

4908/14 10A

L-04776/2014



42/14
26/14

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 915555

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

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
27 JUN 2014

THIS DEED OF CONVEYANCE made this 27th day of June, TWO THOUSAND AND FOURTEEN BETWEEN SOLEMAN GAZI, son of late Kalu Gazi, by caste Muslim, by occupation business and at present residing at Sripur Bagharghole, Post Office Bonhooghly, Police Station Sonarpur, District South 24 Parganas, Kolkata - 700 103, hereinafter referred to as the 'VENDOR', (which term or expression shall unless excluded by

সুলেমান গাজি

28401

25 JUN 2014

Date: _____

Sold to: **ANUSHREE BANERJEE**

Address: **ADVOCATE**

No. **100** **Calcutta - 700 001**

ANUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

25 JUN 2014





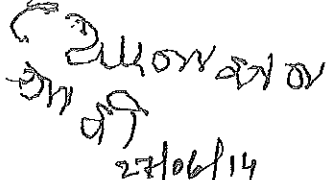
[Signature]

District Sub-Registrar-IV
 Registrar I/S 7(3) of
 Registration Act 1908
 Alipore, South 24 PARGANAS
 27 JUN 2014



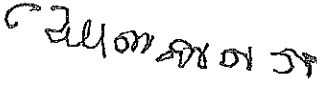
Identified by me
 Haridas Sanyal
 S/o. Lt. B. Sanyal
 104, Bowden Street
 P.O. Shakespeare Swami
 Kolkata - 17, Service

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 04908 / 2014, Deed No. (Book - I , 04776/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Soleman Gazi Sripur Bagherghole, Thana:-Sonarpur, P.O. :-Bonhooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	 27/06/2014	 LTI 27/06/2014	 27/06/14

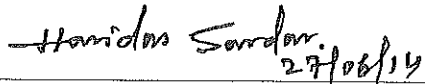
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Soleman Gazi Address -Sripur Bagherghole, Thana:-Sonarpur, P.O. :-Bonhooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 27/06/2014	 LTI 27/06/2014	

Name of Identifier of above Person(s)

Haridas Sardar
10a Rowdon St., Thana:-Shakespeare Sarani,
District:-Kolkata, WEST BENGAL, India, Pin :-700017

Signature of Identifier with Date


27/06/14



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV

Office of the D.S.R. - IV SOUTH 24-PARGANAS

11

12

13



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

Endorsement For Deed Number : I - 04776 of 2014
(Serial No. 04908 of 2014 and Query No. 1604L000010268 of 2014)

On 27/06/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7530.00/-, on 27/06/2014

(Under Article : A(1) = 7491/- ,E = 7/- ,H = 28/- ,M(b) = 4/- , on 27/06/2014)

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.-6,81,785/-

Certified that the required stamp duty of this document is Rs.- 40917 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 40900/- is paid , by the draft number 849118, Draft Date 25/06/2014, Bank : State Bank of India, GARCHA, received on 27/06/2014

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

Presented for registration at 12.40 hrs on :27/06/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Soleman Gazi ,Executant.

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

Execution is admitted on 27/06/2014 by

1. Soleman Gazi, son of Late. Kalu Gazi , Sripur Bagherghole, Thana:-Sonarpur, P.O. :-Bonhooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business

Identified By Haridas Sardar, son of Late. B. Sardar, 10a Rowdon St., Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By Profession: Service.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



