

same to be true agreed to purchase the said landed property admeasuring 9 decimals out of 12 decimals at and for the said consideration of Rs. Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousand only), and the Vendors 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 vendors and now there are no impediment to execute and register the conveyance by the Vendors in favour of the Purchaser, the vendors 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. 3,80,000/- (Rupees Three Lakhs Eighty Thousand only) paid by the Purchaser to the vendors (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendors 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 land admeasuring 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, R.S. Khatian No. 311, L.R. Dag No. 1851, L.R. Khatian No. 2987, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas, 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

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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 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 vendors 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 Vendors or which the Vendors 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 Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors 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 vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and

...and the Vendor hereby covenants and agrees with the Purchaser and
to be the sole and exclusive owner of the said land and to hold the same
free from all encumbrances and to execute and deliver to the Purchaser
such instruments as may be required to carry out the purposes of this
contract and to indemnify the Purchaser against all claims and demands
of whatsoever nature which may be made against the Vendor or the
said land or the proceeds thereof in connection with the performance
of the Vendor's obligations under this contract and to hold the Purchaser
harmless from all such claims and demands. The Vendor also covenants
and agrees to execute and deliver to the Purchaser such instruments
as may be required to carry out the purposes of this contract and to
indemnify the Purchaser against all claims and demands of whatsoever
nature which may be made against the Vendor or the said land or the
proceeds thereof in connection with the performance of the Vendor's
obligations under this contract and to hold the Purchaser harmless
from all such claims and demands. The Vendor also covenants and
agrees to execute and deliver to the Purchaser such instruments as
may be required to carry out the purposes of this contract and to
indemnify the Purchaser against all claims and demands of whatsoever
nature which may be made against the Vendor or the said land or the
proceeds thereof in connection with the performance of the Vendor's
obligations under this contract and to hold the Purchaser harmless
from all such claims and demands.



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that there is no previous agreement for sale executed by the Vendors 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 Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the vendors have good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, 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 Vendors and all persons claiming from under or in trust of the Vendors 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 Vendors well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispens, debts, attachments and encumbrances whatsoever made or suffered by the vendors or any of the 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 and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendors 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 Vendors 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



OF ACCOUNTS
17 MAR 2016

these presents as shall or may be reasonably required AND FURTHER the Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors are not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors 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 Vendors and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendors have 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 Vendors 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 Vendors' 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 VENDORS FURTHER AGREE, DECLARE, ASSURE AND CONFIRM THAT:

- i. The Vendors 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., Chandī 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 BlockLand and Land Reforms Office.
- iii. The Vendors have paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.

These documents are to be read in conjunction with the Leasehold Property (Assessment) Act 1969 and the Leasehold Property (Assessment) Regulations 1970. The Vendor shall be responsible for the payment of the rates and taxes on the property and for the payment of the interest on any loan secured on the property. The Vendor shall also be responsible for the payment of the costs of the preparation and registration of the Leasehold Property (Assessment) Certificate and the Leasehold Property (Assessment) Certificate of Value.

And further it is agreed that the Vendor shall be responsible for the payment of the costs of the preparation and registration of the Leasehold Property (Assessment) Certificate and the Leasehold Property (Assessment) Certificate of Value.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that the Vendor shall be responsible for the payment of the costs of the preparation and registration of the Leasehold Property (Assessment) Certificate and the Leasehold Property (Assessment) Certificate of Value.



THE VENDOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE COSTS OF THE PREPARATION AND REGISTRATION OF THE LEASEHOLD PROPERTY (ASSESSMENT) CERTIFICATE AND THE LEASEHOLD PROPERTY (ASSESSMENT) CERTIFICATE OF VALUE.

The Vendor shall be responsible for the payment of the costs of the preparation and registration of the Leasehold Property (Assessment) Certificate and the Leasehold Property (Assessment) Certificate of Value.

RECEIVED
17 MAR 2016

The Vendor shall be responsible for the payment of the costs of the preparation and registration of the Leasehold Property (Assessment) Certificate and the Leasehold Property (Assessment) Certificate of Value.

- iv. The said Landed Property is not wet land property and now being used as sali 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 Vendors 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 VENDORS)

- A. One Bhupal Chandra Das was the recorded owner of the land admeasuring 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, of Mouza Amtala, P.S. Bishnupur, District South 24 Parganas.
- B. While seized and possessed of land admeasuring 9 decimals out of 12 decimals said Bhupal Chandra Das died intestate leaving behind his three sons Hem Chandra Das, Basanta Kumar Das and Bijay Chandra Das and none else as his heirs and legal representatives and they inherited the estate of the said Bhupal Chandra Das, deceased as per Hindu Succession Act, 1956 in equal share;
- C. The said Basanta Kumar Das by virtue of the Deed of Sale registered on 28.06.1983 in the Office of ADSR Bishnupur and was recorded in Book No. 1, Volume No. 83 Pages 23 to 27 being No. 5438 for the year 1983 sold, transferred and conveyed all that Sali land admeasuring 3 decimals out of 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, now L.R. Dag No. 1851, now L.R. Khatian No. 2987, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas to Hem Chandra Das, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- D. While seized and possessed of land admeasuring 3 decimals out of 9 decimals out of 12 decimals said Bijay Chandra Das died intestate leaving

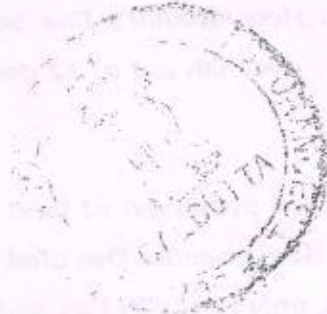
behind his widow Santibala Das and only son Samir Kumar Das and none else as his heirs and legal representatives and they inherited the estate of the said Bijay Chandra Das, deceased as per Hindu Succession Act, 1956 in equal share;

- E. While seized and possessed of the aforesaid property, said Santibala Das and Samir Kumar, by virtue of the Deed of Sale registered on 29.06.1983 in the Office of ADSR Bishnupur and was recorded in Book No. 1, Volume No. 83 Pages 258 to 262 being No. 5490 for the year 1983 jointly sold, transferred and conveyed all that Sali land admeasuring 3 decimals out of 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, R.S. Khatian No. 311, now L.R. Dag No. 1851, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas to Hem Chandra Das, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- F. Thus the said Hem Chandra Das became the absolute owner of land admeasuring 9 decimals out of 12 decimals partly by purchase and partly by inheritance;
- G. While seized and possessed of land admeasuring 9 decimals out of 12 decimals said Hem Chandra Das died intestate leaving behind his widow Arati Rani Das, only son Laltu Das and one daughter namely Mousami Das and none else as his heirs and legal representatives and they inherited the estate of the said Hem Chandra Das, deceased as per Hindu Succession Act, 1956 in equal share;
- H. Thus in the aforesaid manner the vendors herein became the lawful owners of land admeasuring 9 decimals out of 12 decimals appertaining to R.S. Dag No. 842, L.R. Dag No. 1851, L.R. Khatian No. 2987, lying and situated at mouza Amtala, J.L. No. 73, P.S.- Bishnupur, District- South 24 Parganas more particularly described in the Schedule "B" hereunder

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written and herein intended to be sold and hereinafter referred to as said landed property and as an absolute indivisible state in fee simple or an estate equivalent free from all encumbrances;

THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece and parcel of Sali land admeasuring 9 decimals out of 12 decimals being demarcated part of R.S. Dag No. 842, now L.R. Dag No. 1851, L.R. Khatian No. 2987, lying and situated at mouza Amtala, J.L. No. 73, P.O. Kanyanagar, P.S.- Bishnupur, District- South 24 Parganas, shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dag is butted and bounded in the manner following:-

ON THE NORTH: Part of R.S. Dag No. 842

ON THE SOUTH: R.S. Dag No. 843

ON THE EAST : R.S. Dag No. 840

ON THE WEST : R.S. Dag No. 843

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

...and
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**THE SCHEDULE ABOVE REFERRED TO
(THE 2ND PART)**

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ON THE NORTH PART OF



(Handwritten signature)

17 MAY 2016

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

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

1. Anup Bhavnica -
Ambar
2. Rama Nath Singh
2, Home Street
Kol-1

1 Kalyan Das

1 Mousumi Das

1 অরুণি বানী ৫১৫

VENDORS

Drafted by me and
Prepared in my office:

Ashok Kumar Singh
(ASHOK KUMAR SINGH)
Advocate
Regd. No. WB/662/1992
High Court Calcutta

BE WITNESSED BY THE REGISTRAR OF COMPANIES IN THE PRESENCE OF TWO OR MORE WITNESSES
OF WHOM ONE AT LEAST SHALL BE A MEMBER OF THE BAR AND ONE AT LEAST SHALL BE A MEMBER OF THE BAR

<p>1. Name of the company 2. Registered office 3. Date of incorporation 4. Nature of business</p>	<p>5. Particulars of the shares 6. Names of the subscribers 7. Amount paid by each subscriber 8. Amount unpaid by each subscriber</p>
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ADDITIONAL REGISTRAR
OF COMPANIES
KOLKATA
17 MAR 2016

RECEIPT

RECEIVED of and from the Party for the sum of R2 100 000,00 (Two Hundred Thousand Rand) which is the amount of the Party's contribution to the Party's account for the year 2016.

MEMO

NO	DATE	DESCRIPTION	AMOUNT (R)
	12-03-2016	Party's contribution	200 000,00
	12-03-2016	Party's contribution	100 000,00
TOTAL			300 000,00

These figures are correct and true.

Handwritten notes:
12-03-2016
R200 000,00

Handwritten signature



Handwritten signature

12 MAR 2016

AT MOUZA-AMTALA B.L.NO. 79

PART OF R.S.DAG NO.843

L.R.DAG NO.1851

L.R.KH.NO.2987 F.S-BISHNUPUR,

DIST-24PGB(S),SCALE 1"=20'-0"

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SIGN OF VENDOR

DECORATIVE STONE

(INDIA)PVT.LTD.

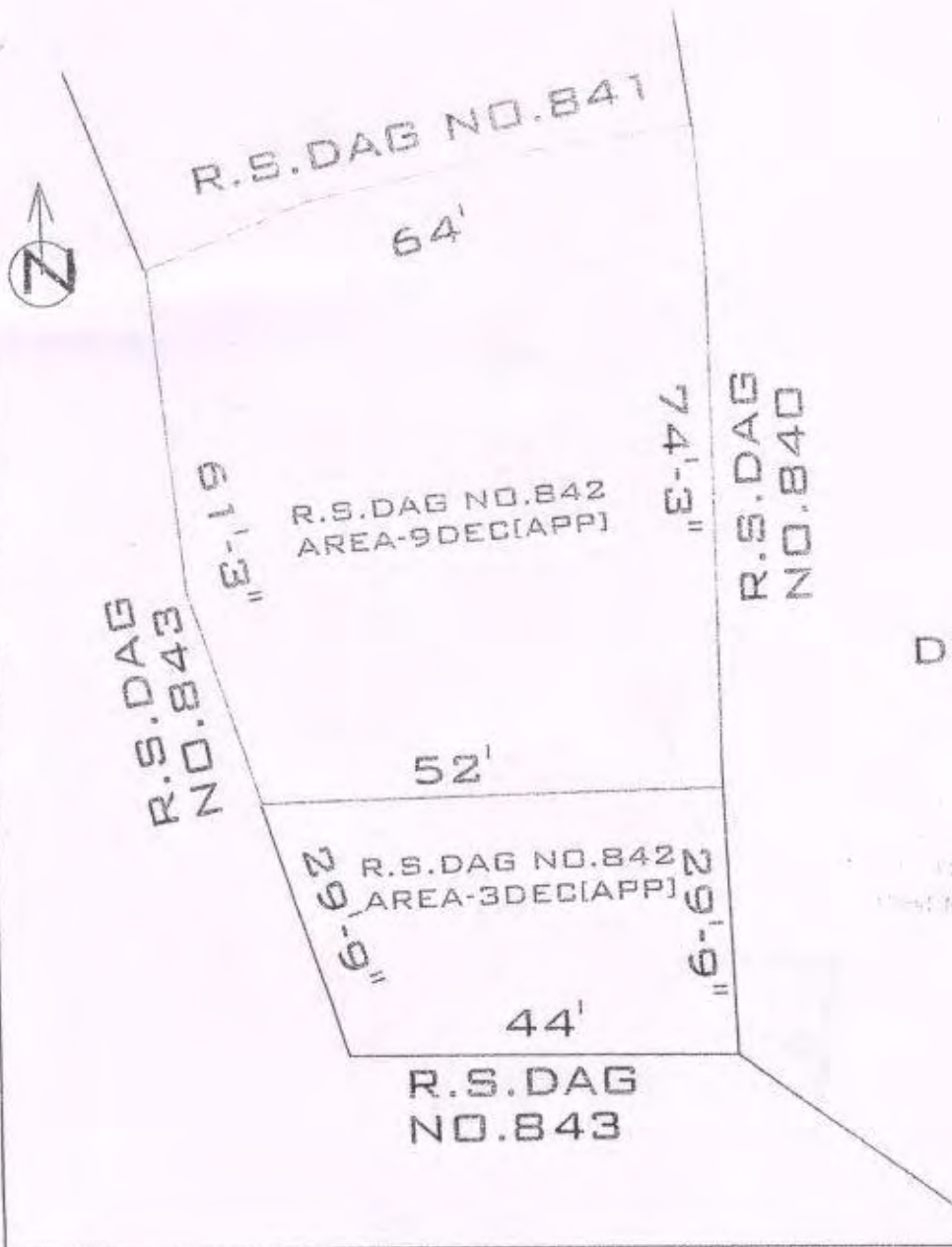
Kalpa Das

Moasumi Das

21/3/21 4754

DECORATIVE STONE (INDIA) PVT. LTD

Hannant Singh
Director



DRAWN BY

R. Narayan

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5-3-16



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ADMIN
OF ASSESS
17 MAR 2016



Latika Das

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(Right Hand)				



Mousumi Das

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(Left Hand)				
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(Right Hand)				



Manjita Das
Manjita Das

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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



Manmeet Singh

DECORATIVE STONE (INDIA) PVT/LTD

Manmeet Singh
Director

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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



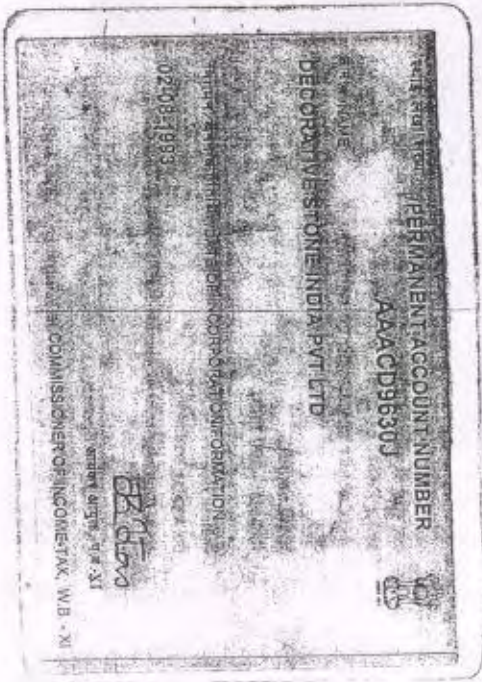
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Handwritten signature or initials, possibly 'P', written in black ink below the circular stamp.

ADDITIONAL
17 MAR 2016





DECORATIVE STONE (INDIA) PVT. LTD
B. Ghosh
Director

For more information, contact the
author of this book at the following
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jks@iitb.ernet.in



Damneet Singh Soni