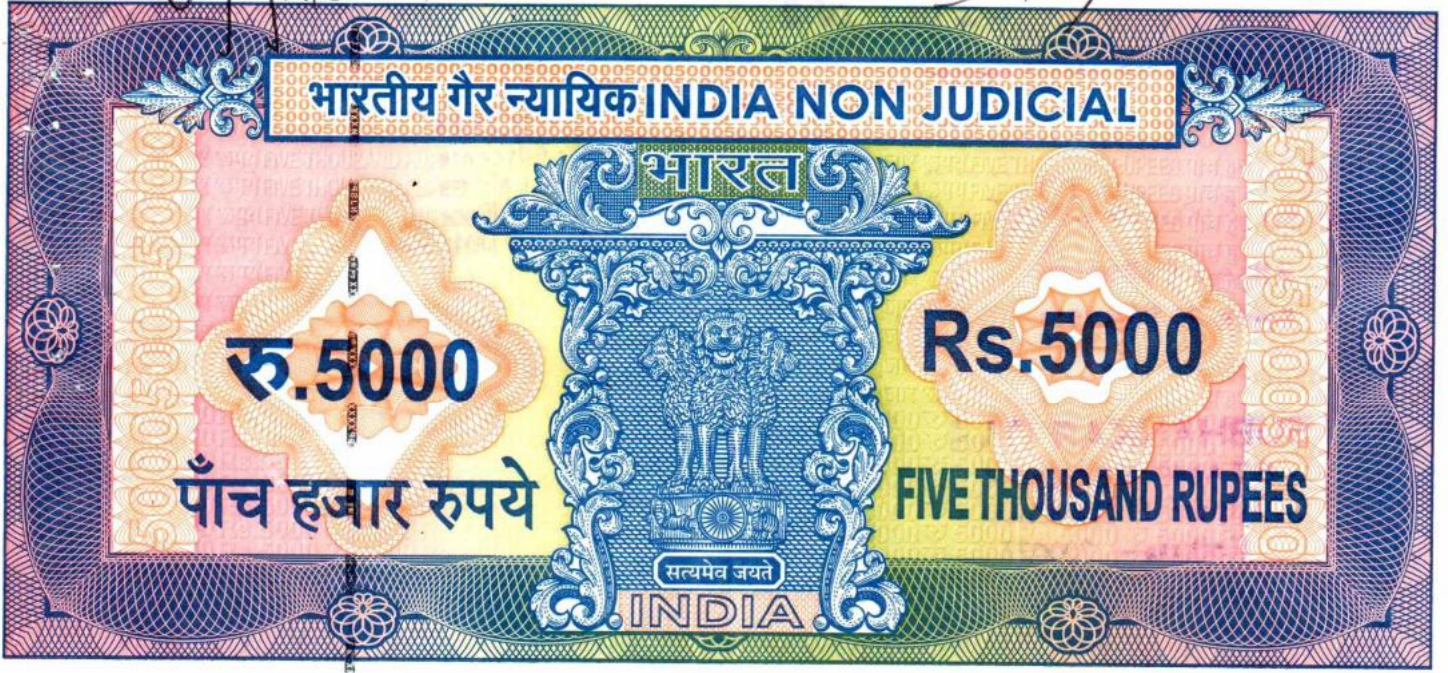


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

819000

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

*Sub Registrar,  
Registrar U/S 1 (2) of  
Registration Act 1908  
South 24 Parganas  
28 OCT 2010*

*T  
2/c 1403/10  
17554/10  
6-11-*

*J(1) 250.00  
J(2) 150.00  
Total ₹ 400.00  
Realised on  
27.10.10  
28/10/10*

**THIS DEED OF CONVEYANCE** is made this the 27<sup>th</sup> day of October, 2010 TWO THOUSAND TEN **BETWEEN** **M/S. B.M.A. MERCHANDISE PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its registered office at 11, Lower Range, P.S. Beniapukur, Kolkata- 700 017, represented by its 's one of the Director **Mr. Bishan Mirania Agarwal** son of Rambilas Mirania Agarwal by Nationality Indian, by faith Hindu, by occupation Business,

Contd....



No. 1125 Ps 5000 Date - 5 OCT 2010

Name .....

Address .....

Vender Sri Subhanakar Das

Allpore Collectory  
South 24 Parganas

BISWANATH GHOSH

Advocate  
High Court, Calcutta  
10, K. S. Roy Road, 2nd Floor  
R. No.-36, Kolkata -700 001

SUBHANKAR DAS

STAMP-VENDOR

Alipore Police Court

Kolkata- 700027

*Sanjay Halder*



2368

Pawanputra Advisory Services Pvt. Ltd.

*Sanjay Halder*

Director



2369

*Sanjay Halder*  
(Bhawan Prasad)



Identified by  
Biswanath Ghosh  
Advocate  
High Court, Calcutta.

residing at 36/1B, Elgin Road, P.S. Bhawanipore, Kolkata- 700 020, hereinafter called and referred to as the "VENDOR" ( which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

PAWAN PUTRA ADVISORY SERVICE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 23A, Netaji Subhash Road, 2<sup>nd</sup> floor, Room No. 17, Kolkata 700 001, represented by its' Director Mr. Sandeep Kabra son of Late kishan Kabra, by Nationality Indian, by faith Hindu, by occupation Business, residing at 15, Ballygunge Park Road, 5<sup>th</sup> floor, P.S. Karaya, Kolkata- 700 019, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, heirs, executors, administrators, legal representatives and assigns) of the OTHER PART

WHEREAS one Nema Chandra Naskar was the dakhalia right/ possession holder in accordance with the generation by generation and his name recorded in the of all that total sali land area 25 decimals in Pargana- Khaspur, J.L. No. 45, R.S. No. 41 under Collectorate Touzi No. 39 under Police Station – Tollygunge in Mouza-Briji now appertaining to

Contd.....



  
District Sub Registrar,  
Registrar U/S (2)  
Registration Act 1908  
South 24 Parganas  
27 OCT 2018



R.S. Khatian No. 3 and R .S. Dag No. 7 under A.D.S.R. office and Police Station Sonarpur, District 24-Parganas (S) , the said Nemai Chandra Naskar died before the of R.S. Record and Sri Upendra Nath Naskar is only son and/or only successor of the said Nemai Chandra Naskar ,after the death of Nemai Chandra Naskar, the said Sri Upendra Nath Naskar is seized and possessed of the said property and recorded his name in the R.S. Record as the owner of the said property after paying tax regularly thereon. During the possession the said \_\_\_\_\_ Nemai Chandra Naskar sold, transferred and conveyed a part of the Sali land admeasuring 20 Decimal out of total 25 Decimal Sali land by way of a registered deed on 12.12.1975 to The Modern Engineering Company, a partnership firm, then having its office at 15, Telipara Lane, Dhakuria, Kolkata-700 031, representative by its Partnes Sri Bimal Kumar Mitra, Smt Purnima Mitra and Sri Atal Behari kayal, the said deed was registered in the office of the District Sub-Registrar at Sonarpur, recorded in Book I, being Deed No. 4906 for the year 1975.

**AND WHEREAS** during the possession the said The Modern Engineering Company, a partnership firm, now having its head office at 1/399A, Gariahat Road(South), Kolkata-700 069, representative by the Rambilas Agarwala as a constituted power of attorney holder on behalf of the Partners Smt Purnima Mitra and Others sold, transferred and conveyed a part of the said Sali land measuring area **10 Decimal** more or less out of

Contd.....



**Principal Sub Registrar -**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**South 24 Parganas**  
**27 OCT 2016**

total Sali land 20 Decimal by way of registered Deed of Bengali Kobala to the present Vendor which is morefully described in the Schedule below.

That the said deed of sale was registered on 17.05.2002 in the office of the A.D.S.R at Sonarpur, 24-Parganas(South), recorded in Book No. I, Volume No. 63, pages 356 to 363 Being Deed No. 3882 for the year 2002.

**AND WHEREAS** since purchase the Vendor is absolutely seized and possessed of all the said Sali land admeasuring 10 Decimal more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 39 appertaining to R.S. Khatian No.3 and R.S. Dag. No. 7, within P.S. & A.D.S. R. office at .Sonarpur under Rajpur- Sonarpur Municipality, now Ward No. 22, in the District. of South 24 -Parganas and mutated his name in the aforesaid Municipality after paying taxes regularly and also sufficiently entitled to the aforesaid property as absolute owner thereof.

**AND WHEREAS** being in need of cash money the Vendor herein has declared for absolute sale of the said sali land admeasuring 10 Decimal more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 39 appertaining to R.S. Khatian No.3 and R.S. Dag. No. 7, within P.S. & A.D.S. R. office at .Sonarpur under the Rajpur- Sonarpur Municipality, Ward No. 22 in the District. of 24 -Pgs(S) and the Purchaser herein has agreed to purchase the same which has been morefully and particularly described in the schedule below at or for the

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Q



  
Sub-Registrar  
i/o. Registrar W/S 7 (a)  
Registration ACT 1908  
Alipore, South 24 Parganas  
27 OCT 2010



total consideration of the sum of Rs. 12,00,000/- (Rupees Twelve Lac only) , the said land is free from all encumbrances.

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said consideration of the said sum of Rs. 12,00,000 /- (Rupees Twelve Lac ) only to the true and lawful money of the Union of India in hand to the Vendor paid by the Purchaser at or before the execution of these presents whereof the Vendor doth hereby as well as by the receipt hereunder written admit acknowledge and of and from the payment of the same doth hereby acquit, release and forever discharge the Purchaser as well as the said land , the Vendor doth hereby grant, transfer, convey, sell assign and assure unto and to the use of the Purchaser free from all encumbrances ALL THAT land measuring an area 10 Decimal be the little more or less in Mouza Garagacha, under R.S. Dag No. 7 appertaining to R.S. Khatian No.3 under Police Station - Sonarpur, District South 24 – Parganas together all rights, liberties, easements appendages, appurtenance, passages and estate right title interest property claim whatsoever of the Vendor in the said land free from all encumbrances to hold the same absolutely and forever situated in Mouza Garagacha under the aforesaid Police Station and District, morefully and particularly mentioned and described in the Schedule hereunder written delineated in the plan or map annexed hereto bordered in RED verges hereinafter referred to as the said land or in anywise appertaining or usually held used or enjoyed

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Registrar - IV  
Registrar U/S 7 (2) of  
Registration Act 1908  
Anandpur, South 24 Parganas  
27 OCT 2016

therewith or reputed to belong or appurtenant thereto AND all the estate right, title, interest, inheritance, use, trust possession, property, claim and demand whatsoever both at law and in equity of the Vendors or in and upon the said land hereditaments and premises or any part thereof together all deeds, pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said land hereditaments and premises or any part thereof which now are or hereinafter shall or may be in the possession, power or control of the Vendor or any other persons from whom it may procure the same without any action or suit TO HAVE AND TO hold the said land here by granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate or inheritance in free simple in possession without any manner of condition use, trust or others thing whatsoever to alter, defect, encumber or make void the same and the Vendor doth hereby covenant, with the Purchaser that notwithstanding any act, deed, matter, assurance or in whatsoever by the Vendor made done execute occasioned or suffered to the contrary the Vendor now lawfully rightfully and absolutely seized and possessed on or otherwise well and sufficiently entitled to all that the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate or inheritance in fee

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Senior Sub Registrar -  
Registrar V/S 7 (2)  
Registration ACT 1908  
Alipore, South 24 Parganas  
27 OCT 2010



simple in possession without any manner of hindrance condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act, deed, matter or thing whatsoever as aforesaid the Vendor has now in itself good right, full power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said land hereby granted, sold, transferred conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and that the Purchaser shall and may from time to time and all times hereafter peaceably and quietly possess and enjoy the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and to receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or of the said land and premises directly to the authorities concerned and that the Purchaser shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the said land in any manner whatsoever aforesaid as shall or may be reasonably required.

**MOREOVER THE VENDOR** declares that the rent and taxes for the said land hereby sold has been paid and there is no arrear of dues of rates, rents and taxes in respect of the said land further that the Vendor shall execute all documents deed of declaration or rectification or any other supplementary deed or deeds at the cost of the Purchaser to establish its

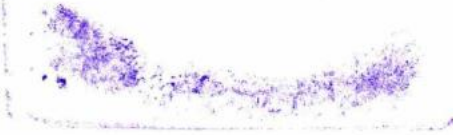
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*[Handwritten signature]*

**Registrar - IV, South 24 Parganas**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**Alipore, South 24 Parganas**  
**27 OCT 2010**





good and effective title, mistake if any and the Purchaser shall have full right absolute authority to bring electric, telephone, gas and water connection under or over the said land together with easement rights therein as shown in the plan attached herewith and finally the said Purchaser shall have right to cause separate assessment by mutating his name in the office of the Municipality, B.L & L.R.O and/or any other Government and Semi government offices in place of the name of Vendor to which the Vendor shall give all consent and signature if necessary and Vendor further declare that the said land hereby sold is not subject to any attachment, alignment lien, charges, mortgage or any suit or execution of any court of law and the said land is free from all encumbrances and the Purchaser hereby covenant with the Vendor that being satisfied within right, title of the Vendor and measurement of the property hereby conveyed.

### SCHEDULE

**ALL THAT** piece and parcel of Sali land admeasuring **10 Decimal** equivalent to 6 Cottahs 36 Sq.ft. more or less appertaining to R.S. Khatian No. 3 and R.S. Dag. No. 7, in Mouza -Goragacha, J.L. No. 45, R.S.No. 41, under Collectorate Touzi No. 39, Pargana- Khashpur under the Rajpur Sonarpur Municipality, P.S. & A.D.S.R. office at. Sonarpur in the District. of South 24 -Parganas with all easements rights and common passage/s of the said property thereof.

Contd.....



*K*

**Deputy Sub Registrar-I**  
**Sub. Registrar U/S 7 (2) of**  
**Registration ACT 1908**  
**South 24 Parganas**  
**27 OCT 2010**

The proportionate annual rent of the said land is payable to the office of the Collector, Government of West Bengal. The said land is delineated RED BORDER in the plan annexed hereto, which is butted and bounded as follows :

ON THE NORTH : R.S.Dag No. 5  
 ON THE SOUTH : 12 feet wide Common passage  
 ON THE EAST : R.S.Dag No. 4 and 8.  
 ON THE WEST : Part of R.S.Dag No. 7

**IN WITNESS WHEREOF** the parties have set and subscribed their respective hands on the day, month and year first above written.

SIGNED, AND  
 DELIVERED IN THE  
 PRESENCE OF :-

1. Vinek Agarwal  
 CF-268, Salt Lake  
 Sector-1, Kolkata-64

BMA MERCHANDISE PVT. LTD.

*Bishan M Agarwal*

-----  
 (BISHAN M AGARWAL)  
 SIGNATURE OF VENDOR

2. Tapas Bhattacharjee  
 P-71, Jodu Colony,  
 Kolkata - 34,

Pawanputra Advisory Services Pvt. Ltd.

*Tapas Bhattacharjee*

Director

-----  
 SIGNATURE OF PURCHASER

Prepared & Drafted by

*Biswanath Ghosh*

BISWANATH GHOSH  
 ADVOCATE  
 High Court, Calcutta

Contd ...





**Principal Sub Registrar -**  
**Sub-Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**Alipore, South 24 Parganas**  
**27 OCT 2010**

MEMO OF CONSIDERATION

RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 12,00,000/- (Rupees Twelve Lac only ) towards the full and final consideration as follows:-

Date	Cheque. No.	Bank & Branch	Amount
-----	-----	-----	-----
03.11.2007	342469	Allahabad Bank B.K.Pal Avenue, Kolkata	Rs. 12,00,000/-

(RUPEES TWELVE LAC ONLY)

WITNESSES :-

1. Vinek Agarwal

GMA MERCHANDISE PVT. LTD.

*Amirant*

----- DIRECTOR

SIGNATURE OF VENDOR

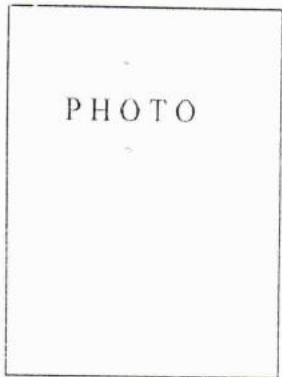
2. Tapas Bhattacharjee



Sub-Registrar U/S T (S),  
Registration Act 1908  
Alipore, South 24 Parganas  
27 OCT 2010

BMA

# SPECIMEN FORM FOR TEN FINGERPRINTS



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

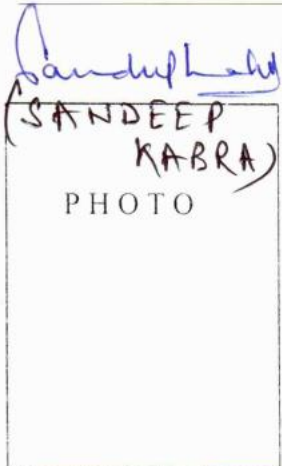


*Bishan*  
(BISHAN M AGARWAL)

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



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



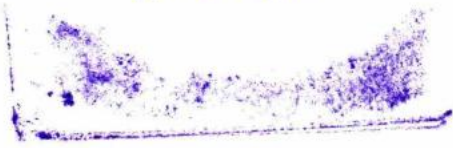
*Sandeep Kabra*  
(SANDEEP KABRA)

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

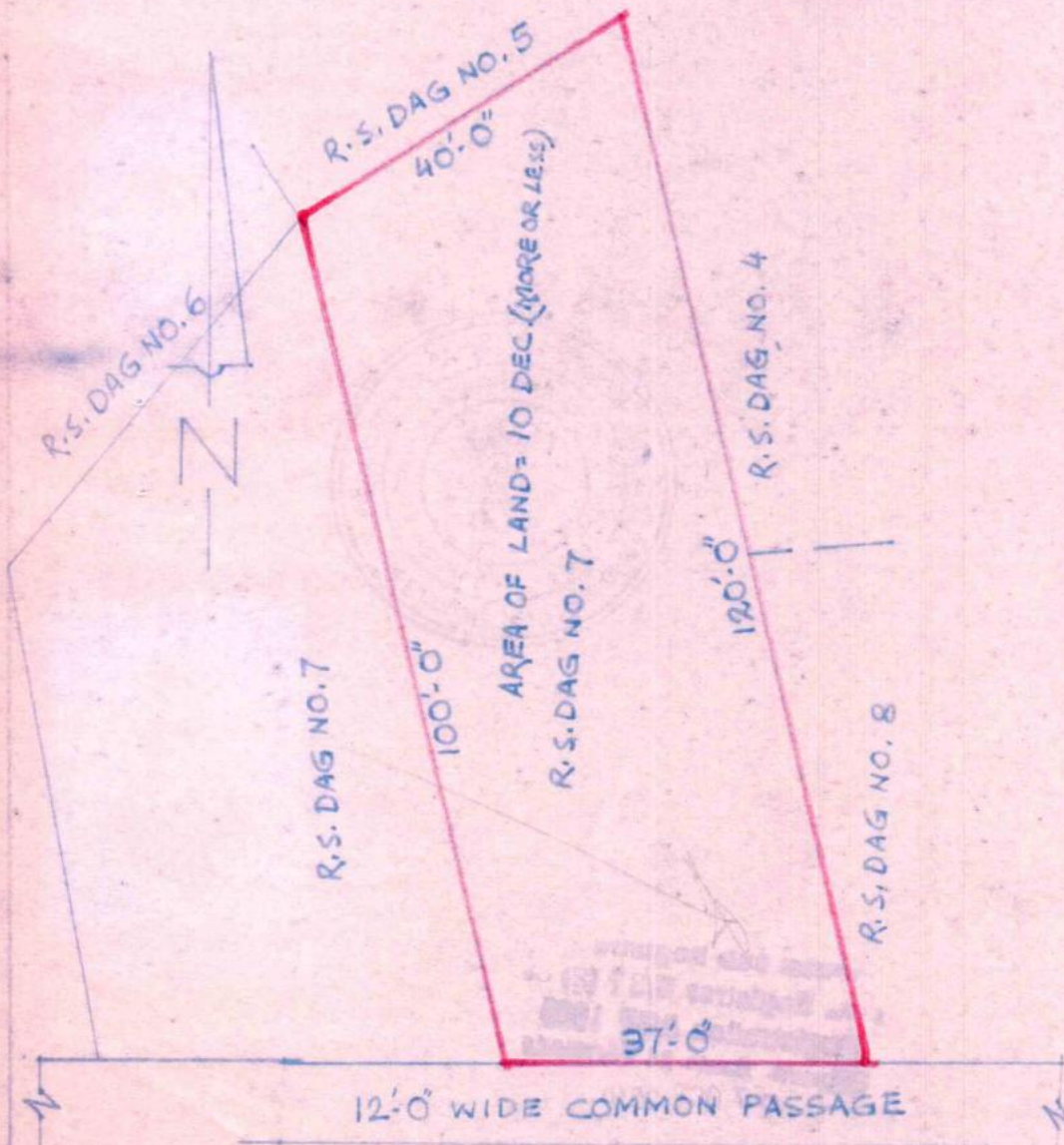




**Senior Sub Registrar**  
**Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**District, South 24 Parganas**  
**27 OCT 2010**



DEED PLAN OF MOUZA - GARAGACHA, J.L. NO. 45, R.S. NO. 41, TOUZI NO. 39,  
R.S. KHATIAN NO. 3, R.S. DAG NO. 7 UNDER RAJPUR - SONARPUR MUNICIPALITY,  
DIST. 24 PRG. (SOUTH), P.S. - SONARPUR  
AREA OF LAND = 10 DEC. (MORE OR LESS)



BMA MERCHANDISE PVT. LTD  
*[Signature]*  
DIRECTOR

Pawanputra Advisory Services Pvt. Ltd.  
*[Signature]*  
Director

*[Faint handwritten text, possibly a signature or name, written vertically on the left side of the page.]*



*[Handwritten signature]*  
Registrar Sub Registrar  
Registrar W/ST (2)  
Registration ACT 1938  
South 24 Parganas  
27 OCT 2010





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

**Endorsement For Deed Number : I - 08160 of 2010**  
**(Serial No. 07426 of 2010)**

**On 27/10/2010**

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

Presented for registration at 18.15 hrs on :27/10/2010, at the Private residence by Sandeep Kabra ,Claimant.

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

Execution is admitted on 27/10/2010 by

1. Bishan M Agarwal  
Director, B.m.a Merchandise Pvt Ltd, 11 Lower Range, Thana:-Beniapukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017 .  
, By Profession : Business
2. Sandeep Kabra  
Director, Pawan Putra Advisory Services Pvt Ltd, 23a, Netaji Subhas Rd Room No 17, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .  
, By Profession : Business  
  
Identified By Biswanath Ghosh, son of . , High Court Calcutta, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**On 28/10/2010**

**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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 19239/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 28/10/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

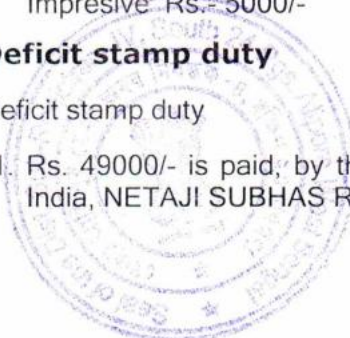
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1749600/-

Certified that the required stamp duty of this document is Rs.- 104986 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 569462, Draft Date 09/10/2010, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 28/10/2010



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV







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

**Endorsement For Deed Number : I - 08160 of 2010**  
**(Serial No. 07426 of 2010)**

2. Rs. 49000/- is paid, by the draft number 569474, Draft Date 09/10/2010, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 28/10/2010
3. Rs. 2000/- is paid, by the draft number 569471, Draft Date 09/10/2010, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 28/10/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV







**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 28  
Page from 1975 to 1990  
being No 08160 for the year 2010.



(Dulal Chandra Saha) 28-October-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal