100R:

INDIA NON JUDICIAL

१00रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES



AND WHEREAS the price offered by the Purchaser being adequate. reasonable and highest prevailing in the Market,

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of a sum of Rs 3,56,200.00 (Rupees Three Lacs Fifty Six Thousand Two Hundred) only the Vendors do hereby admit & acknowledge and of and from the same and every part threeof acquit, release and discharge the Purchasers, their heirs, executors, administrators, representatives and assigns and every one of them and also the said property they the Vendors be beneficial owners do by these presents indefeasibly grant, Sell, convey and transfer, assign & assure unto the Purchasers, their heirs, executors, administrators, representatives and assigns ALL THAT the said 47 decimals of Sali Land morefully described & mentioned in the Schedule hereto or HOWSOEVER otherwise the said property now or hereto -

Contd.....P/08.

No. 9051

Sold to Decorative Stone (I) Pvt Ltd.

Kolkata

Calcutta Collectorate,

Treasury

Date 21.6.2001

ADDL DIST SUB-REGISTRAR
BISHNUPUR-24 PGS. (S)

27-6-01

20 Rs.




before were or was situate, butted, bounded, called, known, numbered, described & distinguished TOGETHERWITH all benefit and advantage of ancient andother lights, liberties, easements, privileges, appendages & appurtenances whats-oever to the said properties or any part thereof belonging or in anywise 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 be occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion & reversions, remainder & reminders, rents, issues and profits thereof and of every part thereof AND all the estate, right, title, inheritance, use, trust, property claim & demand whatsoever both at law and in enquity of the Vendors into and upon the said property or every part thereof AND all deeds, pattas, Muniments, writings & evidences of title which in anywise relate to the said property or any part thereof and

Contd.....P/09.

9051

S. No ..... [redacted]

Sold to De Construction - Stone (P) Pvt Ltd.

at Kolkata

Calcutta Collectorate,

Treasury

Date 21/6/2001

Signature

Rs = 15000/- × 1 = 15000/-
1000/- × 2 = 2000/-
500/- × 1 = 500/-
100/- × 3 = 300/-
20/- × 1 = 20/-
17820/-

ADDL DIST SUB-REGISTRAR
BISHNUPUR, 24 PGS. (S)

27-6-01

which now are or hereafter shall or may be in the custody, power of possession or the Vendors, their heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold conveyed and transferred or expressed and intended so to be with their rights, members & appurtenances unto and to the use of the Purchasers, their heirs, executors, administrators, representatives & assigns for ever AND the Vendors do hereby for themselves their heirs, executors, administors & representatives, convenant with the Purchasers, their heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary they the Vendors had at all material times heretobefore and NOW have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assigns and assure the said property hereby granted, sold, conveyed & transferred or expressed or intended so to be unto & to the sue of the Purchasers, their heirs, executors, administrators, representatives and Assigns in the manner aforesaid AND THAT the Purchasers, their heirs, executors, administrators, representatives & assigns shall and may at all times hereafter peaceably & quietly possess and enjoy the said property and every part thereof and receive the rents, issues & profits thereof without any lawaul eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestors or predecessors in title AND THAT free & clear and freely and clearly, absolutely, acquited, exonerated and released or othersise by and at the costs & expenses of the Vendors well and sufficie-

Contd....P/10.

ADDL DIST SUB-REGISTRAR
BISHNUPUR-24 PGS. (S)

27-6-01

sufficiently indemnified of from & against & all manner of claims, charges, liens, debts, attachments & encumbrances whatsoever made or suffered by the VENDORS or any of their ancestors or predecessors in title 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 or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers, their heirs, executors, administrators & assigns do and execute or cause to be done and executed all such acts, deeds & things whatsoever.

SCHEDULE REFERRED TO ABOVE 'A'

(Description of the Properties sold and conveyed under this Deed)

District : South 24 Parganas, P.S. & A.D.S.R.O. Bishnupur, Mouza - Amtala, J.L. No. 73, Pargana - Azi mabad, Touzi No.395 R.S. No. 14 having Raiyati interest as appended below :

| KHATIAN NO. | DAG NO. | NATURE OF LAND | AREA OF LAND |
|---|---|---|---|
| 130 | 839 | Sali (Proportionate Rent : 80 Paise) | 14 Decimals |
| 252 | 840 | Sali (Proportionate Rent : 1,83 Paise) | 33 Decimals |

Rent is payable to the Collector of South 24 Parganas representating the State of West Bengal.

Total Land sold by and under this Deed of Conveyance is 47(Forty Seven ) Decimals.

Enclosed herewith he Concerned Sketch(MAP)in support of referred Schedule'A' including butted & Bounded and Marked by RED COLOUR BORDER & this annexure is a part of this Deedof Conveyance.

Contd....P/11

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, 24 PGS. (S)

27-6-01

BUTTED & BOUNDED

ON THE NORTH : 839 Dag

ON THE SOUTH : ×

ON THE EAST : ×

ON THE WEST : ×

In witness whereof the Vendors have set and subscribed their respective hands the day and the year first above witten :

Signed & delivered
in presence of :

1. শ্রীশ্যামল কান্তি ভৌমিক
পং কৃষ্ণপুর —
2. শ্রী নরেন্দ্র নাথ কয়াল
পং- চন্দননগর

Drawn & Prepared by me & readover & explained the contents of the deed by me to the Vendors who having fully understood the contents executed this deed.

Matbul Haque (Advocate)

1. শ্রীতারাপ্রসাদ ঘোষ
2. শ্রীনিশুনাথ ঘোষ
3. শ্রী কালীনাথ ঘোষ
4. উমেশ ঘোষ —
ব: শ্রীশ্যামল ভৌমিক
5. ভারতী বাগ
6. অতীন্দ্র ঘোষ
7. সরস্বতী ঘোষ
8. শ্রীমতি প্রতিমা কয়াল

(VENDORS/PARTIES OF THE FIRST PART)

ADDL DIST SUB-REGISTRAR
BISHNUPUR 24 PGS. (S)

27-6-01

## MEMO OF CONSIDERATION.

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs 3,56,200.00 (Rupees Three Lacks Fifty Six Thousand Two Hundred) only is full payable under these Deed of Conveyance by Bank ~~Draft~~ Cheque No. 574551 2,00000/- 574552 1,50,000/- 3,50,000/-

Dated X Drawn on cash in hand = 6,200/- Bank

Total Rs 356,200/-

WITNESSES :

1. শ্রী শ্যামল কৃষ্ণ ওরফে
সং: কৃষ্ণপুর
2. শ্রীনরেন্দ্র নাথ কয়াল
সং: চন্দনপুর

1. শ্রীজগন্নাথ ঘোষ
2. শ্রীগিরিন্দ্র নাথ ঘোষ
3. শ্রী কাজী নাসির ঘোষ
4. বিজয়া ঘোষ
w/o শ্রীশ্যামল কৃষ্ণ ওরফে
5. ভারতী বাগ
6. আরতী দাস
7. সরস্বতী ঘোষ
8. শ্রীমতি প্রতিমা বন্দ্যোপাধ্যায়

(VENDORS/PARTIES OF THE FIRST PART)

Typed by : Krishna Chandra Roy

Krishna Ch Roy Amtala 24 Pgs(S).

ADDL DIST SUB-REGISTRAR
BISHNUPUR-24 PGS. (S)
27-6-01

DIST SUB-REGISTRAR
BISHNUPUR 24 PGS. (S)
15-2-2002

0-2.50

SALE DEED PLAN

MOUZA- AMTALA, P.S.- BISHNUPUR, DIST. 24 PARGANAS.(S) J.L. No 73

R.S. KHATIAN No. 130, DAG No 839 AREA = 14 DECIMAL.

R.S. KHATIAN No. 252, DAG No 840, AREA = 33 DECIMAL

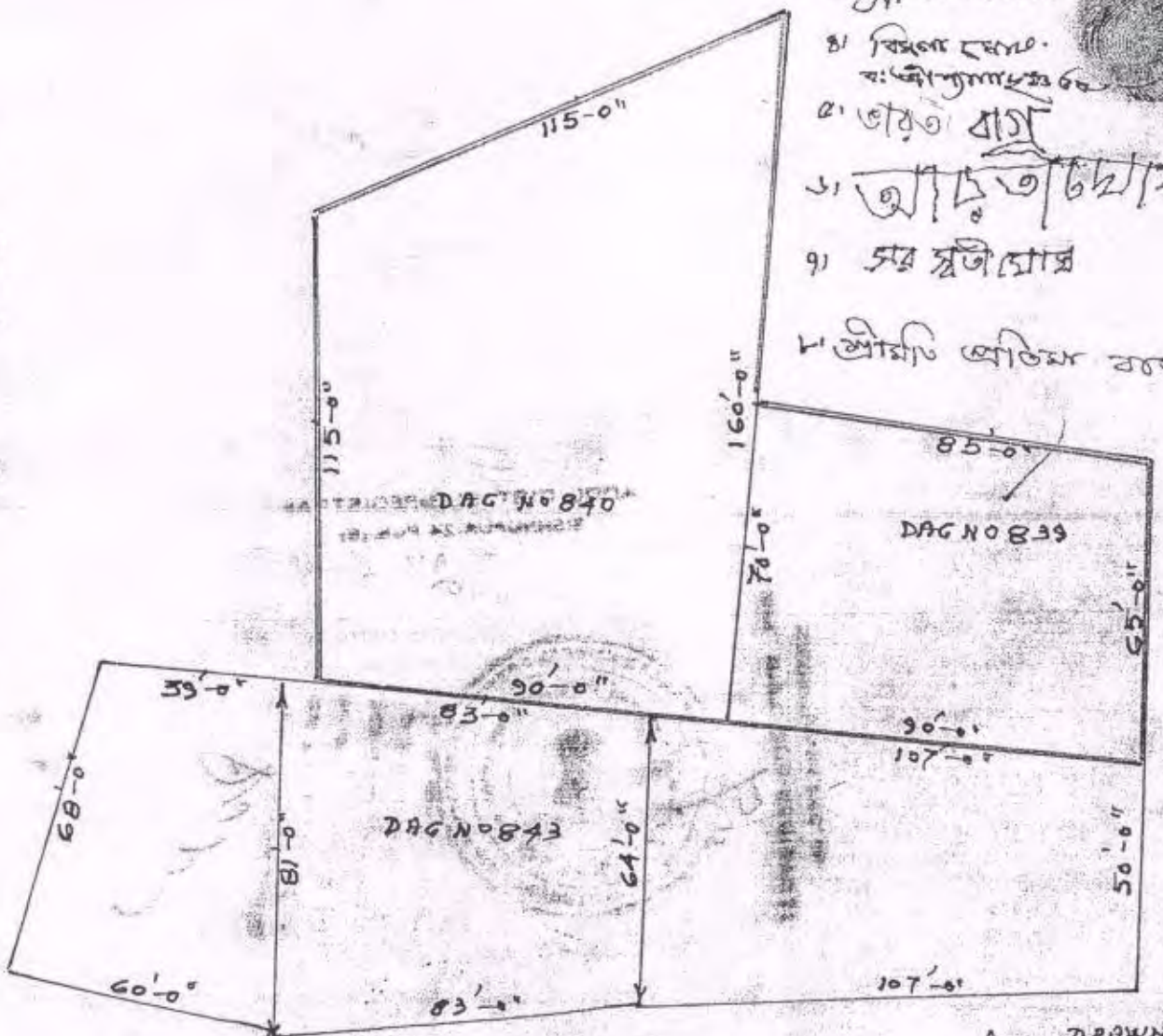
TOTAL AREA = 47 DEC. SHOWN IN RED BORDER.

SCALE = 1" - 33'-0"

VENDEE-
DECORATIVE STONE INDIAN PRIVATE LTD.

VENDORS-

১। শ্রী অরুণ কুমার ঘোষ
২। শ্রীদিব্যনাথ ঘোষ,
৩। শ্রী কালী নাথ ঘোষ
৪। বিমলা ঘোষ
৫। ভারতী বাগ
৬। আরতি ঘোষ
৭। সুব্রত ঘোষ
৮। শ্রীমতি প্রতিমা বন্দ্যোপাধ্যায়




DRAWN BY

DECORATIVE STONE (INDIA) PVT. LTD

Director

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR-24 PGS. (S)

27.6.04

840 & 838 04914/16

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

V/- 1501/16

W 260512

840- 16 dec

838 - 16.5

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

Additional Registrar of Assurances-I, Kolkata

28 JUN 2016

Mouza: Amtala
P.S.: Bishnupur
Chandi Gram Panchayat
District – South 24 Parganas

## SALE DEED

THIS DEED OF SALE is made on this the 27th day of June Two thousand and Sixteen (2016) A.D.

BETWEEN

SMT. KARUNAMOYEE MONDAL wife of Late Jiban Krishna Mondal, by faith Hindu, by occupation Home maker, by nationality Indian, residing at Vill-Amtala, P.O. Kanyanagar P.S. Bishnupur, District South 24 Parganas, PIN – 743398, hereinafter referred to as the "VENDOR", (which expression shall unless excluded by or

DECORATIVE STONE (INDIA) PVT. LTD

Director

ANJAN BISWAS
ADVOCATE
HIGH COURT CALCUTTA

NAME .....
ADD .....
No. .....

16 MAY 2016

SUBANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Civil
22 A K S ROY ROAD, KOL-1

16 MAY 2016

16 MAY 2016

Pankaj Das.
Advocate Suresh Das.
Bowill Chowdhuri
B.S. Liluah.
Advt - Howrah.

27 JUN 2016

repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

**M/S. DECORATIVE STONE (INDIA) PVT. LTD.** [PAN -AAACD9630J], a Company incorporated under the Companies Act, 1956 being registration no 21/59642/1993, having its registered office at 14 Bentinck Street, (formerly 41, N.S. Road,) Post Office – Kolkata G.P.O, Police Station - Hare Street, District Kolkata-700001, being represented by one of its Directors **SRI DAMNEET SINGH SONI** [PAN -AKLPS7076D], son of Mr. Tajender Singh, by Religion – Hindu(Sikh), by Nationality Indian, by occupation Business, residing at 14 Bentinck Street, Post Office – Kolkata G.P.O, Police Station - Hare Street, Kolkata-700001, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **OTHER PART**.

**THE PROPERTY**: ALL THAT the piece and parcel of shali land admeasuring 16 decimals comprises in R.S. Dag No. 840, now L.R. Dag No. 1850, and also the land measuring 16.5 decimals comprises in R.S. Dag No. 838 now renumbered as L.R. dag No. 1849, both appertaining to L.R. Khatian No. 451, lying and situated at mouza - Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas, admeasuring in aggregate 32.5 decimals more particularly described in the Schedule "B" (herein after referred to as the said landed property).

**WHEREAS**:

A. The vendor herein is the lawful recorded owner in respect of the said landed property, as acquired by purchase from its erstwhile owner as described in the Schedule - "A" below.

B. The vendor herein desires to sell the said landed property, at and for the consideration of Rs. 24,62,000/- (Rupees Twenty four lakhs sixty two thousand only) free from all encumbrances;

C. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 JUN 2019

same to be true agreed to purchase the said landed property admeasuring 32.5 decimals at and for the said consideration of Rs. 24,62,000/- (Rupees Twenty four lakhs sixty two thousand only) and the Vendor agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

D. The purchaser has this day paid the entire consideration as per memo below to the vendor and now there is no impediment to execute and register the conveyance by the Vendor in favour of the Purchaser, the vendor execute this Deed of Sale in the manner hereinafter appearing;

**NOW THIS DEED OF SALE WITNESSES** that in pursuance of the said agreement and in consideration of the sum of Rs. 24,62,000/- (Rupees Twenty four lakhs sixty two thousand only) paid by the Purchaser to the vendor (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor do hereby forever release, discharge and acquit the Purchaser and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of demarcated portion shali land admeasuring 16 decimals comprises in R.S. Dag No. 840 (part), now L.R. Dag No. 1850, and also the shali land measuring 16.5 decimals comprises in R.S. Dag No. 838 (part) now renumbered as L.R. dag No. 1849, both appertaining to L.R. Khatian No. 451, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas, admeasuring in aggregate 32.5 decimals, shown within the red verge in the plan annexed hereto, more particularly described in the Schedule - "B" hereunder written and herein referred to as the said landed property **OR HOWSOEVER OTHERWISE** the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished **FURTHER TOGETHER WITH** all that hereditaments, messuages, benefits, right or easement and advantages **AND ALL** manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and

27 JUN 2011

appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the vendor into and upon the said Landed Property or any part thereof **TOGETHER WITH** all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

**AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE** that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the vendor has received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the vendor has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted,

27 JUN

conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor has delivered all original documents of title and other related papers, parchas (land records) etc. to purchaser.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendor' and 'the Purchaser' shall mean and include them and each of his respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDOR FURTHER AGREE, DECLARE, ASSURE AND CONFIRM THAT:

i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Chandi Gram Panchayat and other concerned offices at the cost of the purchaser.

ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.

iii. The Vendor has paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.

iv. The said Landed Property is not wet land property and now being used as Shali or agricultural land and has no direct access to any road.

v. There is no bargadar.

vi. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO

(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

A. One Panchu Roy Ghosh was the recorded owner of the land admeasuring 16 decimals appertaining to R.S. Dag No. 840 , now renumbered as L.R. Dag No. 1850 of Mouza Amtala, P.S. Bishnupur, District South 24 Parganas.

B. The said Panchu Roy Ghosh while seized and possessed of the aforesaid

property, sold, transferred and conveyed his right, title and interest in the aforesaid property, by virtue of a Deed of Sale dated 03.07.1954 which was registered in the Office of ADSR Bishnupur and was recorded in Book No. I, being No. 3561 for the year 1954 all that Sali land measuring 16 decimals out of 48 decimals appertaining to R.S. Dag No. 840 R.S. Khatian No. 606, lying and situated at mouza Amtala, J.L. No. 73, P.S. Bishnupur, district South 24 Parganas to Smt. Kalpana Mukhopadhyay for the consideration mentioned therein absolutely forever and free from all encumbrances;

C. While seized and possessed of the aforesaid property, said Smt. Kalpana Mukhopadhyayh sold, transferred and conveyed her right, title and interest in the aforesaid property, by virtue of a Deed of Sale dated 12.02.1972 which was registered in the Office of ADSR Bishnupur and was recorded in Book No. I, Volume No. 23, pages 12 to 16 being No. 1241 for the year 1972 all that Sali land measuring 16 decimals out of 48 decimals appertaining to R.S. Dag No. 840, now renumbered as L.R. Dag No. 1850, R.S. Khatian No. 606, lying and situated at mouza Amtala, J.L. No. 73, P.S. Bishnupur, district South 24 Parganas to Smt. Karunamoyee Mondal for the consideration mentioned therein absolutely forever and free from all encumbrances and she mutated her name before the L.R. record of rights being L.R. Khatian No. 451;

D. One Madan Mohan Ghosh was the lawful owner of the land having share 0.5500 out of 10000 admeasuring 16.5 decimals out of 30 decimals comprises in R.S. Dag No. 838, now renumbered as 1849 of Mouza Amtala, P.S. Bishnupur, District South 24 Parganas.

E. While seized and possessed of the aforesaid property, said Madan Mohan Ghosh sold, transferred and conveyed his right, title and interest in the aforesaid property, by virtue of a Deed of Sale dated 13.06.1968 which was registered in the Office of ADSR Bishnupur and was recorded in Book No. I, Volume No. 93, pages 61 to 63 being No. 8789 for the year 1968 all that Sali land measuring 16.5 decimals out of 30 decimals comprises in R.S. Dag No. 838, now renumbered as L.R. Dag No. 1849, appertaining to R.S. Khatian No. 210, lying and situated at mouza Amtala, J.L. No. 73, P.S. Bishnupur, district South 24 Parganas to Smt. Karunamoyee Mondal for

the consideration mentioned therein absolutely forever and free from all encumbrances;

F. Thus the aforesaid manner said Karunamoyee Mondal the vendor herein became the lawful owner of land admeasuring 16 decimals comprises in R.S. Dag No. 840, now L.R. Dag No. 1850, and also the land measuring 16.5 decimals comprises in R.S. Dag No. 838 now renumbered as L.R. dag No. 1849, both appertaining to L.R. Khatian No. 451, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas, admeasuring in aggregate 32.5 decimals more particularly described in the Schedule "B" hereunder written and herein intended to be sold and hereinafter referred to as said landed property and as an absolute indivisible estate in fee simple or an estate equivalent free from all encumbrances;

**THE SCHEDULE "B" ABOVE REFERRED TO**

**(THE SAID LANDED PROPERTY)**

ALL THAT two pieces and parcels of shali land admeasuring in aggregate 32.5 decimals more or less, particulars whereof are given in table below all lying and situated at mouza - Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas, butted and bounded in the manner herein after appearing:-

| Sl. No. | R.S. Dag No. | L.R. Dag No. | L.R. Kh. No. | Total Area (dcml) | Area Sold (dcml) | Boundary | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | North | South | East | West |
| 1 | 840 (part) | 1850 | 451 | 48 | 16 | R.S.Dag No. 837 | R.S.Dag No. 840(p) | R.S.Dag No.838(p) | R.S.Dag No. 841 |
| 2 | 838 (part) | 1849 | 451 | 30 | 16.5 | R.S.Dag No. 837 | R.S.Dag No. 838(p) | R.S.Dag No. 853, 851 & 850(p) | R.S.Dag No. 840(p) |
| | | | | Total | 32.5 | | | | |

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.

IN WITNESSES WHEREOF the Vendor has executed and delivered this Deed of Sale on the day, month and year first above written.

EXECUTED AND DELIVERED by the within named Vendor at Kolkata in the presence of:

1. Pankaj Roy
Barrill-Chowrasta
P.S. Lilua

2. Prasanta Mondal
vill- Amtala P.O. Kannayanagar

3. Hemanta Mondal
vill Amtala P.O. Kannyanagar

করুণাময়ী রায়

(VENDOR)

Read over as Explained by me Bengali.

Ashok Kumar Polley.
Advocate

Drafted by me and
Prepared in my office:

AK Biswas

ADVOCATE
WB/946/1982
High Court Calcutta.

## RECEIPT

**RECEIVED** of and from the Purchaser the sum of Rs. 24,62,000/- (Rupees Twenty four lakhs sixty two thousand only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

**MEMO**

| SN | Cheque No./Cash. | Date | Drawing Bank | Amount (Rs.) |
|---|---|---|---|---|
| 1. | 802051 | 21.6.2016 | Oriental Bank of Comm | Rs. 13,62,000.00 |
| 2. | 788450 | 21.6.2016 | Oriental Bank of Comm | Rs. 10,00,000.00 |
| 3. | By Cash | 27.6.2016 | | Rs. 1,00,000.00 |
| | | | | |
| | | TOTAL | | 24,62,000.00 |

Rupees Twenty four lakhs sixty two thousand only. করুণাময়ী মণ্ডল

(VENDOR)

**WITNESSES:**

1. Pankaj Das.
Post Vill- Chamrail
P.S- Lilooah. Howrah.
2. Prasanta Mondal
vill- Amtala. P.O. Kamayanagar
3. Hemanta Mondal
Vill- Amtala P.O. Kamyanagar

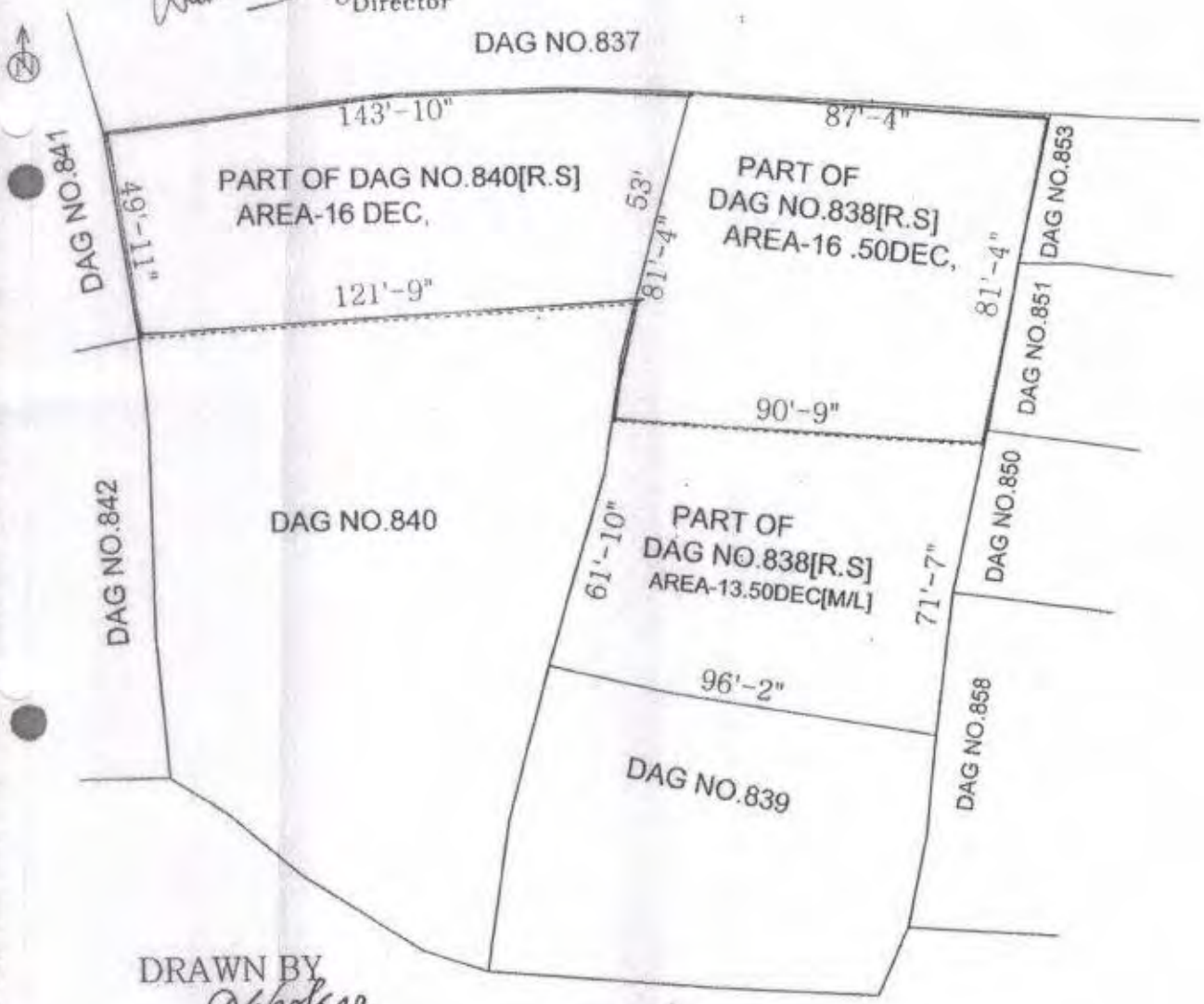
****************************

SALE DEED PLAN
AT MOUZA-AMTALA,J.L.NO.73,
PART OF R.S.DAG NO.840,L.R.DAG.NO.1850,L.R.KH.NO.
&PART OF R.S.DAG NO.838,L.R.DAG.NO.1849,L.R.KH.NO.
P.S-BISHNUPUR,DIST-24PGS[S],SCALE 1"=40'-0"
AREA-32.50DEC,SHOWN IN RED BORDER,

VENDEE SIGN.OF VENDOR

DECORATIVE STONE
[INDIA]PVT.LTD.

DECORATIVE STONE (INDIA) PVT. LTD
Director




DRAWN BY

SRI DILIP KUMAR NASKAR
SURVEYOR & PLANNER
Vill.-Kharibera, P.O.+P.S.-Bishnupur
Regd.No. 1656 Date 13-5-16

Photo & Signature of the Executive

SPECIMEN FOR TEN FINGER PRINTS

Little | Ring | Middle | Index | Thumb

**(Left Hand)**

Thumb | Index | Middle | Ring | Little

**(Right Hand)**

Little | Ring | Middle | Index | Thumb

**(Left Hand)**

Thumb | Index | Middle | Ring | Little

**(Right Hand)**

ATIVE STONE (INDIA) PVT. LTD

Director

Little | Ring | Middle | Index | Thumb

**(Left Hand)**

Thumb | Index | Middle | Ring | Little

**(Right Hand)**

Little | Ring | Middle | Index | Thumb

**(Left Hand)**

Thumb | Index | Middle | Ring | Little

**(Right Hand)**

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

| | | | |
|---|---|---|---|
| GRN: | 19-201617-000909059-1 | Payment Mode | Online Payment |
| GRN Date: | 16/06/2016 16:08:47 | Bank : | State Bank of India |
| BRN : | CK95446996 | BRN Date: | 16/06/2016 04:22:48 |

## DEPOSITOR'S DETAILS

Id No. : 19010000814977/1/2016
[Query No./Query Year]

| | | | |
|---|---|---|---|
| Name : | DECORATIVE STONE INDIA P.LTD | | |
| Contact No. : | 22372691 | Mobile No. : | +91 9830047917 |
| E-mail : | dssoni@sonigroup.com | | |
| Address : | 14 BENTICK STREET<br>KOLKATA-700001 | | |
| Applicant Name : | Mr Anjan Biswas | | |
| Office Name : | | | |
| Office Address : | | | |
| Status of Depositor : | Buyer/Claimants | | |
| Purpose of payment / Remarks : | Sale, Sale Document | | |

## PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[ ₹] |
|---|---|---|---|---|
| 1 | 19010000814977/1/2016 | Property Registration- Stamp duty | 0030-02-103-003-02 | 804325 |
| 2 | 19010000814977/1/2016 | Property Registration- Registration Fees | 0030-03-104-001-16 | 147550 |
| | | Total | | 951875 |

In Words : Rupees Nine Lakh Fifty One Thousand Eight Hundred Seventy Five only

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000814977/2016

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

| Sl No. | Name of the Executant | Category | | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 1 | Smt KARUNAMOYEE MONDAL<br>Village--Amtala, P.O:- Amtala, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743398 | Seller |  | 3242 | |

PRESENTANT

| Sl No. | Name and Address of identifier | Identifier of | Signature with date |
|---|---|---|---|
| 1 | Mr Pankaj Das<br>Son of Late Suren Chandra Das<br>Vill Chamrail, P.O:- Chamrail, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711114 | Smt KARUNAMOYEE MONDAL, Mr DAMNEET SINGH SONI | 22/6/16 |

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

FORM NO. 61

[See second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant Karunamoyee Mondal
Amtala, P.O. Kanyanagar, P.S. Bishnupur, 24Pgs (S).

2. Particulars of transaction Sale

3. Amount of the transaction 24,62,000/-

4. Are you assessed to tax ? Yes /No NO

5. If yes,

(i) Details of Ward/ Circle/ Range where the last return of income was filed?

(ii) Reasons for not having permanent account number?

6. Details of the document being produced in support of address in column (1) Voter ID Card.

VERIFICATION

I, Karunamoyee Mondal do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the _____ day of June 2016 করুণাময়ী মন্ডল

Date : _____

Place : Kolkata.

Signature of the declarant

Instructions : Documents which can be produced in support of the address are :-

(a) Ration Card
(b) Passport
(c) Driving licence
(d) Identity Card issued by any institution
(e) Copy of the electricity bill or telephone bill showing residential address
(f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address
(g) Any other documentary evidence in support of his address given in the declaration.

Seller, Buyer and Property Details

A. Seller & Buyer Details

| Presentant Details | |
|---|---|
| SL No. | Name and Address of Presentant |
| 1 | Smt KARUNAMOYEE MONDAL<br>Wife of Mr Jiban Krishna Mondal<br>Village–Amtala, P.O:- Amtala, P.S:- Bishnupur, District: South 24-Parganas, West Bengal, India, PIN - 743398 |

| Seller Details | |
|---|---|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | Smt KARUNAMOYEE MONDAL<br>Wife of Mr Jiban Krishna Mondal<br>Village–Amtala, P.O:- Amtala, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743398 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 27/06/2016; Date of Admission : 27/06/2016; Place of Admission of Execution : Pvt. Residence |

| Buyer Details | | | |
|---|---|---|---|
| SL No | Name, Address, Photo, Finger print and Signature | | |
| 1 | M/S. DECORATIVE STONE (INDIA) PVT. LTD<br>14 Bentinck Street, (formerly 41, N.S. Road), P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACD9630J,, Status : Organization; Represented by not executed as given below:- | | |
| 1(1) | Mr DAMNEET SINGH SONI<br>14 Bentinck Street, (formerly 41, N.S. Road), P.O:- Kolkata GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No. AKLPS7076D,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution : | Photo | Finger Print |
| | | Signature | |

## B. Identifire Details

| Identifier Details | | | |
|---|---|---|---|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | Mr Pankaj Das<br>Son of Late Suren Chandra Das<br>Vill Chamrail, P.O:- Chamrail, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711114 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, | Smt KARUNAMOYEE MONDAL,<br>Mr DAMNEET SINGH SONI | |

## C. Transacted Property Details

| Land Details | | | | | | |
|---|---|---|---|---|---|---|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L1 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala | RS Plot No:- 840<br>, RS Khatian No:- 1850 | 16 Dec | 12,00,000/- | 66,00,000/- | Proposed Use: Industrial Purpose, ROR: Shali, Property is on Road |

| Land Details | | | | | | |
|---|---|---|---|---|---|---|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(in Rs.) | Market Value(in Rs.) | Other Details |
| L2 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHANDI, Mouza: Amtala | RS Plot No:- 838 , RS Khatian No:- 451 | 16.5 Dec | 12,62,000/- | 68,06,250/- | Proposed Use: Industrial Purpose, ROR: Shali, Property is on Road |

| Transfer of Property from Seller to Buyer | | | | |
|---|---|---|---|---|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| L1 | Smt KARUNAMOYEE MONDAL | M/S. DECORATIVE STONE (INDIA) PVT. LTD | 16 | 100 |
| L2 | Smt KARUNAMOYEE MONDAL | M/S. DECORATIVE STONE (INDIA) PVT. LTD | 16.5 | 100 |

## D. Applicant Details

| Details of the applicant who has submitted the requsition form | |
|---|---|
| Applicant's Name | Anjan Biswas |
| Address | 6A, Kiran Shankar Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 |
| Applicant's Status | Advocate |

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190104914 / 2016

| | | | |
|---|---|---|---|
| Query No/Year | 1901000081497 7 2016 | Serial no/Year | 1901004698 / 2016 |
| Deed No/Year | I - 190104914 / 2016 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Name of Presentant | Smt KARUNAMOYEE MONDAL | Presented At | Private Residence |
| Date of Execution | 27-06-2016 | Date of Presentation | 27-06-2016 |

Remarks

On 23/06/2016

**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 1,34,06,250/-

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

**On 27/06/2016**

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

Presented for registration at 15:55 hrs on : 27/06/2016, at the Private residence by Smt KARUNAMOYEE MONDAL ,Executant.

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

Execution is admitted on 27/06/2016 by

Smt KARUNAMOYEE MONDAL, Wife of Mr Jiban Krishna Mondal , Village--Amtala, P.O: Amtala, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, By caste Hindu, By Profession House wife

Indetified by Mr Pankaj Das, Son of Late Suren Chandra Das, Vill Chamrail, P.O: Chamrail, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711114, By caste Hindu, By Profession Service

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

**On 28/06/2016**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,47,564/- ( A(1) = Rs 1,47,466/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 14/-, by online = Rs 1,47,550/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB

1. Rs. 1,47,550/- is paid, by online on 16/06/2016 4:22AM with Govt. Ref. No. 192016170009090591 on 16-06-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. CK95446996 on 16/06/2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 8,04,395/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 8,04,325/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 8,04,325/- is paid, by online on 16/06/2016 4:22AM with Govt. Ref. No. 192016170009090591 on 16-06-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. CK95446996 on 16/06/2016, Head of Account 0030-02-103-003-02

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,47,564/- ( A(1) = Rs 1,47,466/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 14/-, by online = Rs 1,47,550/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 8,04,395/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 8,04,325/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 21704, Purchased on 16/05/2016,Vendor named S Mukherjee.

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 169296 to 169323

being No 190104914 for the year 2016.

Seal of the Additional Registrar, Assurance - I, Kolkata

Digitally signed by SUJAN KUMAR MAITY
Date: 2016.07.02 10:01:33 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 02/07/2016 10:01:32

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

DECORATIVE STONE (INDIA) PVT. LTD

Director

(This document is digitally signed.)