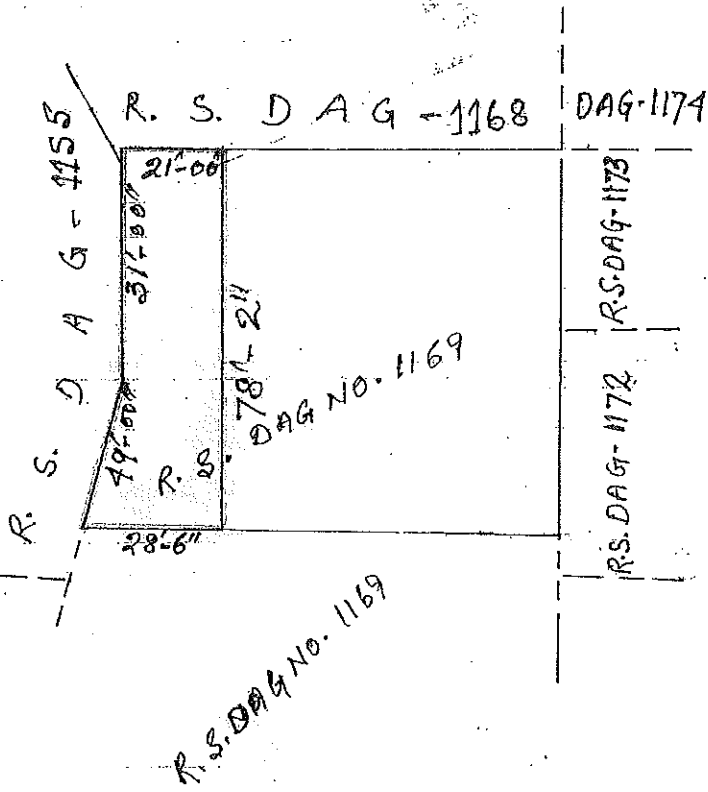
Tridip Misra

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

SITE PLAN OF R.S. DAG NO-1169 (P) OF MOUZA-
 SRIPUR-BAGHAR GHOLE, J.L. NO- 59, P.S. SONAR
 PUR, DIST- 24 PARGANAS (SOUTH) UNDER-
 RAJPUR-SONAR PUR MUNICIPALITY, WARD NO-33,
 AREA CONVEYED IS SHOWN IN RED COLOUR,

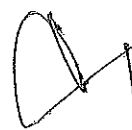
SCALE = 1" = 33'-0"

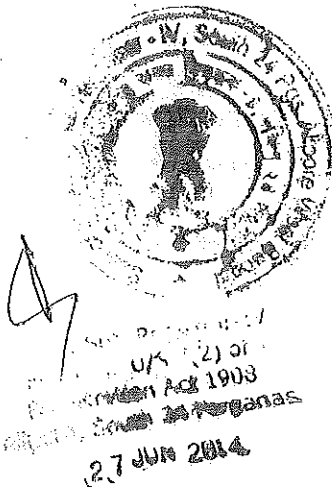
R.S. DAG NO - AREA
1169 (P) - 4.1106 Dec.



कृष्णमोहन शर्मा




Asst. Registrar-IV
Section 7(2) of
Mysore Act 1988
27 JUN 2014



U.S. (2) of
Restriction Act 1908
27 JUN 2014

Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Santanu Pramanik, (14) RAVINDRA KHAITAN (H.U.F.), (INCOME TAX PAN AAGHR1049Q), a Hindu Undivided Family represented by its Karta, Sri Ravindra Khaitan, having its office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, (15) RECREATE TRADERS PVT. LTD., (INCOME TAX PAN AAECR5957J), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, (16) SAPTARSHI TRADELINK PVT. LTD., (INCOME TAX PAN AANCS7460A), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, (17) SEABIRD BARTER PVT. LTD., (INCOME TAX PAN AAMCS7348L), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Joy Dutta Chowdhary, (18) SEABIRD DEALERS PVT. LTD., (INCOME TAX PAN AAMCS6251J), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ashish Kanti Ghosh, (19) WRINKLE TRACOM PVT. LTD., (INCOME TAX PAN AAACW9217C), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Choudhury, hereinafter collectively referred to as the 'PURCHASERS', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective successors, successors in office, successors in interest, the Karta and the other co-parceners and members for the time being of the H.U.F. and assigns) of the OTHER PART

WHEREAS:

A. By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 23rd November, 1992, made between Ershad Ali Mollah and another, therein collectively referred to as the vendors of the one part and Soleman Gazi and 7 others, therein collectively referred to as the purchasers of the other part and registered in the office of the Additional District Sub-Registrar, Sonarpur, 24 Parganas (South), in Book No. 1, Volume No. 107, Pages 390 to 394, Being Deed No. 8014 for the year 1992, (hereinafter referred to as the "SAID DEED OF CONVEYANCE"), the vendors therein, at or for the consideration therein mentioned, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Soleman Gazi and 7 others, and the said Soleman Gazi and 7 others thus became the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in equal shares ALL THAT the piece or parcel of Raiyat Dakhali Satwa land containing an area of 16.5 (sixteen point five) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 1169, out of a total area of 43.0 (forty three) decimals, R. S. Khatjan No. 100, Mouza Sripur Bagharghola, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur,

21/11/2018

Handwritten marks at the top right of the page.

Faint, illegible text on the left side of the page, possibly bleed-through from the reverse side.



Handwritten signature or initials.

District Sub-Region
W/S 7/7/7
Proclamation Act 1900
March 24 1900
27 JUN 2014

District South 24 Parganas, as more fully and particularly mentioned and described in the Schedule there under written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

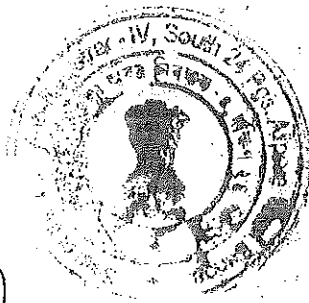
B. The said Soleman Gazi and 7 others each thus became the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to an undivided 1/8th (one eighth) share, i.e. an undivided area of 2.0625 (two point zero six two five) decimals each.

C. By and under a Bengali Deed of Gift (Danpatra) dated 8th February, 2010, made between Yusuf Ali Gazi and 5 others, therein collectively referred to as the donors of the one part and Soleman Gazi, the vendor herein, therein referred to as the donee of the other part and registered in the office of the Additional District Sub-Registrar, Sonarpur, 24 Parganas (South), in Book No. I, Being Deed No. 1277 for the year 2010, (hereinafter referred to as the "SAID DEED OF GIFT"), the donors therein, out of their natural love and affection for their brother, the said Soleman Gazi, the donee therein and the vendor herein, granted, transferred, gifted, released, assigned and assured unto and in favour of the said Soleman Gazi ALL THAT the piece or parcel of Raiyat Dakhali Satwa land containing an area 1 (one) cottah and 4 (four) chittacks, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 1169, out of a total area of 43.0 (forty three) decimals, R. S. Khatian No. 100, Mouza Sripur Bagharghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 33 of Rajpur Sonarpur Municipality, as more fully and particularly mentioned and described in the Schedule there under written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

D. The vendor herein got the nature of use of land converted from sali to bastu and also got his name mutated in the revenue records as well as in the records of the Rajpur Sonarpur Municipality.

E. In the circumstances aforesaid, by virtue of and by and under the above mentioned said Deed of Conveyance and the said Deed of Gift, the vendor herein thus became and still is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of Raiyat Dakhali Satwa land containing an area of 4.0105 (four point zero one zero five) decimals, be the same a little more or less, the nature of land being bastu, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 1169, L. R. Dag No. 1741, out of a total area of 43.0 (forty three) decimals, R. S. Khatian No. 100, L. R. Khatian Nos. 1564 and 1590, Mouza Sripur Bagharghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura,

সুলমান গাজি ও ৭ জন



[Handwritten signature]

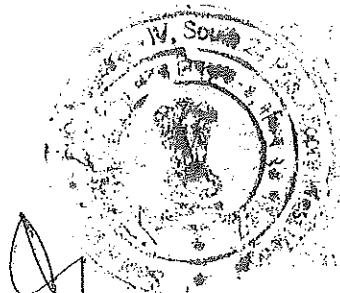
Министр юстиции
Республики Узбекистан
27 JUN 2014

Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 33 of Rajpur Sonarpur Municipality, (hereinafter referred to as the "SAID LAND"), as more fully and particularly mentioned and described in the SCHEDULE hereunder written and as shown and delineated in RED colour border on the map or plan hereto annexed, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

F. At or before the execution of these presents, the vendor herein has represented, assured and undertaken to the purchasers and given warranties as follows:

- i) That the vendor herein is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part and/or portion thereof, and the said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.
- ii) That the vendor herein has a clear and marketable title in respect of the said land and each and every part and/or portion thereof and is in khas possession of the said land, without any claim or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.
- iii) That the vendor herein of the said land only and none else other than the vendor herein is the only owner of the said land and no one else has any right, title, interest, claim and/or demand in respect of the said land or any part or portion thereof.
- iv) That it will be possible for the vendor herein, to hand over vacant and peaceful khas possession of the said land to the purchasers herein.
- v) That the said land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the Public Demand Recovery Act, or under the Income Tax Act, 1961, or any other law, for the time being in force.
- vi) That no part or portion of the said land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt. of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments and the vendor neither has any knowledge nor notice about the same.
- vii) That the vendor herein is not holding any excess vacant land under the West Bengal Land Reforms Act, 1955, Urban Land (Ceiling & Regulation) Act, 1976, and/or any other law for the time being in force, and there is no impediment or bar

১২/১১/১৭



Handwritten signature
27 JUN 2014
AGRICULTURE ACT 1908
AGRICULTURE, FOOD AND FORESTRY
REPUBLIC OF SOUTH AFRICA

on the part of the vendor to sell, convey, transfer, assure and assign the said land or any part or portion thereof.

