in Ward No. 29, Additional District Sub Registration office at Cossipore Dum Dum in the District of North 24-Parganas and more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto which is butted and bounded in the manners as follows :-

- ON THE NORTH** : By Delhi Road.
ON THE SOUTH : By Mouza - Matkal and Dag No. 4587 of
Mouza - Dakshin Nimta.
ON THE EAST : By Dag No. 4588.
ON THE WEST : By part of Dag No. 4586.

All of the said Janapath Sarani, Nimta

IN WITNESSES WHEREOF the Parties herein have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendors at Kolkata
in the presence of :-

1. Rudra Narayan Roy

2. Kaushik Dey

STAR SHELTER

- Pranab Kumar
Partner

Signature of the Vendor No. 1

STAR SHELTER

Shyamal Dey
Partner

**For self and as the constituted
Attorney of the Vendor Nos.
3,4 & 5 herein**

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata
in the presence of :-

1. Rudra Narayan Roy

2. Kaushik Dey

GREENTOUCH PROJECTS LTD.

Shyam Sundar Das

Director

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lac)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION-

1.	By Cheque No. 402297 dated 27.06.2012 drawn on HDFC Bank, Barasat Branch in favour of Sri Mahesh Agarwal	Rs. 26,33,333/-
2.	By Cheque No. 402298 dated 27.06.2012 drawn on HDFC Bank, Barasat Branch in favour of Sri Dinesh Kumar Agrawal	Rs. 26,33,333/-
3.	By Cheque No. 402299 dated 27.06.2012 drawn on HDFC Bank, Barasat Branch in favour of Sri Sajjan Agrawal	Rs. 26,33,334/-
4.	By Cheque No. 411980 dated 10.09.2012 drawn on HDFC Bank, Barasat Branch in favour of Sri Mahesh Agarwal	Rs. 15,00,000/-
5.	By Cheque No. 411981 dated 10.09.2012 drawn on HDFC Bank, Barasat Branch in favour of Sri Dinesh Kumar Agrawal	Rs. 15,00,000/-
6.	By Cheque No. 411982 dated 10.09.2012 drawn on HDFC Bank, Barasat Branch in favour of Sri Sajjan Agrawal	Rs. 15,00,000/-
7.	By Cheque No. 411983 dated 10.09.2012 drawn on HDFC Bank, Barasat Branch in favour of M/s. Star Shelter	Rs. 27,00,000/-
8.	By Cash in favour of M/s. Star Shelter	Rs. 1,00,000/-
TOTAL		Rs.1,52,00,000/-

(Rupees One Crore Fifty Two Lac Only)

WITNESSES :

1. Rudra Narayan Roy
12/6, Sinchan Nagar
Housing, Taxi Club
Barasat, Kol-124

2. Kaushik Dey
473, D. D. Park,
Kolkata - 55

STAR SHELTER

✓ Pramad Sinda

Partner

Signature of the Vendor No. 1

STAR SHELTER

Shyamal Dey

Partner

For self and as the constituted
Attorney of the Vendor Nos.
3,4 & 5 herein

Drafted by :-

Kalipada Charan

[Kalipada Charan]

Advocate.

Bar Association,

Sealdah Court Complex,

Second Floor, Room No. 201,

Kolkata - 700 014.



		Thumb	1st finger	middle finger	ring finger	small finger
P	left hand					
	right hand					



S

		Thumb	1st finger	middle finger	ring finger	small finger
S	left hand					
	right hand					



S

		Thumb	1st finger	middle finger	ring finger	small finger
S	left hand					
	right hand					



		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

SITE PLAN OF A PLOT OF LAND WITH TIN SHED STRUCTURE LYING SITUATE AT EASTERN PORTION OF MUNICIPAL HOLDING NO. 124, JANAPATH SARANI, NIMTA IN MOUZA - DAKSHIN NIMTA, J.L. NO. 8, R.S. NO. 102, TOUZI NO. 2163 COMPRISED OF DAG NO. 4586 (P), KHATIAN NO. 1497 UNDER THE POLICE STATION OF NIMTA WITHIN THE LIMITS OF NORTH DUM DUM MUNICIPALITY IN WARD NO. 29 IN THE DISTRICT OF NORTH 24 PARGANAS.

AREA OF LAND : 19 COTTAHAS (M/L)

AREA MKD. WITH RED BORDER

AREA OF TIN SHED : 5000 SFT. (M/L)



STAR SHELTER

Pramod Kundu
Partner

SIGNATURE OF THE VENDOR NO. 1

STAR SHELTER

Shyamal Dey
Partner

FOR SELF AND AS CONSTITUTED
ATTORNEY OF THE VENDOR NOS. 3, 4 & 5

GREENTOUCH PROJECTS LTD.

Shyam Sundar Dey
Director







SIGNATURE OF THE PURCHASER

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPUR (DUMDUM), District- North 24-Parganas
Signature / LTI Sheet of Serial No. 10783 / 2012, Deed No. (Book - I , 09877/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shyamal Dey 152, Bangur Avenue, Kolkata, Thana -Lake Town, P.O. :- ,District:-North 24 Parganas, WEST BENGAL, India, Pin :-700055	 26/09/2012	 LTI 26/09/2012	Shyamal Dey 26.09.12.

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pramod Lundia Address -63, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 26/09/2012	 LTI 26/09/2012	Pramod Lunda
2	Shyamal Dey Address -152, Bangur Avenue, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self and as Attorney	 26/09/2012	 LTI 26/09/2012	Shyamal Dey
3	Shyam Sundar Dey Address -P- 4 Sec -b Sinchari Nagar Taki Road Barasat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124	Self	 26/09/2012	 LTI 26/09/2012	Shyam Sundar Dey

Name of Identifier of above Person(s)

Signature of Identifier with Date

Biswajit Sarkar
15, Purba Sinthee Road, Kolkata, Thana:-Dum Dum,
P.O. :- ,District:-North 24-Parganas, WEST BENGAL,
India, Pin :-700030

Biswajit Sarkar
26.09.12



(Tapan Kumar Kar)

A. D. S. R. COSSIPUR DUMDUM
Office of the A.D.S.R. COSSIPUR (DUMDUM)



Government Of West Bengal
Office Of the A.D.S.R. COSSIPUR (DUMDUM)
District:-North 24-Paraganas

Endorsement For Deed Number : I - 09877 of 2012
(Serial No. 10783 of 2012)

On

Payment of Fees:

On 26/09/2012

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. 0.00/-, on 26/09/2012

Amount by Draft

Rs. 167258/- is paid , by the draft number 392796, Draft Date 24/09/2012, Bank Name State Bank of India, NORTHERN AVENUE, received on 26/09/2012

(Under Article : A(1) = 167244/- E = 14/- on 26/09/2012)

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.-1,52,05,000/-

Certified that the required stamp duty of this document is Rs. - 1064370 /- and the Stamp duty paid as: Impressive Rs. - 5000/-

Deficit stamp duty

Deficit stamp duty

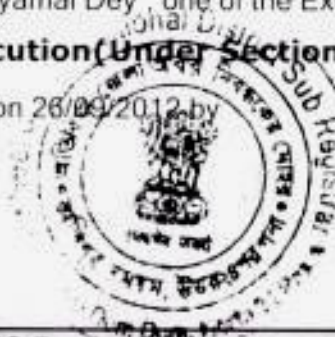
- 1 Rs. 400000/- is paid, by the draft number 392792, Draft Date 24/09/2012, Bank Name State Bank of India, NORTHERN AVENUE, received on 26/09/2012
- 2 Rs. 400000/- is paid, by the draft number 392793, Draft Date 24/09/2012, Bank Name State Bank of India, NORTHERN AVENUE, received on 26/09/2012
- 3 Rs. 259400/- is paid, by the draft number 392801, Draft Date 24/09/2012, Bank Name State Bank of India, NORTHERN AVENUE, received on 26/09/2012

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

Presented for registration at 13.05 hrs on :26/09/2012, at the Office of the A.D.S.R. COSSIPUR (DUMDUM) by Shyamal Dey , one of the Executants,

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

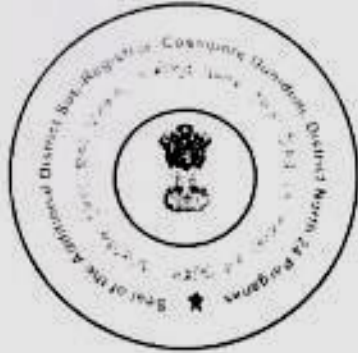
Execution is admitted on 26/09/2012 by



(Tapan Kumar Kar)
A. D. S. R. COSSIPUR DUMDUM
EndorsementPage 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 2499 to 2514
being No 09877 for the year 2012.



(Utpal Kumar Basu) 28-September-2012
A. D. S. R. COSSIPUR DUMDUM
Office of the A.D.S.R. COSSIPUR (DUMDUM)
West Bengal



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 012779

11/460
18/7/2012
L 012779
A.R.A.
III

5/1

Certified that the Document is admitted to
record upon the Signature Sheet and the
affidavit made thereon attached to this document
is the part of this Document.

G. Pan
Additional Registrar of Assurances III, Kolkata

13 JUL 2012

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, (1) **SRI MAHESH AGARWAL**, (2) **SRI DINESH KUMAR AGRAWAL** and (3) **SRI SAJJAN AGRAWAL**, all sons of Sri Gokul Chand Agarwal, all by faith - Hindu, all by nationality - Indian, all by occupation - Business, all residing Premises No. 50, T. C. Road, New Alipore, Police Station - New Alipore, Kolkata - 700 053, **SEND GREETINGS.**

[Handwritten signature]

[Handwritten signature]

400

21-6-2012

57

Ranjito Panigrahy

KALIPADA CHARAN
Advocate
Sealdah Court Complex
Bar Association
2nd Floor Room No. 201
Kolkata 700014

KALIPADA CHARAN
Advocate
Sealdah Court Complex
Bar Association
2nd Floor Room No. 201
Kolkata 700014

GENERAL POWER OF ATTORNEY



Identified By Me:-

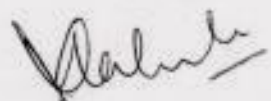
Soumitra Chandra
S/O - Lt. Topan Chandra
A.D. NCCo. Hall
KOL-1
Sonmucje

Additional Registrar
Kolkata

13 JUL 2012

WHEREAS by virtue of a Deed of Conveyance dated 7th August, 2007 duly registered in the office of the District Sub-Registrar - I, North 24-Parganas at Barasat in Book No. 1, CD Volume No. 2, Pages 5547 to 5562, Being No. 03871 for the year 2007, we the Principals herein along with two others namely (1) Sri Pramod Lundia, son of Late Bilas Rai Lundia and (2) Sri Shyamal Dey, son of Sri Bhabesh Chandra Dey (both carrying on a Partnership Business under the name and style of M/s. Star Shelter) jointly have purchased **ALL THAT** piece or parcel of Rayati Dakhali Swatya sali land hereditaments and premises containing by estimation an area of **19 (nineteen) Cottahs** be the same a little more or less togetherwith structure thereon including all easement rights and appurtenances thereto lying situate at and being the Eastern portion of the Municipal Holding No. 124, Janapath Sarani, Nimta at Mouza - Dakshin Nimta, J.L. No. 8, R.S. No. 102, Touzi No. 2163 comprised in part of Dag No. 4586 appertaining to Khatian No. 1497 corresponding to Jamindari Khatian No. 1496 under the Police Station of Nimta within the limits of North Dum Dum Municipality in Ward No. 29 in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the Map or Plan annexed thereto free from all encumbrances, charges, liens, lispensens, attachments, claims and demands in any manner whatsoever.

AND WHEREAS thus we, the Principals herein along with the said Sri Pramod Lundia and Sri Shyamal Dey (both carrying on a Partnership Business under the name and style of M/s. Star Shelter) became the absolute Owners and jointly seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said Rayati Dakhali Swatya sali land hereditaments and premises containing by estimation an area of **19 (nineteen) Cottahs** be the same a little more or less togetherwith structure thereon including all easement rights and appurtenances thereto lying situate at and being the Eastern portion of the Municipal Holding No. 124, Janapath Sarani, Nimta at Mouza - Dakshin Nimta, J.L. No. 8, R.S. No. 102, Touzi No. 2163 comprised in part of Dag No. 4586 appertaining to Khatian No. 1497 corresponding to Jamindari Khatian No. 1496 under the Police Station of Nimta within the limits of North Dum Dum Municipality in Ward No. 29 in

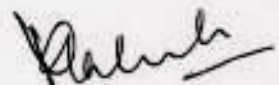


the District of North 24-Parganas more particularly mentioned and described in the Schedule hereunder written and our share in the said land is hereinafter referred to as the 'said Property'.

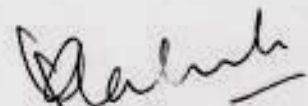
AND WHEREAS We are unable to look after and maintain the said Property or any part or parts thereof and to appear before concerned B.L. & L.R.O., S.D. L.R.O., D.L. R.O., North Dum Dum Municipality and / or any Government Office and / or before the Registrar for admitting execution and registration of Agreement for Sale, Deed of Conveyance, Declaration and / or any other documents relating to the said Property or any part or parts thereof and as a result We are willing to appoint the said **SRI SHYAMAL DEY** as our constituted Attorney on our behalf and in our names.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH that We do hereby constitute, nominate and appoint the said **SRI SHYAMAL DEY**, son of Sri Bhabesh Chandra Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 152, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, District North 24-Parganas as our lawful constituted Attorney for ourselves and on our behalf to do, execute and perform the following acts, deeds and things that is to say :-

1. To look after the said Property on our behalf as our said Attorney may deem fit and proper.
2. To represent us in any Government Office, Court, Tribunal, B.L. & L.R.O., S.D. L.R.O., D.L. R.O., North Dum Dum Municipality and / or in any other Government and / or Public Body or Authority or Authorities in respect of the said Property or any part or parts thereof morefully mentioned and described in the Schedule hereunder written.
3. To enter into and execute Agreement for Sale, Deed of Conveyance or otherwise with any intending Purchaser or Party in respect of the said Property or any part or parts thereof and to receive earnest and / or advance money, full consideration money on our behalf and to give good, valid receipt and discharge for the same and to credit all sale proceeds in relation to the said Property or any part or parts thereof into our respective accounts.



4. Upon such receipt as aforesaid in our names and as our act and deed to sign, execute and deliver any Agreement for Sale, Deed of Conveyance or otherwise in respect of the said Property or any part or parts thereof in favour of any intending Purchaser or his / her/ their nominees or assignees.
5. To sign and execute Agreement for Sale, Deed of Conveyance and Declaration or otherwise which **he** will consider necessary in respect of the said Property or any part or parts thereof in favour of any intending Purchaser or Party and / or the North Dum Dum Municipality, concerned B.L. & L.R.O., S.D. L.R.O., D.L. R.O. as We could do ourselves, if personally present.
6. To present any such Agreement for Sale, Deed of Conveyance and Declaration or otherwise for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement for Sale, Deed of Conveyance or otherwise etc. registered and to do all acts, deeds and things which our said Attorney will consider necessary for conveying the said Property or any part or parts thereof to the said Purchasers as fully and effectually in all respects as We could do the same ourselves.
7. To take delivery of all documents, deeds etc. from the concerned B.L. & L.R.O., S.D. L.R.O., D.L. R.O., North Dum Dum Municipality and to deposit all outstanding taxes in respect of the said Property in our names as and when it will be required.
8. To appoint any Advocate or Legal Practitioner to file any suit or proceeding before any Court of Law for defending the possession of the said Property or any part or parts thereof on our behalf.
9. To represent us before the concerned B.L. & L.R.O., S.D. L.R.O., D.L. R.O., North Dum Dum Municipality and / or any other Govt. office for getting mutation of our names as and when required.
10. To determine the area of the said property and to amalgamate the same with any other adjacent plot of land and to do all acts in relation thereof.



11. Generally to do and perform all acts, deeds, things, matters as necessary for all or any of the aforesaid purposes and to give full effect thereto.
12. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
13. We do hereby agree to ratify and confirm whatsoever the said Attorney will do in relation to the said Property or any part or parts thereof by virtue of these presents.
14. Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney are created on the said Property which is the subject matter of this Power of Attorney and that further the said Attorney will not hereby obtain or have power to make any construction and / or development work on the said Property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the share of the grantors of this Power in the piece or parcel of Rayati Dakhali Swatya Sali land hereditaments and premises containing by estimation an area of **19 (nineteen) Cottahs** be the same a little more or less togetherwith structure thereon including all easement rights and appurtenances thereto lying situate at and being the Eastern portion of the Municipal Holding No. 124, Janapath Sarani, Nimta at Mouza - Dakshin Nimta, J.L. No. 8, R.S. No. 102, Touzi No. 2163 comprised in part of Dag No. 4586 appertaining to Khatian No. 1497 corresponding to Jamindari Khatian No. 1496 under the Police Station of Nimta within the limits of North Dum Dum Municipality in Ward No. 29 Additional District Sub-Registry Office at Bidhannagar (Salt Lake City) in the District of North 24-Parganas, butted and bounded as follows :-

- ON THE NORTH** : By Service Road thereafter Delhi Road.
- ON THE SOUTH** : By Mouza - Matkal and Dag No. 4587 of Mouza - Dakshin Nimta.
- ON THE EAST** : By Dag No. 4588.
- ON THE WEST** : By part of Dag No. 4586, land of M/s. Star Shelter.

All of the said Janapath Sarani, Nimta

(Handwritten Signature)

IN WITNESS WHEREOF We, the Principals herein, have sets and subscribed our hands on the 13th day of July, 2012.

SIGNED, SEALED AND DELIVERED

by the Principals at Kolkata
in presence of :-

1. Pratik Kumar
Advocate
16/2 Mare Street
KOL-01

Rahul Aggarwal
Agarwal

Sajjan Agrawal

2. Sandip Chandra.
c/o. DSA Law Associates.
4D, Niece House.
16 & 2 Mare St.
Kolkata - 70001.

Signature of the Principals

Shyamal Dey

Accepted the Power by the Attorney












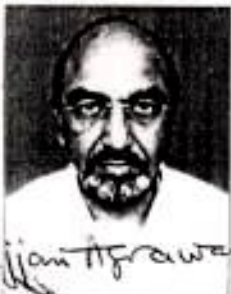





















Drafted by :-

Kalpada Charan







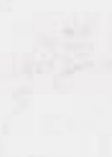

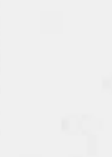

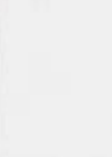
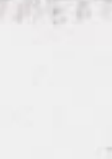
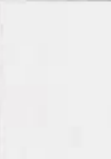

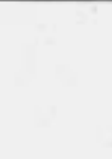

[Kalpada Charan]
Advocate

Bar Association,
Sealdah Court Complex,
Second Floor, Room No. 201,
Kolkata - 700 014

TEN FINGER PRINT

 <i>Rahul Agrawal</i> <i>Rahul Agrawal</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					
 <i>Sajjan Agrawal</i> <i>Sajjan Agrawal</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					
 <i>Agrawal</i> <i>Agrawal</i>					
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	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					

TEN FINGER PRINT



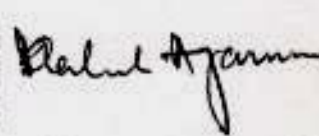





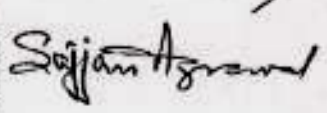


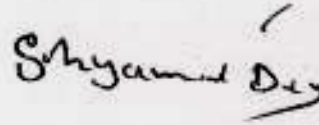
					
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	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
	Right Hand				

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - III KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07536 / 2012, Deed No. (Book - IV , 04175/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mahesh Agarwal 50, T. C. Road, P. S. - New Alipore, Kolkata, P.O. :- District:-, WEST BENGAL, India, Pin :- 700053	 13/07/2012	 LTI 13/07/2012	 13/07/12

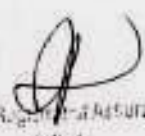
ii Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mahesh Agarwal Address -50, T. C. Road, P. S. - New Alipore, Kolkata, P.O. :-, District:-, WEST BENGAL, India, Pin :- 700053	Self	 13/07/2012	 LTI 13/07/2012	
2	Dinesh Kumar Agrawal Address -50, T. C. Road, P. S. - New Alipore, Kolkata, P.O. :-, District:-, WEST BENGAL, India, Pin :- 700053	Self	 13/07/2012	 LTI 13/07/2012	
3	Sajjan Agrawal Address -50, T. C. Road, P. S. - New Alipore, Kolkata, P.O. :-, District:-, WEST BENGAL, India, Pin :- 700053	Self	 13/07/2012	 LTI 13/07/2012	
4	Shyamal Dey Address - 152, Bangur Avenue, Block - A, P. S. - Lake Town, Kolkata, P.O. :- District:-North 24-Parganas, WEST BENGAL, India, Pin :- 700055.	Self	 13/07/2012	 LTI 13/07/2012	

Name of Identifier of above Person(s)


Sandip Chandra
4 D, Nicco House, Kolkata, P.O. :-, District:-, WEST
BENGAL, India, Pin :- 700001

Signature of Identifier with Date


Sandip Chandra.
13/07/12

ADDITIONAL REGISTRAR OF ASSURANCE-III
Kolkata

13 JUL 2012 (M. K. Ghosh)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA


Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 04175 of 2012
(Serial No. 07536 of 2012)

On

Payment of Fees:

On 13/07/2012

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 : 48(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 13/07/2012

(Under Article : E = 7/- on 13/07/2012)

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. -/-

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

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

Presented for registration at 11.46 hrs on :13/07/2012, at the Office of the A.R.A. - III KOLKATA by Mahesh Agarwal , one of the Executants.

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

Execution is admitted on 13/07/2012 by

1. Mahesh Agarwal, son of Gokul Chand Agarwal , 50, T. C. Road, P. S. - New Alipore, Kolkata, P.O. - District:-, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
 2. Dinesh Kumar Agrawal, son of Gokul Chand Agarwal , 50, T. C. Road, P. S. - New Alipore, Kolkata, P.O. - District:-, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
 3. Sajjan Agrawal, son of Gokul Chand Agarwal , 50, T. C. Road, P. S. - New Alipore, Kolkata, P.O. - District:-, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
 4. Shyamal Dey, son of Bhabesh Chandra Dey , 152, Bangur Avenue, Block - A, P. S. - Lake Town, Kolkata, P.O. - District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business
- Identified By Sandip Chandra, son of Lt. Tapan Chandra, 4 D, Nicco House, Kolkata, P.O. - District:-, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service

(Ashim Kumar Ghosh)
ADDITIONAL REGISTRAR OF ASSURANCE-III

13 JUL 2012
Ashim Kumar Ghosh)
ADDITIONAL REGISTRAR OF ASSURANCE-III

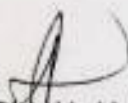
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EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 6
Page from 849 i to 8502
being No 04175 for the year 2012.




(Ashim Kumar Ghosh) 14 July-2012
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

14-7-12