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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 927679

22/03/12  
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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

15/03/12

ESTD 1954 REVENUE DEPARTMENT GOVT OF WEST BENGAL

www.raj.gov.in

DEED OF CONVEYANCE

No. 369/5 Dt. 07/2/12 1000

Name.....

Address.....

Vendar VC.....

NIMISH KUMAR DUTTA  
ADVOCATE  
ALIPORE POLICE COURT  
KOLKATA - 700027

L. K. DAS  
Licenced Stamp Vendar  
Alipore Criminal Court

*[Signature]*

1000X5 = 5000



NET-1407

For S. R. NEALFOSS PVT. LTD  
*[Signature]*

Director

NIMISH TALASARIA



NET-1408



SHUB VYAPAAR PVT. LTD.

*[Signature]*

Director / Authorised Signatory.



NET-1409

*[Signature]*

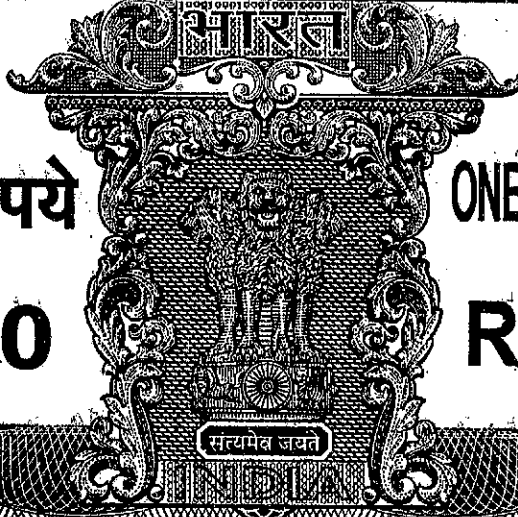
Sub. Insp. Pragnan - II  
Alipour, South 24 Parganas

3 MAR 2012

Prasad jaiswal.

Pradip Roy  
S/o. Lt. Pradip Roy  
Alipore Police Court,  
Kat-27

भारतीय गैर न्यायिक INDIA NON JUDICIAL



एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 927680

DEED OF CONVEYANCE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 927681

DEED OF CONVEYANCE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 927682

DEED OF CONVEYANCE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 927683

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this *14* day of *March*, Two Thousand & Twelve of the Christian Era BETWEEN SHRI RAM PRASAD JAISWAL son of Late Bal Karan Jaiswal, by faith - Hindu, by Occupation - Business, now residing at 2A, Motilal Basak Lane, within the Police Station - Phool Bagan, Kolkata - 700 054, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, representatives and or assigns) of the FIRST PART

A N D

(1) M/s. SUN CLUB VYAPAAAR PVT. LTD. , a Private Limited Company, registered under The Companies Act., 1956, having its place of business at Premises No. 135, Foreshore Road , Howrah - 711 102 , represented by its Director SRI NARAYAN DAS BAGRI son of Late Badri Das Bagri , by faith - Hindu , by Occupation - Business, residing at 443 , Jessore Road , "Radha Bhavan" , Kolkata- 700 074 and (2) M/s. AAKOOTI VINIMOY PVT. LTD. a Private Limited Company, registered under The Companies Act. , 1956 , having its place of business at Premises No. 135, Foreshore Road , Howrah - 711. 102 , represented by its Director SRI ALOKE KUMAR BANERJEE son of Late Satya Ranjan Banerjee , by faith - Hindu, by Occupation - Business , residing at Premises No. 24/1 , Danesh Shaik Lane , Block - P , Flat No. 15, Howrah - 711 109 , hereinafter jointly and collectively called and referred to as the PURCHASERS ( which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Directors for the time being and their respective heirs, executors, representatives, successors-in-office and or assigns) of the SECOND PART . PAN NO. 0F1) AADC86552M. PAN No. 0F2) AAFCA 3251M.

A N D

M/S. S. R. REALTORS PRIVATE LIMITED, an existing company with limited liability within the meaning of the Companies Act, 1956 and having its Registered Office at 18/77, Dover Lane, Calcutta - 700 029 , represented by its Director SRI NIMISH TOLASARIA son of Sri Anil Tolasaria , by faith - Hindu , by occupation - Business, of Premises No. 18/77, Dover Lane, Calcutta - 700 029 , hereinafter called and referred to as the CONFIRMING PARTY ( which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Directors for the time being and their respective heirs, executors, representatives, successors-in-office and or assigns) of the OTHER PART . PAN No. AAEC87097Q.

WHEREAS one Shri Prativa Chandra Roy and Pranab Chandra Roy , both sons of Late Sridhar Chandra Roy were the erstwhile owners and possessors of the schedule below property together with other land and properties , comprised in Mouza - Laskarhat , Touzi No. 145 , J. L. No. 11 , Khatian No. 201 , R.S. Dag No. 393 , within the Police Station - Tiljala , in the District of then 24 Pargana now South 24 Parganas .

AND WHEREAS due to inconvenience in joint possession and or occupation the said Sri Prativa Chandra Roy and Pranab Chandra Roy amicably settled ALL THAT the properties by means and bounds vide a Deed Partition duly registered before the Sub-

Registrar, Alipore and recorded in Book No. I, Volume No. 167, Pages from 10 to 56, Being No. 6392 for the year 1967 and by virtue of the said Deed of Partition the said Prativa Chandra Roy was allotted 59 Satak of Sali Land in R.S. Dag No. 393, in Mouza - Laskarhat, in the District of then 24 Pargana.

AND WHEREAS upon such partition and acting upon the same the said Prativa Chandra Roy took Khas delivery of the said plot of land and truly and correctly recorded his name in the records of rights and paid rent, taxes to the Government of West Bengal as a true lawful owner thereof and while enjoying the said property as an absolute lawful Owner thereof the said Prativa Chandra Roy divided the said Plot of land into few Plots in different measurements and marked them "A", "B" and "C" etc. and offered them for sale.

AND WHEREAS while enjoying the said property as an absolute lawful owner thereof the said Prativa Chandra Roy sold, transferred, conveyed, assigned and assured ALL THAT plot of land, being Scheme Plot No. H, measuring about 3 (three) Cottahs, more or less comprised in Mouza Laskarhat, Touzi No. 145, J.L. No. 11, Khatian No. 201, R.S. Dag No. 393, within the Police Station - Tiljala in the District of then 24 Pargana, now South 24 Parganas which more fully and particularly described in the Schedule below by virtue of a Registered Deed of Conveyance dated 30<sup>th</sup> Day of August 1982 duly registered before the Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 125, Pages From 198 to 207, Being No. 5133 for the year 1982 with the valuable consideration described therein mention to (1) Shri Sheo Prasad Shaw (2) Shri Thakur Prasad Shaw (3) Shri Bhola Prasad Shaw and (4) Shri Shankar Prasad Shaw all jointly mentioned therein as Purchasers absolutely for ever.

AND WHEREAS upon such purchase and acting upon the same the said Shri Sheo Prasad Shaw and others took khas possession of the said property fully described in the schedule below and paid taxes to the appropriate authority as an lawful Owners thereof

AND WHEREAS while seized and possessed of by a Deed of Conveyance dated 09.12.2005, registered before the Additional District Sub-Registrar at Sealdah and recorded in Book No. I, Volume No. ~~77~~, Pages ~~227~~...to ~~242~~, Being No. 1630, for the year 2005; the said (1) Shri Sheo Prasad Shaw (2) Shri Thakur Prasad Shaw (3) Shri Bhola Prasad Shaw and (4) Shri Shankar Prasad Shaw all jointly as Vendors sold, transferred and conveyed all that piece and parcel of land measuring 3 (three) Cottahs be a little more or less being Plot No. H, comprised in Mouza- Laskarhat, Touji No. 145, J. L. No. 11, Khatian No. 201, Dag No. 293, within the limits of The Kolkata Municipal



Corporation , Ward No. 107, Police Station- Tiljala, District 24 Parganas (South) in favour of one Sri Ram Prasad Jaiswal son of Late Bal Karan Jaiswal mentioned therein as Purchaser at or for a consideration mentioned thereunder.

AND WHEREAS the vendor herein after such purchase now fully seized and possessed of or otherwise well and sufficiently entitled to absolutely for ever, free from all encumbrances attachments whatsoever ALL THAT the said Plot of Land measuring about 3 (Three) Cottahs , be the same a little more or less, more fully and particularly described in the Schedule hereunder written delineated in the map or plan annexed herewith therein shown RED boarded and intended to be hereby sold and conveyed.

AND WHEREAS the Vendor herein while enjoying the said property as an lawful absolute owner hereof have agreed to sell and the Confirming Party herein as Purchaser agreed to purchase ALL THAT piece or parcel of the said Land measuring about 3 (Three ) Cottahs TOGETHER WITH the all right , title and interest whatsoever of the said land ALSO TOGETHER WITH all the easement right attached to the said plot of land of the Vendor as fully and more particularly describe in the Schedule hereunder written for consideration as mutually agreed upon and accordingly the said Purchaser being the Confirming Party herein paid part consideration as earnest money to the Vendor herein .

