

D
05/08/10



200
285
77



Mohan Lal Seal



Raj Kumar

150,000 P - 5108/10
M/V 8, 48, 08000/

STAMP AFFIXED

20/2/06
Stamp
MURRAY COLLECTOR

Market value assessed
by the DIAR Range
vide Memo - 263

THIS DEED OF SALE made this 28th day of Feb Two Thousand Six

BETWEEN SRI MOHAN LAL SEAL, son of Late Monohar Lal Seal, by

occupation - Landlord, by religion - Hindu and residing at No. 1B,

Nalin Sarkar Street, Kolkata - 700004, hereinafter referred to as the

VENDOR (which expression shall unless excluded by or repugnant to

the subject or context be deemed to mean and include his heirs,

executors, administrators, legal representatives) of the **ONE PART**

150,000
16489
7
55
05
4

Notarized that the Document is admitted to
Registration. The Signature Sheet and the
enclosed sheets attached to this document
are part of this Document.

10,04,00,000/-

Notarized that the instrument has been
registered in the name of
Sri Mohan Lal Seal
and the same is
admitted to registration
in the name of
Sri Mohan Lal Seal
and the same is
admitted to registration
in the name of
Sri Mohan Lal Seal

15.2.10
20-510

Presented for Registration
at Kolkata Registration Office

on the day of 20

[Signature]
ADDITIONAL REGISTRAR OF
MORTGAGES-I, KOLKATA

Mohannaveel
(MOITAN LAL SEAL)

2170

Mohannaveel

2171

RAJ TRADE CENTRE BVT. LTD.

Raj Mohan

Director

(RAJ KOTHARI)

Identified by me
Aruna Dutt
Advocate
#82 Gmt

[Signature]
ADDITIONAL REGISTRAR OF
MORTGAGES-I, KOLKATA

A N D

M/S. Paks Trade Centre (P) Ltd., a Company incorporated under the Companies Act, 1956 and having its registered office at No.2/1B, Dinesh Das Sarani Kolkata - 700053 Represented through its Director Mr.Raj Kothari hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successors-in-interest and/or assigns) of the **OTHER PART**

W H E R E A S :

A. The premises No.33, Canal South Road, Holding No.30 Division IV, Sub-Division of the 24-Parganas Collectorate, Thana Beliaghata Sub-Register Office Sealdah area 35 Bighas 4 Cottahs, 10 Chittacks equivalent to 47,202 sq. mtrs. have been mentioned in the schedule of this Indenture being first schedule.

B. By a Notification in the Extra Ordinary Calcutta Gazette dated Monday the October 27, 1997 the competent authority published that Monohar Lal Seal (since deceased) held land in excess of the ceiling limit being more or less 6 (Six) Bighas 6 (Six) Cottahs 1.45 Chittacks equivalent to 8492.19 square meter situate in premises No,33A, 33B & 33C, Canal South Road, Calcutta and the said excess land was vested with the State of West Bengal. The said area of the said property has been fully described in the **Second Schedule** and hereinafter referred to as the **Vested Land**.



REGIONAL REGISTRAR
CHANCELLERY-1, KOLKATA

C. After such vesting of a portion of a land measuring about 28 (Twenty eight) Bighas 18 (Eighteen) Cottahs 0.79 Chittacks equivalent to 38709.81 sq. mtr. of the total land in the said premises No,33A, 33B & 33C, Canal South Road, Calcutta the successors and heirs of Monohar Lal Seal (since deceased) retained land. The said retained land of the said premises has been described and mentioned fully in the **Third Schedule** hereinafter referred to as the **Said Premises**.

D. The Vendor and his brothers Manoj Lal Seal and Mohit Lal Seal have become joint owners of the said premises No,33A, 33B & 33C, Canal South Road, Calcutta having 1/3rd share each of the said premises and the said sons of Monohar Lal Seal are in joint possession and fully and sufficiently entitled to the said premises free from all encumbrances save and except a monthly tenancy has been created in favour of a person for a portion of the said premises. The said premises is also occupied by some trespassers. On the land of the said premises about a few small dwelling house/units are in existence and there is also old covered structure measuring about 4,752.92 sq. mtr.

E. Thus the Vendor and his brothers Manoj Lal Seal and Mohit Lal Seal having 1/3rd share each of the said premises seized and possessed of with good title absolute ownership and they have every right to transfer deal with their respective 1/3rd undivided share in the said premises.



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INSURANCES - I. KOMATA

F. The Vendor being the absolute owner of undivided 1/3rd share of said premises has desired to sell his 1/3rd share of the said premises hereinafter called the Demise Premises morefully described in the **Fourth Schedule** hereunder given.

G. The Vendor herein declares that the said premises is not under any scheme by any Government or Semi-Government or any Public or Private Authority including the Calcutta Metropolitan Development Authority, the Metro Railway Authority and the Vendor further declares that the property is not under any charge lien and mortgage with any authority, Government or Public or Private.

H. The Vendor shall co-operate with the Purchaser while applying for mutation of the Premises No. 33A, 33B and 33C, Canal South Road, Police Station - Tangra, Kolkata - 700 015 by signing all necessary documents and when required.

I. The Vendor is now desirous and agreed to sell his undivided one third share in the said Premises No. 33A, 33B and 33C, Canal South Road, Police Station - Tangra, Kolkata -



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

700015, containing an area more or less 9 bighas 12 cottahs and 1.33 chittacks equivalent to 12903.27 sq. mtr. more fully and particularly described in the **Fourth Schedule** hereunder written and the Purchaser agreed to purchase at and for a consideration of Rs.15,00,000/- (Rupees fifteen lacs) only which amount the **Purchaser** has paid to the **Vendor** in diverse dates as mentioned in the **Fifth Schedule** hereunder given and hereinafter called the **Memo of Consideration**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration of the said sum or Rs.15,00,000/- (Rupees fifteen lacs only) well and truly paid in the hands of the Vendor by the Purchaser on this day of execution of this presents (the receipt whereof the Vendor do hereby as well as the receipt hereunder written admit and acknowledge of and from the same and every part thereof) the Vendor do hereby indefeasibly and absolutely grant, convey, assure sell and transfer unto and to the use of the Purchaser **ALL THAT** undivided one third share in the said Premises No. 33A, 33B and 33C, Canal South Road, Police Station - Tangra, Kolkata -700015 measuring 29 bighas 4 cottahs and 10 chittacks equivalent to 39202 Sq. feet along with right of common passage more fully and specifically described in the schedule hereinbelow **OR HOWSOEVER**



NATIONAL REGISTER OF
MEMBERS - I. KOBATA

OTHERWISE the said property hereditaments and premises or any portion thereof now are or is not any time or times heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all rights and benefits in over and under the common passage and all areas water, water-course, sewers, drains, ditches, rights, privileges, easements, advantages, light, liberties and appurtenances whatsoever to the property hereditaments and premises belonging to or anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion and remainder and remainders and all the estate right title interest use trust possession property claim and demand both at law and in equity of the Vendor into and upon the said property hereditaments and premises or any or every part thereof AND all rents issues and profits thereof AND all deeds, pattahs, writings and evidence of title whatsoever relating to or concerning the said property hereditaments and premises which are now or hereafter shall or may be in the custody possession power or control of the said Vendor or any person or persons from whom they can or may procure the said without any suit or action at law or in equity free from all liens, attachments, and encumbrances **TO HAVE AND TO HOLD** the said property hereditaments and premises hereby granted conveyed assured sold and transferred or expressed or intended so to be and to the use of the Purchaser absolutely and forever AND the Vendor do hereby for himself his heirs, executors, administrators, representatives and covenants with the it administrators,



REGIONAL REGISTRAR OF
CORRECTIONS-1, KOMATA

representatives and assigns that **NOTWITHSTANDING** any act deed or thing by the Vendor or any of his predecessor or predecessors in title done committed or executed or knowingly suffered to the contrary the said Vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments and premises hereby granted conveyed and transferred or expressed so to be and every part thereof unto and to the use of the Purchaser absolutely and for ever for perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND**

THAT NOTWITHSTANDING any act deed or thing whatsoever and aforesaid the Vendor now has in himself good right full power absolute authority and indefeasible estate title to sell convey or transfer the said property heriditaments and premises and every part thereof thereby granted conveyed and transferred or expressed to be unto and to the use of the Purchaser absolutely and forever AND that the Vendor has not in any way encumbered the said property hereditaments and premises hereby granted conveyed and transferred AND the Purchaser shall or may at all times hereafter peacefully and quietly enter upon have hold, possess and enjoy the said property hereditaments and premises and every part thereof and receive and take all rents, issues and profits thereof and without lawful eviction interruption claim and demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for the Vendor or from or under or any of his predecessors or



ADDITIONAL REGISTRAR OF
ADVANCES-1. KOBAYASHI

predecessors in title AND that free and clear land freely and clearly and absolutely discharged moved kept harmless and indemnified against all estate and encumbrances created by the Vendor or any of his predecessors or predecessors in title **AND FURTHER THAT** the Vendor and all and every other person or persons having or lawfully or equitably claiming any estate or interest in the said property hereditaments and premises or any part thereof from under or in trust for the Vendor or from or under any of the Vendor's predecessor or predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid or shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring about 35 Bighas 4 Cottahs 10 Chittacks equivalent to 47,202 sq. mtrs more or less situated at 33A, 33B & 33C, Canal South Road, (old Premises 30, Canal South Road) Police Station Tangra, Kolkata - 700 015, under Ward No. District 24 Parganas (North) and comprising of the following :-



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ASSURANCE-1, KOLKATA

- ON THE NORTH** : A Road running from West to East, Canal South Road.
- ON THE EAST** : Bengal Potteries.
- ON THE SOUTH** : Pagladanga First Lane.
- ON THE WEST** : Partly Rani Rasmoni Garden Lane and partly

THE SECOND SCHEDULE ABOVE REFERRED TO :

(VESTED LAND)

ALL THAT the peace and parcel of land, hereditament admeasuring 6 Bighas 6 Cottahs 1.45 Chittacks equivalent to 8492.19 sq. mtrs. vested land be the same a little more or less known and numbered as 33A, 33B and 33C, Canal South Road, Police Station - Tangra, Kolkata - 7000 15 within the Municipal Limits of Kolkata Municipal Corporation, Sub Registry Office at Sealdah.

It is clarified that portion A contains 2199.34 Sq. Mts., and portion B contains 1813.48 Sq. Mts., portion C contains 954.18 Sq.Mts., Total 4967 Sq.Mts.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(THE SAID PREMISES)

ALL THAT the peace and parcel of land, hereditament admeasuring 28 Bighas 18 Cottahs 0.79 Chittacks equivalent to



ADDITIONAL REGISTRAR OF
COMPANIES-1, KOLKATA

38709.81 sq. mtrs. be the same a little more or less together with structures standing thereon or our part thereof known and numbered as 33A, 33B and 33C, Canal South Road, Police Station -Tangra, Kolkata - 700015 within the Municipal Limits of Kolkata Municipal Corporation, R.S. Sub Registry Office at Sealdah butted and bounded as follows

ON THE NORTH : Canal South Road

ON THE EAST : Bengal Potteries

ON THE SOUTH : Vested Portion D under ULC and common passage

ON THE WEST : Partly Rani Rashmoni Garden Lane and partly vested portion under ULC, partly common passage

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(ONE THIRD SHARE)

(DEMISED PREMISES)

Atcharanand
ALL THAT the peace and parcel of land, with small dwelling house/units, building, hereditament admeasuring 9 Bighas 12 Cottahs 1.33 Chittacks equivalent to 12903.2 sq. mtrs. each 1/3rd undivided share or interest of the land and structures mentioned in the **Third Schedule** known and numbered as 33A, 33B and 33C, Canal South Road, Police Station -Tangra, Kolkata - 700015 within the Municipal Limits of Kolkata Municipal Corporation, R.S. Sub Registry Office at Sealdah butted and bounded as follows

measuring undivided one third of 4,752 sq. mt approx



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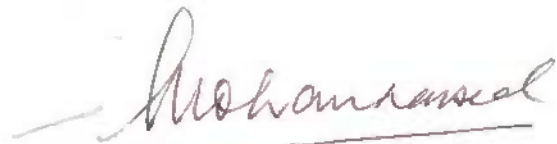
ADDITIONAL REGISTRAR OF
ASSURANCES-1. KOLKATA

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(MEMO OF CONSIDERATION)

RECEIVED the within mentioned sum of Rs.15,00,000/- (Rupees fifteen lacs only) from the within mentioned Purchaser as earnest money or part consideration in the following manner :

1. By Cheque being No.952284 dated 11.03.05 Rs. 1,50,000.00
Drawn on United Bank of India, Mominpur
Branch, Kolkata - 700023.
 2. By Cheque being No.952296 dated 1.6.05 Rs. 2,50,000.00
Drawn on United Bank of India.
 3. By Cheque No.954959 dated 26.11.05 Drawn Rs. 1,00,000.00
on United Bank of India.
 4. By Cheque No.954960 dated 2.12.05 Drawn Rs. 4,00,000.00
on United Bank of India.
 5. By Cash on Indian Currency dated 28.2.2006 Rs. 6,00,000.00
- Total Rs. 15,00,000.00 ✓



MOHAN LAL SEAL

WITNESSES :

1. *Aruna Dutt*
Advocate
High Court
Kolkata
2. *Bishwanath Chaudhury*
119/4/4, Nioge Para Rd.
Kol- 36

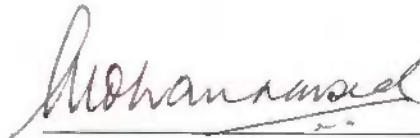


DITIONAL REGISTRAR OF
RANGES-I, KOLKATA

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and signature in this day, month and year first above written.

WITNESS :

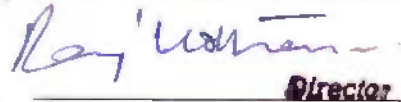
1 Aruna Dutt
Advocate
High Court
Calcutta



Signature of the Vendor

2. Bishwanath Chaudhury
119/4/4, Nigee Para Rd
Kol - 36

PAKS TRADE CENTRE PVT. LTD.



Director

Signature of the Purchaser

1. GIRI RAJROMAN KUMARI
191-H.G.Rd. KOLKATA 7.

2. PRAVU RAY
138 Block 'G'
New Alipore - Kol 53.



ADDITIONAL REGISTRAR OF
INSURANCES-I, KOLKATA

PHOTO

Mohammed

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

PHOTO

Ray Watson

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

PHOTO

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

PHOTO

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

5/2/2011



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA



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

Endorsement For Deed Number : I - 05108 of 2010
(Serial No. 01959 of 2006)

On 28/02/2006

Payment of Fees:

Fee Paid in rupees under article : A(1) = 16489/- , E = 7/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 28/02/2006

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.-84808000/-

Certified that the required stamp duty of this document is Rs.- 8480830 /- and the Stamp duty paid as: Adhesive Rs - 150000/-

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

Presented for registration at 13.30 hrs on :28/02/2006, at the Office of the A.R.A.-I KOLKATA by Mohan Lal Seal ,Executant.

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

Execution is admitted on 28/02/2006 by

1. Mohan Lal Seal, son of Lt Monohar Lal Seal , Nalin Sarkar Street, 1 B, CALCUTTA, WEST BENGAL, India, P.O. :- Pin :-700004 , By Caste Hindu, By Profession : Others
2. Raj Kothari
Director, M/ S, Paks Trade Centre P Ltd, Dinesh Das Sarani, 2/1 B, CALCUTTA, WEST BENGAL, India, P.O. :- Pin :-700053 .
, By Profession : Others
Identified By Aruna Dutta, son of, High Court, , CALCUTTA, Thana:-Hare Street, District -Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 24/05/2010

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 : 23.5 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty

1. Rs. 8330810/- is paid00996621/05/2010State Bank of India, ALIPORE, received on 24/05/2010
2. Rs. 20/- is paid0369122/05/2010State Bank of India, CHETLA, received on 24/05/2010

Additional Registrar of
Assurances, Kolkata

24 MAY 2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



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

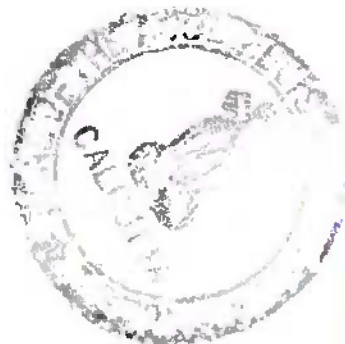
Endorsement For Deed Number : I - 05108 of 2010
(Serial No. 01959 of 2006)

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 916388/- ,E = 14/- on 24/05/2010.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



DK
Additional Registrar of
Assurances - I, Kolkata
24 MAY 2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

File

DATED THIS 28th DAY OF JANUARY 2006

RECORDED
INDEXED
AGE 100
SERIAL NO.
NO.

BETWEEN

SRI MOHAN LAL SEAL

.... Vendor

AND

M/S. PAKS TRADE CENTRE (P) LTD.

..... Purchaser

DEED OF SALE

ADDITIONAL REGISTRAR OF
ASSAM, KOLKATA

ADDITIONAL REGISTRAR OF
ASSAM, KOLKATA



ADDITIONAL REGISTRAR OF
ASSAM, KOLKATA

Aruna Dutta

Advocate

1st Floor, 9, Old Post Office Street,

Kolkata - 700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 2628 to 2645
being No 05108 for the year 2010.



DK

(Dines Kumar Mukhopadhyay) 25-May-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal