

12/01/2017
24/12/17

Deed of Conveyance

Gobinda Chaurabarty

AND

SIKHIT COMPOSABLES PVT. LTD.

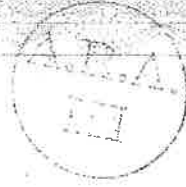
Deed NO- 56/2017

27/1/2017

1 56/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



X 724981

13/01/17
 1-30
 2019/3/17
 No. 5, 57, 570
 National Registrar of Assurances, III
 Kolkata
 13 JAN 2017

Sale
 1/1/2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 13th day of January, 2017.

BETWEEN

✓ SHRI GOBINDA CHAKRABORTY (PAN - AFCPC5575M), son of Late Amulya Chakraborty, By faith - Hindu, by occupation - Business, residing at 59, Ganguly Bagan Lane, P.O. - Mahesh, P.S. - Srirampur, District - Hooghly, Pin - 712 202, hereinafter referred to as "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART;

-AND-

SUKHJIT COMMOSALES PRIVATE LIMITED (PAN–AAPCS4563E), a Company within the meaning of the Companies Act, 1956, having its registered office and principal place of business at 5, Gorky Terrace, 2nd Floor, P.O. – Circus Avenue, P.S. – Shakespeare Sarani, Kolkata – 700 017, being represented by its authorized representative MR. GOVIND RAM DABRIWAL (PAN – ACSPD7309M), son of Late Bilash Rai Dabriwal, by faith – Hindu, working at 5, Gorky Terrace, P.O. - Circus Avenue, P.S. - Shakespeare Sarani, Kolkata - 700017, duly authorized vide Board Resolution dated 5th September, 2016 hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to include its successors or successors-in-office and/or assigns) of the OTHER PART;

WHEREAS:

- A. By reason of an Indenture dated 10.08.1982 registered with the Sub-Registrar Shreerampur, Hooghly in Book No. I, Volume No. 95, Pages from 133 to 139, being No. 4494 for the year 1982, made between Bathgate & Co. Ltd., therein referred to as Seller and Shri Tejbahadur Singh, there referred to as Purchaser, whereby and whereunder the said Bathgate & Co. Ltd., had sold, transferred, conveyed, assigned and assured ALL THAT piece and parcel of land admeasuring 12 Chittacks and 22 Sq. Ft. (be the same, a little more or less) comprised with R.S. Dag No. 3625, J.L. No. 15, R.S. No. 956, Touzi No. 3876 Mouza –

Mahesh, District – Hooghly. which particularly described in the said Indenture unto and in favour of the said Tejbahadur Singh, absolutely and forever.

- B. By reason of an indenture dated 22.02.2006 registered with the Additional District Sub-Registrar Shreerampur, Hooghly, in Book No. I, Volume No. 0605-2016, Pages from 16202 to 16216, Being No. 060500707, for the year 2006 made between the said Tejbahadur Singh, therein referred to as Seller and Shri Gobinda Chakraborty, therein referred to as Purchaser, whereby and whereunder the said Tejbahadur Singh, had sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of land admeasuring **12 Chittacks and 22 Sq. Ft.** (be the same, a little more or less) comprised with R.S. Dag No. 3625, J.L. No. 15, R.S. No. 956, Touzi No. 3876, Holding No. – 9/M, Bose Para Lane, Mouza – Mahesh, District -- Hooghly, which particularly described in the said Indenture unto and in favour of the said Gobinda Chakraborty, absolutely and forever.
- C. By reason of the aforesaid the said Shri Gobinda Chakraborty, became the sole and absolute owner of the said property which particularly described in the Schedule hereunder written.
- D. **True and Correct Representations:** The Vendor is the absolute and undisputed Owner of the said PROPERTY, and, such ownership having

receive the rents, issues and profits thereof and of every part thereof to and for its/their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDOR or by any person or persons, lawfully and equitably claiming from under or in trust for the VENDOR or any of his predecessors in title.

- c. And that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the VENDOR well and sufficiently save indemnified or from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid.
- d. The VENDOR shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, assignments and assurances in the law including executing and signing all such letters, forms, applications, deeds, documents, writings and papers, if any, whatever for more perfectly and absolutely transferring conveying and assuring of the said PROPERTY and every part thereof sold, conveyed, transferred, and assured unto the Purchaser in the manner aforesaid.
- e. The VENDOR shall at all times hereafter indemnify and keep indemnified the Purchaser against loss, damages, costs, charges and expenses, if

any suffered by reason of any defect in the title of the VENDOR or any breach of the covenants herein contained.

III. The VENDOR further represents and warrants as under:-

- (a) That all charges towards rates, cesses, taxes, outgoings including Municipal taxes, local taxes, water taxes and charges and such other taxes and levies by the concerned local authorities and/or government till date to be paid by the Vendor, and no arrears thereof payable by the Purchaser in respect thereof and observed and performed all the terms, conditions and covenants stipulated in title documents in respect of the said PROPERTY and that the VENDOR has not received at any time any notice for acquisition or requisition by any authority or any written notice of a claim from any third party affecting the Ownership or possession of the said PROPERTY or any part thereof. The Vendor shall always be liable to pay all outstanding and taxes which are imposed on and in relation to the said PROPERTY for the period prior to the execution of these presents.
- (b) The VENDOR has not received any notice of attachment, acquisition or requisition relating to the said PROPERTY or any portion thereof
- (c) Immediately prior to the execution of this Deed, save the VENDOR, no other person(s) or entity is in actually or conditionally entitled to possess, occupy, use or control of the said PROPERTY or any part thereof.

- (d) The VENDOR has a legal right, title and interest and has good and marketable title to the said PROPERTY and the said PROPERTY free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, charge, security, interest, lien, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, license, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of ownership or any other third party right or encumbrance of any nature whatsoever.
- (e) Save and except with the Purchaser, the VENDOR has not prior to this Deed entered into any agreements, arrangements oral or written with regard to the sale of the said PROPERTY or any part thereof.
- (f) There are no charges, mortgages or other encumbrances existing in or over the said PROPERTY or any part thereof.
- (g) No litigation is pending or to the knowledge of the VENDOR threatened in respect of the said PROPERTY, nor has the VENDOR received any written notice or process of any court or other governmental authority restraining the VENDOR from selling transferring or otherwise disposing off the said PROPERTY or for attachment of the said PROPERTY.
- (h) That there is no written notice of any subsisting default or breach on the part of the VENDOR of any provisions of law in respect of the said PROPERTY or any part thereof.

- (i) The approach road to the said property is a public road and that the VENDOR has free access to the said property without any payments to any third party.
- (j) There are no proceedings instituted by or against the VENDOR and pending in any Court or before any authority in relation to the said PROPERTY and the said PROPERTY is not under any lispendences.

IV. The VENDOR has on the execution of this Deed delivered all the relevant title deeds and documents as recited in this indenture with respect to the said PROPERTY to the Purchaser including all other related revenue records and documents and extracts thereof. The VENDOR affirms that the VENDOR has no other documents. The VENDOR further covenants that if he come to possess any like documents in relation to the said PROPERTY, the same will be handed over to the Purchaser, without any delay and without any additional consideration payable.

V. The VENDOR is aware that the Purchaser has entered into this Deed based on the representations, declarations and covenants herein and the VENDOR hereby indemnifies and agrees to keep indemnified and hold harmless the Purchaser from and against all actual losses and expenses suffered by the Purchaser in respect of the said PROPERTY as a direct result of the representations/ declarations/ covenants made in this Deed being false or incorrect.

THE SCHEDULE ABOVE REFERRED TO
THE SAID PROPERTY

ALL THAT piece and parcel of land admeasuring 12 Chittacks and 22 Sq. Ft. without structure (be the same, a little more or less) comprised with R.S. Dag No. 3625 L.R. Dag No. 11108, under R.S. Khatian No. 2963, and L.R. Khatian No. 2739, J.L. No. 15, R.S. No. 956, Touzi No. 3876 Mouza – Mahesh, Municipal Holding No. 9/M, Bose Para Lane, within the limits of ward No. 12 of the Shreerampur Municipality, Additional District Sub-Registrar - Srirampur, Police Station – Srirampur, District – Hooghly is butted and bounded by

On the North	- By others' land;
On the East	- By Sital Sarkar Lane;
On the South	- By land of Kosla Samaj;
On the West	- By land of Happy Niketan Pvt. Ltd.;

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

SIGNED AND DELIVERED by
the VENDOR at Kolkata in the
presence of:

Gobinda Chakraborty

- ① SURESH KUMAR GINORIA
S/O - LATE HARI KISHORE GINORIA
22/1/2002 -
S. K. GINORIA
22/1/2002

- ② Pradip Pohari
S/O Ganesh Pohari
10, Old Post office street
Left Block, 1st floor, Room no-31
Kolkata - 700001

SIGNED AND DELIVERED by
the PURCHASER at Kolkata in
the presence of:

SUKHIT COMMODITIES PV. LTD.

Gobind Ram Dabir

Authorised Signatory

- ① Suresh Kumar Ginoria

- ② Pradip Pohari

Drafted by me

Gopalpahari
Advocate
High Court, Calcutta
Enrolment No - W.A./916/02

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 5,00,000/- (Rupees Five Lakhs) Only being the entirety of the consideration amount payable under these presents as per memo below:-

<u>DATE</u>	<u>MODE OF PAYMENT</u>	<u>AMOUNT</u>
12.01.2017	Cheque No. 79377 IOBI Bank Mullerjee House Branch.	Rs. 5,00,000/-
	TOTAL	<u>Rs. 5,00,000/-</u>

(Rupees Five Lakhs only)

Vendor

WITNESSES:

1. SURESH KUMAR GINORIA
S/O. LATIF HARI KISHAN GINORIA
Dbbi 2ND FLOOR
5, GORKY TERRACE
KOLICATA - 71

2. Pradi P Bahari
S/O. Chamesh Bahari
10, Old Post Office Street
Left Block.. 1st floor. Room no-30
Kolkata- 700001.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-003968340-1

Payment Mode Online Payment

GRN Date: 12/01/2017 14:53:20

Bank : AXIS Bank

BRN : 1887708

BRN Date: 12/01/2017 14:56:46

DEPOSITOR'S DETAILS

Id No. : 19030000030193/1/2017

[Query No./Query Year]

Name : SUKHJIT COMMOSALES PRIVATE LIMITED
Contact No. : Mobile No. : +91 9331024243
E-mail :
Address : 5 GORKY TERRACE KOLKATA-700017
Applicant Name : Mr Gopal Pahari
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19030000030193/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	5587
2	19030000030193/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	29920
Total				35507

In Words : Rupees Thirty Five Thousand Five Hundred Seven only



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOBINDA CHAKRABORTY
AMULYA CHAKRABORTY

05/01/1967
Permanent/Account Number
AFCPC5575M

Govinda Chakraborty
Signature



Govinda Chakraborty



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
HFG1354141

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম গোবিন্দ চক্রবর্তী
Elector's Name Gobinda Chakraborty

পিতার নাম অমল্যা চক্রবর্তী
Father's Name Amulya Chakraborty

লিঙ্গ পুং
Sex M
১.১.২০০৬ এ বয়স ৩৭
Age as on 1.1.2006 37

Gobinda Chakraborty.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOVIND RAM DABRIWAL
BILAS RAJ DABRIWAL

30/04/1961
Permanent Account Number
ACSPD7309M

Govind Ram Dabriwal
Signature



Govind Ram Dabriwal

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: WB-0119970491714
Name: GOVIND DABRIWAL
Address: 147 COTTON COLKATA 700007

S/DW OF: B R DABRIWAL

Date of Issue	10/01/1997	Blood Group: U
Valid Till (NT)	28/04/2021	Date of Birth
Valid Till (T)	K	30/04/1961

Licensing Authority: P V D, Kolkata Licensing Authority Sign

Govind Ram Dabriwal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 143 / 282414

পরিচয় পত্র



Elector's Name

Ginora Suresh Kr.

নির্বাচকের নাম

গিনোরিয়া সুরেশ কুমার

Father/Mother/
Husband's Name

Harikishan

পিতা/মাতা/স্বামীর নাম

হরিকিশান

Sex

M

লিঙ্গ

পুং

Age as on 1.1.1995

30

১১.১১.৯৫-এ বয়স

৩০

Suresh Kumar Ginora

Address
১৭৭ বার্ডি টি, হান্দ্রা সারনি, কলকাতা।

ঠিকানা
১৭৭ চত্বর বর্ডা টি সারনি, কলকাতা ১























Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিদপ্তর

বিঃ 143 -Jorasanko
Assembley Constituency
১৪৩ -জোরাসানকো
বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta
স্থান কলকাতা

Date 08.04.95
তারিখ ০৮.০৪.৯৫

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sobinda Chakraborty</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	<i>Arindam Dasgupta</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

Major Information of the Deed



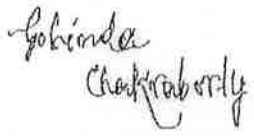
Deed No :	I-1903-00056/2017	Date of Registration	13/01/2017
Query No./Year	1903-0000030193/2017	Office where deed is registered	
Query Date	09/01/2017 3:49:17 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gopal Pahari 10, Old Post Office Street, Room No. 31, 1st Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7044090383, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 5,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 30,020/- (Article:23)	Rs. 5,587/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Serampur, Municipality: RISHRA, Road: Bose Para Lane, Mouza: Mahesh, Premises No. 9/M, Ward No: 12

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3625	RS-2963	Bastu	Bastu	12 Chatak 22 Sq Ft	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :					1.2879Dec	5,00,000 /-	5,00,000 /-	

Seller Details :




Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Gobinda Chakraborty Son of Late Amulya Chakraborty Executed by: Self, Date of Execution: 13/01/2017 , Admitted by: Self, Date of Admission: 13/01/2017 ,Place : Office	 <small>13/01/2017</small>	 <small>LTI 13/01/2017</small>	 <small>13/01/2017</small>
59, Ganguly Bagan Lane, P.O:- Mahesh, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCPC5575M, Status :Individual				

Buyer Details :


Sl No	Name, Address, Photo, Finger print and Signature			
1	SUKHJIT COMMOALES PRIVATE LIMITED 5, Gorky Terrace, 2nd Floor, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AAPCS4563E, Status :Organization			

14/01/2017 Query No:-19030000030193 / 2017 Deed No :- 190300056 / 2017, Document is digitally signed.

Representative Details :

Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Govind Ram Dabriwal Son of Late Bilash Rai Dabriwal Date of Execution - 13/01/2017, , Admitted by: Self, Date of Admission: 13/01/2017, Place of Admission of Execution: Office			
		13/01/2017	LTI 13/01/2017	13/01/2017
5, Gorky Terrace, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACSPD7309M, Status : Representative, Representative of : SUKHJIT COMMOALES PRIVATE LIMITED (as Authorized Representative)				

Identifier Details :

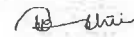
Name & address	
Mr Suresh Kumar Ginoria Son of Late Hari Kishan Ginoria 3rd Floor, 247, Rabindra Sarani, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri Gobinda Chakraborty, Mr Govind Ram Dabriwal	13/01/2017
	

Endorsement For Deed Number : I - 190300056 / 2017

On 14-01-2017

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 5,00,000/-



Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 13-01-2017

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:30 hrs on 13-01-2017, at the Office of the A.R.A. - III KOLKATA by Mr Govind Ram Dabriwal .

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

Execution is admitted on 13/01/2017 by Shri Gobinda Chakraborty, Son of Late Amulya Chakraborty, 59, Ganguly Bagan Lane, P.O: Mahesh, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Business

Indetified by Mr Suresh Kumar Ginoria, , Son of Late Hari Kishan Ginoria, 3rd Floor, 247, Rabindra Sarani, P.O: Jorasanko, Thana: Jorasanko, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Service

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

Execution is admitted on 13-01-2017 by Mr Govind Ram Dabriwal, Authorized Representative, SUKHJIT COMMOSALES PRIVATE LIMITED, 5, Gorky Terrace, 2nd Floor, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District: Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Suresh Kumar Ginoria, , Son of Late Hari Kishan Ginoria, 3rd Floor, 247, Rabindra Sarani, P.O: Jorasanko, Thana: Jorasanko, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,587/- (A(1) = Rs 5,489/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,587/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/01/2017 2:56PM with Govt. Ref. No: 192016170039683401 on 12-01-2017, Amount Rs: 5,587/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 1887708 on 12-01-2017, Head of Account 0030-03-104-001-16

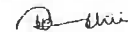
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 29,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 110130, Amount: Rs.100/-, Date of Purchase: 10/01/2017, Vendor name: Abhijit Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/01/2017 2:56PM with Govt. Ref. No: 192016170039683401 on 12-01-2017, Amount Rs: 29,920/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 1887708 on 12-01-2017, Head of Account 0030-02-103-003-02



Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2017, Page from 1980 to 2010

being No 190300056 for the year 2017.



Digitally signed by BALARAM ADHIKARI
Date: 2017.01.14 14:30:39 +05:30
Reason: Digital Signing of Deed.

(Balaram Adhikari) 14/01/2017 14:30:38
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)