AND WHEREAS subsequently the said Purchaser being the Confirming Party herein expressed its intention of not purchasing the said Schedule property and requested the Vendor herein to refund the earnest money paid by them and accordingly coming to such intention of the Confirming Party herein , the Purchaser herein approached the Vendor herein for purchasing the said property directly from the Vendor and the Vendor herein while enjoying the said property as an lawful absolute owner hereof have agreed to sell ALL THAT piece or parcel of the said Land measuring about 3 (Three ) Cottahs more or less with R.T. Shed structure TOGETHER WITH the all right , title and interest whatsoever of the said land ALSO TOGETHER WITH all the easement right attached to the said plot of land of the Vendor as fully and more particularly describe in the Schedule hereunder written for consideration of Rs. 8,40,000.00 ( Rupees Eight Lacs Forty Thousand ) only .

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs. 8,40,000.00 ( Rupees Eight Lacs Forty Thousand ) only paid by the Purchasers to the Vendor and the Confirming Party on or before the execution of these present by lawful money in India which the Vendor and the Confirming Party doth hereby as well as in the memo of consideration hereunder written acknowledge receipts and of and from payment of the same and every part thereof doth hereby acquit release and exonerate the Purchasers

as well as the said land, the Vendor doth hereby grant, sell, convey, transfer assign and interest in the Schedule property with all appurtenances, TOGETHER WITH all homestead, tree tanks, hedges, ditches ways, waters, light, privileges easements whatever to the said land AND ALL THAT the estate, right, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchasers, its executors, administrators, successors-in-office, assigns absolutely for ever TOGETHER WITH the title deeds, writings, muniments and other evidence of title AND THE Vendor do hereby covenant with the Purchasers, its executors, administrators, successors-in-office, assigns that notwithstanding any acts deed or things hereto before done, executed or knowingly suffered to the contrary the Vendor now lawfully seized and possessed of the said property free from any encumbrances, attachments or defects in title whatsoever and the Vendor have full power and absolute authority to sell the said property in manner aforesaid AND the Purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any person claiming through or under him AND FURTHER THAT the Vendor or his heirs, executors, administrators assigns from or against all encumbrances, charges and equities whatsoever. AND the Vendor or his heirs administrators or assigns further covenant that he/she or they at the request and cost of the Purchasers its executors, administrators, successors - in - office, assigns to do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every thereof in manner aforesaid according to the true intent and meaning of this deed AND the Confirming Party herein joins as a part hereto to confirm such sale in favour of the Purchasers herein

✓ THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the Scheme Plot No. H, land measuring an area about 3 (Three) Cottahs be the same a little more or less with R.T. Shed structure measuring about 100 Sq.ft. more or less comprised in Mouza - Laskarhat, Touzi No. 145, J.L. No. 11, Khatian No. 201, Dag No. 393, within the Police Station - Tiljala, within the Ward No. 107, of Kolkata Municipal Corporation, A.D.S.R., Sealdah, fully delineated in the Map or Plan annexed hereto and thereon bordered "RED" which is the part of this Deed and butted and bounded in the manner following : *Unassessed Premises & Un named Road.*

ON THE NORTH	:	Land of Realtors Pvt. Ltd.
ON THE SOUTH	:	Land of M. P. Jaiswal
ON THE EAST	:	12 Feet Wide Common Passage
ON THE WEST	:	Land of P.C. Roy

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

SIGNED, SEALED AND DELIVERED by the VENDOR

Ram Prasad Jaiswal.

In the PRESENCE of

1) Pradeep Roy  
Alipore Police Court.  
KOL-27.

(VENDOR)

Sib narayan Payra  
27. Mirza Shahib Street  
Kolkata - 16

SIGNED, SEALED AND DELIVERED by the PURCHASERS

SUN CLUB VYAPAAR PVT. LTD.

Narayan B. Roy

Director / Authorised Signatory.

In the PRESENCE of

1) Pradeep Roy  
Alipore Police Court.  
KOL-27.

(PURCHASERS)

Sib narayan Payra  
27. Mirza Shahib Street  
Kolkata - 16

SIGNED, SEALED AND DELIVERED by the CONFIRMING PARTY in the PRESENCE of

1) Pradeep Roy  
Alipore Police Court.  
KOL-27.

Director

(NIMISH TOSKANTH)

(CONFIRMING PARTY)

Sib narayan Payra  
27. Mirza Shahib Street  
Kolkata - 16

## MEMO OF CONSIDERATION

Pay by A/c Payee Cheque NO. 366586. Dt. 11.11.2008. Rs. 3,00,000/-  
drawn on Syndicate Bank.

Pay by A/c Payee Cheque drawn at Corporation Bank. Rs. 2,40,000/-  
Gariahat Branch.

Pay by A/c Payee Cheque NO. 020429. Dt. 30.11.11. Rs. 2,00,000/-

Pay by A/c Payee Cheque NO. 020446. Dt. 27.12.11. Rs. 1,00,000/-  
both Cheques drawn on Corporation Bank. Gariahat Branch.

Total : Rs. 8,40,000.00

(Rupees Eight lacs forty thousand) only.

IN PRESENCE OF

*Pradeep Roy*  
Alipore Police Court.  
Kd-27.

Sis narayan Payra  
27. Mirza Ghalib Street  
Kolkata - 16

*Ram Prasad Jaiswal*

*[Signature]*  
Director

DRAFTED BY :-

*Subir Kumar Dutta*  
SUBIR KUMAR DUTTA

Advocate

Alipore Civil & Criminal Court,  
Kolkata - 700 027.

TYPED BY :-

*Malay Ray Chowdhury*  
KHELAGHAR

18, Moore Avenue,  
Kolkata - 700 040

SITE PLAN OF SCHEME PLOT NO. H. AT MOUZA - LASKARHAT. DAG NO.  
393. KHATI ANO. 201. TOUZI NO. 149. J.L. NO. 11. UNDER K.M.C. WARD NO.  
P.S. TILJALA. KOLKATA

SCALE - 1" = 20'-0"

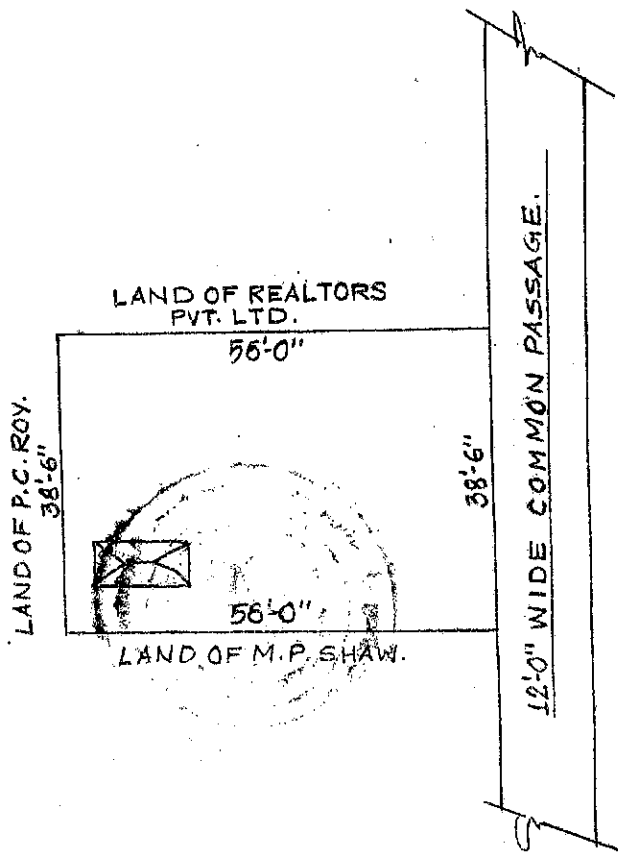
AREA OF LAND - 3 COTTAS. □



SUN CLUB VYAPAAR PVT. LTD.

Director / Authorised Signatory.

*Ram Prasad Jaiswal*

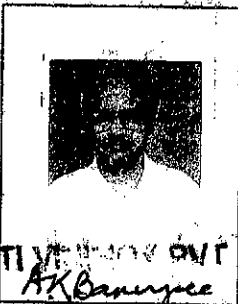


11. 10/10/07  
11. 10/10/07

11 MAR 2018

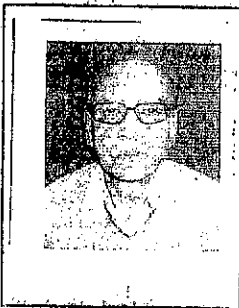
*DRAWN BY  
Jaiswal*

**SPECIMEN FORM FOR TEN FINGERPRINTS**



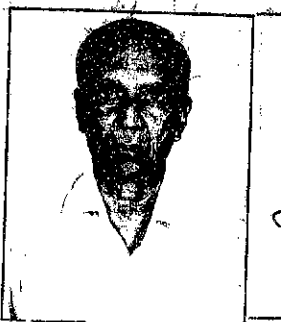
**AAKOOTI VENTURES PVT. LTD.**  
*A.K. Banerjee*  
 Director / Authorised Signatory

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



**SUN CLUB VYAFAR PVT. LTD.**  
*Narayan Banerjee*  
 Director / Authorised Signatory

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



**Ram Prasad Jaiswal**  
 Director / Authorised Signatory

	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					



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

Endorsement For Deed Number : I - 02291 of 2012  
(Serial No. 02371 of 2012)

On

Payment of Fees:

On 13/03/2012

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

Presented for registration at 18.30 hrs on :13/03/2012, at the Private residence by Sri Nimish Tolasaria , one of the Executants.

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

Execution is admitted on 13/03/2012 by

1. Shri Ram Prasad Jaiswal, son of Late Bal Karan Jaiswal , 2 A, Motilal Basak Lane, Kolkata, Thana:-Phool Bagan, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste Hindu, By Profession : Business
  2. Sri Nimish Tolasaria  
Director, M/s. S. R. Realtors Pvt. Ltd. Pan No. Aaecs7097q, 18/77, Dover Lane, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 .  
, By Profession : Business
  3. Sri Narayan Das Bagri  
Director, M / S . Sun Club Vyapaar Pvt. Ltd. Pan No. Aadcs6552m, 135, Foreshore Road, Howrah, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711102 .  
, By Profession : Business
- Identified By Pradeep Ray, son of Late Parimal Ray, Alipore Police Court Kolkata, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Others.

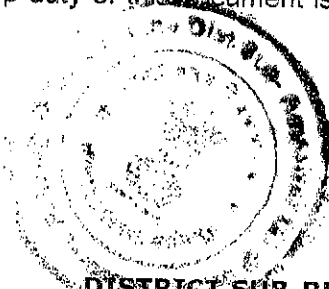
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 14/03/2012

**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.-43,05,000/-

Certified that the required stamp duty of this document is Rs.- 301370 /- and the Stamp duty paid as: Impressive Rs.- 5000/-



*(Signature)*  
District Sub-Registrar - III  
South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

15/03/2012 17:41:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02291 of 2012  
(Serial No..02371 of 2012)

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 15/03/2012

**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. 47390.00/-, on 15/03/2012

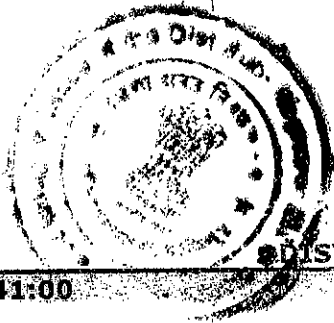
( Under Article ; A(1) = 47344/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 15/03/2012 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 2370/- is paid, by the draft number 584562, Draft Date 14/03/2012, Bank Name State Bank of India, ALIPORE, received on 15/03/2012
2. Rs. 49000/- is paid, by the draft number 655605, Draft Date 10/03/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 15/03/2012
3. Rs. 49000/- is paid, by the draft number 655604, Draft Date 10/03/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 15/03/2012
4. Rs. 49000/- is paid, by the draft number 655603, Draft Date 10/03/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 15/03/2012
5. Rs. 49000/- is paid, by the draft number 655596, Draft Date 10/03/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 15/03/2012
6. Rs. 49000/- is paid, by the draft number 655618, Draft Date 10/03/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 15/03/2012
7. Rs. 49000/- is paid, by the draft number 655796, Draft Date 13/03/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 15/03/2012

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



District Sub-Registrar-III  
South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

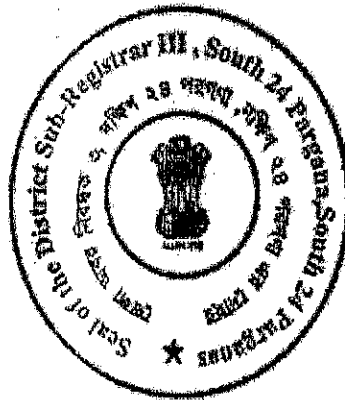
15/03/2012 17:41:00

Endorsement Page 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 9992 to 10012  
being No 02291 for the year 2012.



*Rajendra Prasad Upadhyay*

(Rajendra Prasad Upadhyay) 19-March-2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal

CHECKED BY.....*[Signature]*

Certified to be a true copy

*[Signature]*  
District Sub-Registrar-III  
Alipore, South 24-Parganas

Digitally signed by RAJANDRA PRASAD UPADHYAY  
Date: 2015.07.01 13:03:37 -07:00  
Reason: Digitally e-Signing the Completion Certificate of the Deed.

28 JUL 2016