- viii) That the vendor herein being the owner of the said land, neither had nor has sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deeds nor created any third party right in respect of any part or portion of the said land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party and was and still is in khas possession of the said land.
- ix) That the vendor herein has paid all the municipal rates, taxes and all other outgoing, including land revenue payable in respect of the said land, up to the date hereof and shall further pay and remain liable to pay the municipal rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.
- x) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said land or any part or portion thereof.
- xi) That the vendor herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the vendor and/or in case if any defect is found in the title of the vendor herein, in respect of the said land, or any part and/or portion thereof and the vendor herein shall remain responsible for the same, for all times hereafter and further indemnifies and keeps the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.
- xii) That no person and/or persons is in occupation of the said land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said land or any part or portion thereof.
- xiii) That there is no existing charge or mortgage in respect of the said land or any part or portion thereof.
- xiv) That the vendor has no difficulty in complying with all his obligations hereunder.

G. Relying on the aforesaid assurances, representations, undertakings and warranties of the vendor herein, believing the same to be true and correct and acting on the faith thereof, the purchasers herein have agreed to purchase and acquire the said land, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debuters, debts, uses, executions, liabilities, prohibitions, restrictions,

24/01/2018

Contd. . .

Handwritten marks at the top right corner of the page.

Faint, illegible text on the left side of the page, possibly bleed-through from the reverse side.

Handwritten signature or initials.



District Sub-Registrar-IV
Punjab W/S 7(2) of
Registration Act 1908.
District 14 Farganas
2 / 2016 AIA

leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights, obligations and stipulations hereinafter contained.

H. It is expressly clarified, understood and confirmed that it is only on the basis of the aforesaid assurances, representations, undertakings, warranties and indemnities of the vendor, that the purchasers have agreed to purchase and acquire the said land and would not have otherwise agreed to purchase the said land and/or any part or portion thereof, nor would have agreed to pay the amount as hereinafter appearing, in the absence of any of such representations, undertakings, warranties, assurances and indemnities by the vendor herein.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid and in consideration of a total sum of Rs. 6,50,000/- (Rupees six lacs and fifty thousand) only, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendor herein, (the receipt whereof the vendor doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be) the vendor doth hereby grants, conveys, transfers, sells, releases, assigns and assures unto and in favour of the purchasers ALL THAT the piece or parcel of Raiyat Dakhal Satwa land containing an area of 4.0105 (four point zero one zero five) decimals, be the same a little more or less, the nature of land being bastu, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 1169, L. R. Dag No. 1741, out of a total area of 43.0 (forty three) decimals, R. S. Khatian No. 100, L. R. Khatian Nos. 1564 and 1590, Mouza Sripur Bagnarghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 33 of Rajpur Sonarpur Municipality, being the said land, as shown and delineated in Red colour border on the map or plan hereto annexed, as more fully and particularly mentioned and described in the Schedule hereunder written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debentures, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever TOGETHER WITH all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said land with full right, liberty and license to the purchasers, their respective successors, successors in office, successors in interest, members, co-parceners and assigns and the owner for the time being of the said land hereby sold, transferred, conveyed, granted and assigned or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at their will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and

G. M. ON 21.01.57

Contd.



[Handwritten signature]

Deputy Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Albany Road 24 Fargones
27 JUN 2014

unfiltered water, or over head wires for electricity telephone, etc. OR HOWSOEVER OTHERWISE the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished TOGETHER WITH all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession property claim and demand whatsoever both in law or in equity of the vendor into and upon the said land and every part or portion thereof AND all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendor or persons from whom the vendor can or may procure the same without any action or suit at law or equity AND TO HAVE AND TO HOLD the said land hereby sold, granted, transferred, conveyed or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their respective successors, successors in office, successors in interest, members, co-parceners and assigns absolutely and forever and free from all encumbrances whatsoever AND that the vendor doth hereby covenant with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendor to the contrary the vendor is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby sold granted transferred conveyed released assigned and assured as absolute and indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid AND that the vendor as owner has full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents AND that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendor and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendor AND free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged and released or otherwise by and at the costs, charges and expenses of the vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings), executions, encumbrances and liabilities whatsoever made done executed or occasioned or suffered by the vendor AND that

6 22/10/11 11:51 AM



[Handwritten signature]

2023 JUN 20 14

the vendor and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby sold granted transferred conveyed assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required AND the purchasers shall be at liberty to get their names duly mutated with any authority or authorities for the time being appointed in this behalf and the vendor doth hereby grants his consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including municipal proceedings AND if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendor shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendor hereby authorizes the purchasers and gives his consent for the same AND the vendor shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney or agent or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendor's possession, in connection with the said land other than what are being handed over by the vendor to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same AND the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendor nor any one on behalf of the vendor shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law AND the vendor doth hereby further covenants with the purchasers that the purchasers shall be entitled to do all acts deeds matters and things and make all additions, alterations and connections in the said land viz. water, electricity, sewerage, drainage etc., to the new constructions and any future additions in the said land as may be deemed to be expedient to make such area and constructions tenantable and to use, enjoy,

6/5/11 10:00 AM



[Handwritten signature]

SUB-REGISTRAR IV
W.S. 24
27 JUL 2014

hold and/or sell or transfer the same and/or the further construction of further storey or stories thereon, to be constructed by the purchasers herein, to any person on such terms and conditions as the purchasers in their absolute discretion may think fit and proper AND the vendor doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

THE SCHEDULE ABOVE REFERRED TO:

"SAID LAND"

ALL THAT the piece or parcel of Raiyat Dakhali Satwa land containing an area of 4.0105 (four point zero one zero five) decimals, be the same a little more or less, the nature of land being bastu, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 1169, L. R. Dag No. 1741, out of a total area of 43.0 (forty three) decimals, R. S. Khatian No. 100, L. R. Khatian Nos. 1564 and 1590, Mouza Sripur Bagharghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 33 of Rajpur Sonarpur Municipality, as shown and delineated in RED colour border on the map or plan hereto annexed and butted and bounded in the manner following that is to say:

ON THE NORTH: By R. S. Dag No. 1168;

ON THE EAST: By R. S. Dag No. 1169;

ON THE WEST: By R. S. Dag No. 1155 and

ON THE SOUTH: By R. S. Dag No. 1169.

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED by the

VENDOR at Kolkata in the presence of,

1. *Lutfur Rahman Easi*
Sreepur Bagarghole
P.O. - Bahboogly
P.S. - Sonarpur

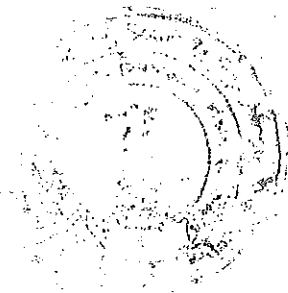
2. *Samaran Gazi*
Sreepur Bagarghole
Drafted by me: P.O. - Bahboogly

Mahran
Mayank Kakraniz
Advocate,
High Court, Calcutta,
10, Old Post Office Street,
Kolkata - 700 001.

WB/1287A/99

উত্তর ১১১ ১১১ ১১১
Read over and Explained the
Contents of this documents in
Bengali.
Lutfur Rahman Easi

9



Chief Sub-Registrar-IV
Section 45(2) of
Registration Act 1908
27 JUN 2014

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 6,50,000/- (Rupees six lacs and fifty thousand) only, being the full consideration money, as per the memo of consideration written herein below:

1. By Reserve Bank of India Currency Notes paid to the vendor. Rs. 3,00,000/-
2. Paid by the purchaser no. 1 by Cheque No. 158930 dated 25th June, 2014, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
3. Paid by the purchaser no. 2 by Cheque No. 833244 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
4. Paid by the purchaser no. 3 by Cheque No. 833089 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
5. Paid by the purchaser no. 4 by Cheque No. 392118 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
6. Paid by the purchaser no. 5 by Cheque No. 159031 dated 25th June, 2014, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
7. Paid by the purchaser no. 6 by Cheque No. 158880 dated 25th June, 2014, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
8. Paid by the purchaser no. 7 by Cheque No. 500556 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
9. Paid by the purchaser no. 8 by Cheque No. 833340 dated 25th June, 2014, drawn

G. M. Roy S.W. S.W. S.W. S.W.

Contd. . .

- on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
10. Paid by the purchaser no. 9 by Cheque No. 158831 dated 25th June, 2014, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
11. Paid by the purchaser no. 10 by Cheque No. 859118 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
12. Paid by the purchaser no. 11 by Cheque No. 385017 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
13. Paid by the purchaser no. 12 by Cheque No. 119862 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
14. Paid by the purchaser no. 13 by Cheque No. 158981 dated 25th June, 2014, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
15. Paid by the purchaser no. 14 by Cheque No. 155062 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,440/-
16. Paid by the purchaser no. 15 by Cheque No. 159077 dated 25th June, 2014, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
17. Paid by the purchaser no. 16 by Cheque No. 159280 dated 25th June, 2014, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
18. Paid by the purchaser no. 17 by Cheque No. 833141 dated 25th June, 2014, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 18,420/-
19. Paid by the purchaser no. 18 by Cheque

ॐ श्री गणेशाय नमः



[Handwritten signature]

ಶಿಬಿರ-IV
ಸುತ್ತ 24 07 2014
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
27 JUN 2014

No. 833041 dated 25th June, 2014, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor.

Rs. 18,420/-

20. Paid by the purchaser no. 19 by Cheque
No. 169428 dated 25th June, 2014, drawn
on State Bank of Patiala, Camac Street Branch,
Kolkata, in favour of the vendor.

Rs. 18,420/-

Total: Rs. 6,50,000/-

=====

(Rupees six lacs and fifty thousand) only.

WITNESSES:

1. Lutfor Rahman Egzi
Sreepur Bazar Ghole
PO - Birtighly
P.S. - Sonarpur
2. Somu UNGAZI

- Sreepur Bazar Ghole
PO - Birtighly
P.S. - Sonarpur
3. Hamid Sarda
10A, Rowdon Street
Kolkata - 70017

6 JUNE 2014 5:30 PM

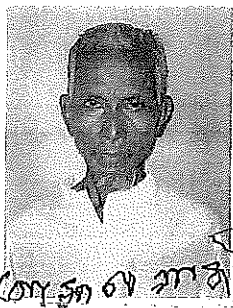
Read over And Explained The
Contents of this Document in
Bengali

Lutfor Rahman Egzi



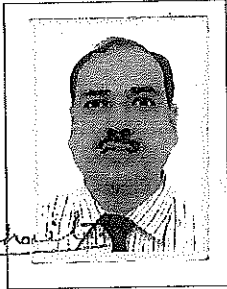
Registrar-IV
Section 7(2) of
Companies Act 1908
South 24 Parganas
27 JUN 2014

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten signature: *Handwritten signature*

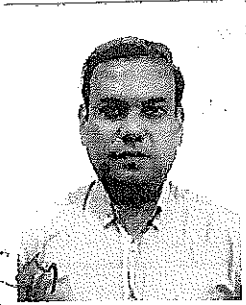
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Handwritten signature: *Handwritten signature*

RAJKUMAR KHAITAN


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



Handwritten signature: *Handwritten signature*

RAVINDRA CHATTERJEE

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



Handwritten signature: *Handwritten signature*

S. V. Kumar Venkatesh


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




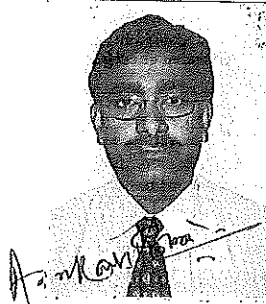
[Handwritten signature]

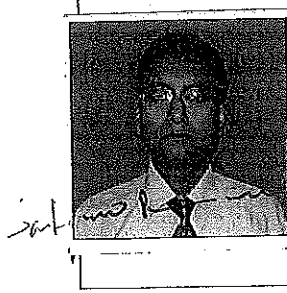
... of
... of
... 1988
...
27 JUN 2014

SPECIMEN FORM FOR TEN FINGERPRINTS

	DIPANKAR SHOME	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	KAMAL BASU	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	ANIRBAN GHOSH	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	SANTANU PRAMANIK	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

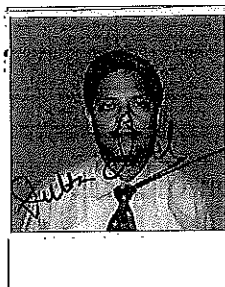


Sub-Regist.
Registrar U/S 7(2) of
Registration Act 1956
Alipore, South 24 Parganas
27 JUN 2014

SPECIMEN FORM FOR TEN FINGERPRINTS



DEBASIS KARMAKAR	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



JOY DUTTA CHOUDHURY	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



SATBDI CHOUDHURY	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



AMIT SETHIA	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Handwritten signature]

Dr. [Name] Jr.-IV
Specialist (B) of
Internal Medicine
27 JUN 2014

Handwritten marks and scribbles in the top left corner.

Small handwritten mark or symbol.

Small handwritten marks or symbols.

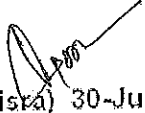
Handwritten text or signature in the center of the page.

10A

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 2259 to 2281
being No 04776 for the year 2014.




(Tridip Misra) 30-June-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal