



पश्चिम बंगाल WEST BENGAL

52AA 783141

10021 15/11/12
 4805 2012
 15750
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 170.00

4606 26/10/12

97

4000
 2000
 17000
 19900

4606 R. Changan
 26/10/12

26/10/12
 Registrar of Companies

26/10/12



INDIA
NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

7/11/12
M 30, 00, 000/-
15/7/12



INDENTURE OF CONVEYANCE

This Indenture of conveyance is effected and executed at
Kolkata, on this 7th day of April in the year Two Thousands
Twelve (2012) A.D.

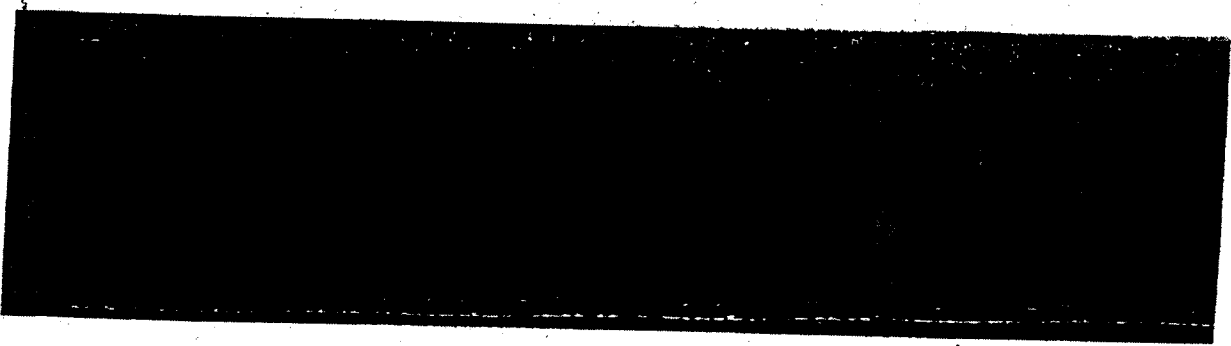
BY AND BETWEEN

AA
22/4/12

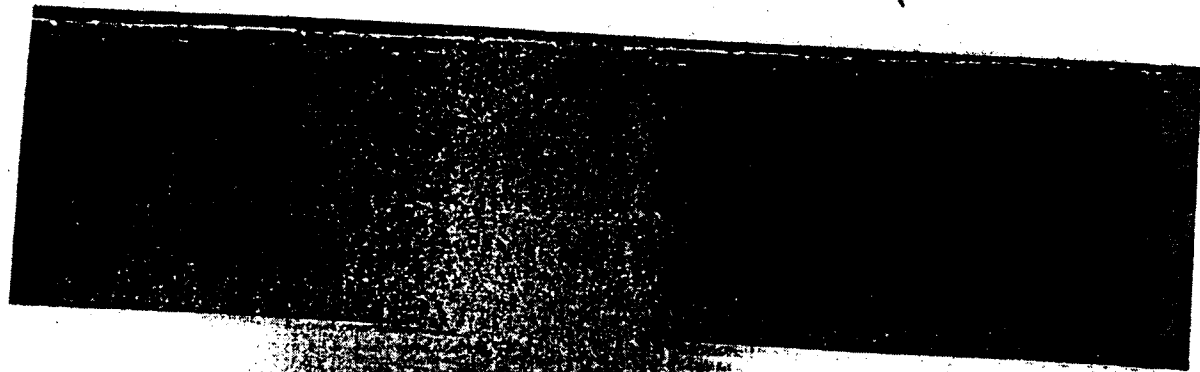
Case
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2/2
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2/2







1 - 101
6, 111 Post of the Street
Share of
Sole Proprietorship
S. M. M. M. M.
! Randy. Okay

MARSHALL & SONS

-C-2939

Director
Richard R. Latta
MARSHALL & SONS

-C-2935

Richard R. Latta

RECEIVED
MARSHALL & SONS

10/10/01

ADDITIONAL

1001



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

Endorsement For Deed Number : 1 04805 of 2012
(Serial No. 04014 of 2012)

On
Payment of Fees:
On 07/04/2012

presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Recorded by registration in the office of the Registrar on 07/04/2012 at the office of the Registrar, Kolkata.

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

1 Nimesh Chandra Saha, son of Late Kail Pada Saha, Rajarat Road, Baghara, West Bengal, District-North 24-Parganas, WEST BENGAL, India, P.O. : Pin-700157, By Advocate, Kolkata.

2 Pardeep Kumar Dasgupta, Advocate, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. : Pin-700016, By Advocate, Kolkata.

3 Pardeep Kumar Dasgupta, Advocate, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. : Pin-700016, By Advocate, Kolkata.

On 09/04/2012
Certificate of Market Value(WB PVT rules of 2001)
Certified that the market value of this property which is the subject matter of the deed is Rs. 30 (th) 000/-
assessed at Rs. 30 (th) 000/-
(Certified that the required stamp duty of this document is Rs. 210010/- and the Stamp duty is Rs. 100/-
impressive Rs - 100/-
(Abani Kumar Dey)
ADDL REGISTRAR OF ASSURANCES II

On 23/04/2012
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)
Admissibility under rule 21 of West Bengal Registration Rule, 1962 duly stamped under section 23 of Indian Stamp Act 1899
(Abani Kumar Dey)
ADDL REGISTRAR OF ASSURANCES II

23/04/2012 11:58:00
Endorsement Page 1 of 2
ADDL REGISTRAR OF ASSURANCES-II
(Abani Kumar Dey)





23/04/2012 11:58:00

ADBL REGISTRAR OF ASSURANCES
(Aban Kumar Dey)
Endorsement Page 2 of 2



ADBL REGISTRAR OF ASSURANCES
(Aban Kumar Dey)

Payment of Fees:
Amount by Cash: ₹ 33050.00
(Under Office Act - 32989- F- 27-1-557-Mia) = 25000.00
Stamp Duty: ₹ 8050.00
Total Stamp Duty: ₹ 33050.00
Serial No. 04014 of 2012

Endorsement For Deed Number: 1-04805 of 2012
(Serial No. 04014 of 2012)

Government Of West Bengal
Office Of the A.R.A. - II KOIKATA
District - Kolkata



NARESH CHANDRA SAHA, son of Late Kall Pada Saha, by Faith Hindu, by Occupation - Business, by Nationality - Indian, residing at Rajarhat Road, Teghna, P.S. Bagua, Kolkata - 7000157, Dist. North 24 Parganas, West Bengal hereinafter for the sake of brevity in these presents called, referred to and identified as the **OWNER/ VENDOR** (which term and/or expression shall unless contrary and/or repugnant to the subject and/or context be deemed to mean, imply and include his respective heirs, successors, legal representatives, authorized representatives, executor, administrators, nominees and/or assigns) **of the FIRST PART.**

AND

M/S. NARAYANI DEALTRADE PRIVATE LIMITED, a private limited company incorporated within the meaning and under the provisions of the companies Act, 1956, having its registered office at, 89/A, Park Street, 5th floor, Kolkata - 700016, having PAN NO. - AADCN3233E, hereinafter in these presents for the sake of brevity called, referred to and identified as the **PURCHASER** (which term and/or expression shall unless excluded by and/or repugnant to the subject or context or be deemed to mean, imply and include its successor and/or successors-in-office, Director, executor, administrators, authorized representatives, nominees in assigns) **of the SECOND PART.** Represented by Director Mr. Kishore Kumar Lodha, son of Mohan Lal Lodha.

WHERE AS:

A) Ram Narayan Pandey and Rampal Debi @ Rampal Pandey by virtue of a registered deed of sale upon receipt of valuable consideration from its erstwhile owner Nur Mohammad Gain executed at Cossipore Dum Dum Sub registry office and entered in book No.1, being deed No.4981 for the year 1981 and become the absolute and joint owners and possessors of



land admeasuring 2 contains be it a little more or less in C.S. Dag No.132 corresponding to R. S. Dag No.144 appertaining to C.S. Khairan No.234 corresponding to R.S. Khairan No.180 within Mouza Alighara, J.L. No.10, Touzi No. 172, Re.Sa. No.133, P.S. Rajarhat now New Town, Dist. North 24 parganas, hereinafter shall be referred as the said property)

13) WHEREAS the said Ram Narayan Pandey and Rampati Debi & Rambati Pandey recorded their names in the record of the L.R. Settlement in L.R. Rhatian No.781/1 and 781/2 respectively.

WHEREAS the said Rampati Debi & Rambati Pandey died intestate on 24.01.1997 leaving behind her husband Ram Narayan Pandey and their only married daughter Manju Chowdhury w/o Anup Kumar Chowdhury who inherited the estate as left by the above named.

C) Whereas the said Manju Chowdhury died intestate on 05.07.1999 leaving behind her husband Anup Kumar Chowdhury, only son Tarak Chowdhury and two daughters Usha Rani Charol and Deepnala Chowdhury as her legal heirs and successors in interest.

D) WHEREAS The said Ram Narayan Pandey died intestate on 04.07.2009 leaving behind his aforesaid son-in-laws Anup Kumar Chowdhury, grand son Tarak Chowdhury and grand daughters Usha Rani Charol and Deepnala Chowdhury as his legal heirs and successors in interest.

Thus the said Anup Kumar Chowdhury, Tarak Chowdhury, Usha Rani Charol and Deepnala Chowdhury by operation of law of succession became the absolute joint owners of ALL THAT piece and parcel of

demarkated plot of land measuring 2 cottahs be the same a little more or less in C.S. Dag No.144 appertaining to R. S. Dag No.144 appertaining to C.S. Khatian No.234 corresponding to R.S. Khatian No.180, L.R. Khatian Nos.781/1 and 782/2, A.D.S.R.O. Bidhanagar within Mouza Athghara, J.L. No.10, Touzi No. 172, Re.Sa. No.133, P.S. Rajarhat now New Town, in ward No.6 within the limits of Rajarhat Gopalpur Municipality, Dist. North 24 parganas, more fully described in the schedule hereunder written (hereinafter shall be called, referred and identified as the said land)

E) WHEREAS The said Anup Kumar Chowdhury, Tarak Chowdhury, Usha

Rani Charoi and Decpimala Chowdhury sold, transferred and conveyed the said land measuring 2 cottah more or less to Naresh Chandra Saha, son of

Late Kall Pada Saha the vendor herein vide a registered deed of Conveyance

duly registered on 05.10.2010 in the office of the A.D.S.R. Bidhanagar,

Salt Lake City, and recorded in Book No.1, Vol. No.16, pages 10121 to

10142, being deed No.10123 for the year 2010.

The owner/ vendor is presently seized and possessed of ALL THAT piece

and parcel of SALT land ad-measuring 2 cottahs 0 chittaks and 0 sqft

be the same a little more or less in C.S. Dag No.142 corresponding to

R. S. Dag No.144 appertaining to C.S. Khatian No.234 corresponding

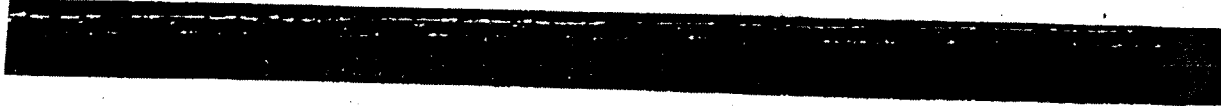
to R.S. Khatian No.180, L.R. Khatian Nos.781/1 and 782/2,

A.D.S.R.O. Bidhanagar within Mouza Athghara, J.L. No.10, Touzi No.

172, Re.Sa. No.133, P.S. Rajarhat now New Town, in ward No.9

within the limits of Rajarhat Gopalpur Municipality, Dist. North 24

parganas. Free from all encumbrances, charges, liens, dependences,



acquisitions, attachments, requisitions, barga right, debentures, wakfs, trusts, mortgages, vesting etc. as the said land more fully and particularly described in the schedule hereunder written.

F) That the purchaser herein approached the owner/ vendor for purchase of the said land and the owner/ vendor agrees to sell and confirms the sale with the execution of these presents hereby and thereof surrendering, releasing, extinguishing and relinquishing each and every part thereof and all the respective right, title, interest and privileges over on and in respect of the said land to, for and in favour of the purchaser herein.

G) The aforesaid contiguous Salt land admeasuring more or less 2 cottas and 0 chittaks 0 sqft is under sale and/or the subject matter of sale by execution of these presents is hereafter called and referred to as the said land for the sake of brevity. The owner/vendor agreed to execute the Deed of conveyance and/or transfer and respect of the said land directly to for and in favour of the purchaser herein which the owner/vendor have agreed to do subject to the terms and condition hereinafter appearing. The purchaser has agreed to purchase and acquire the said land as mentioned in the schedule hereunder written, free from all encumbrances, charges, liens,RESPONS, acquisitions, attachments, requisition barga right, debentures, wakfs, for a or upon consideration amounting to Rs. 15,72,713/- only which shall be paid by the purchaser to the owner/vendor for sale and transfer of the said land as mentioned in the schedule hereunder written, free from all encumbrances, charges, requisition, barga right, debentures, wakfs, Trust, mortgages, vesting etc.





at or before the execution of this Indenture the Owner/Vendor have assured and unqualifiedly represented to the purchaser as follows:

- I. That the owner/ vendor is the sole, exclusive and absolute owner of 2 cottah 0 chitak 0 sq. ft land which is more fully and particularly mentioned and described in the schedule below at the foot of these presents.
- II. That the said land is absolutely free from the all encumbrances, charges, liens, hipensens, acquisitions, attachments, requisitions, barga rights, debthars, wakfs, trusts, mortgages, vesting liabilities etc. whatsoever, howsoever.

III. That the owner/ vendor have authentic and marketable title in respect of the said land and has the right, power and authority to sell.

IV. That the said land is not subject to any notice and/ or proceedings of vesting, acquisition and/ or requisition and there are no proceedings initiated and or pending under the Estate Acquisition Act and/ or Land Reforms Act Urban Land Ceiling and Regulation Act and/ or any other Act. V. That the owner/ vendor has not entered into any agreement for sale, transfer and/ or lease, nor has created any interest of any third party into or upon the said land or any part or portion thereof.

VI. That the owner/ vendor is in actual physical khas possession of the entirety of the said land and at present neither the owner/vendor nor any person authorized by them causes cultivation and/ or farming on it.

VII. That no person excepting owner/ vendor have any right of easement or any other right of way/ ingress/ egress of whatsoever or howsoever nature and character over, on and in respect of the said land.



VIII. That there is no pending litigation and/or proceedings active or inactive in any court and/or judicial forum and/or statutory body in respect of the said land and/or any part or portion thereof.

IX. That there is no water body (fishery, tank, pond, Bill, Doba etc. actually present in the said land or present in the LR records or other statutory records.

X. That the owner/ vendor have duly approved this deed of conveyance and sale of the said land to the purchaser above named and also the financial transaction as laid down in these present.

XI. That the owner/vendor has not executed any registered or unregistered Power Of Attorney in respect of the below schedule Property to, for and in favour of any person or persons till the execution of these presents.

XII. That the no person or persons whatsoever have/had/has any right of preemption over and in respect of the said Property or any part thereof.

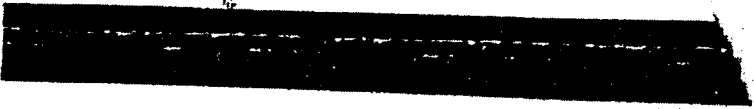
XIII. That the no tax in respect of the Said Property is due to the Rajasthan Copalpur Municipality and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.

XV. That the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

H) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the purchaser has agreed to purchase and acquire the said land and but for the aforesaid representations the purchaser would not have otherwise agreed to acquire the said land nor would have parted with the amount of consideration as hereinafter stated

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

That in consideration of the aforesaid Agreement and a sum of Rs. 1,00,000/- only of the lawful money of India well and truly paid by the purchaser to the owner/ vendor at or before the execution of these presents (the receipt whereof the owner/ vendor doth hereby and also by the receipt hereunder written admit and acknowledge the payment of the same and every part thereof doth hereby acquit release and discharge the purchaser the said land as mentioned, in the schedule hereunder written, hereby intended to be sold, transferred and conveyed and doth hereby, irrevocably grant, sell, transfer, convey, assign and assure unto and to the purchaser all the said **SALD** land ad-measuring 2 cottahs 0 chittaks and 0 sqft be the same a little more or less in C.S. Dag No.142 corresponding to R. S. Dag No.144 appertaining to C.S. Khatian No.234 corresponding to R.S. Khatian No.180, L.R. Khatian Nos.781/1 and 782/2, A.D.S.R.O. Bidhanagar within Mouza Athghara, J.L. No.10, Touzi No. 172, Re.Sa. No.139, P.S. Rajarhat now New Town, in ward No.9 within the limits of Rajarhat Gopalpur Municipality, Dist. North 24 parganas, West Bengal, more fully mentioned in the schedule hereunder written, OR **HOWSOEVER OTHERWISE** the said land or any part or portion thereof now is or are at any time or times heretofore was or were situated butted or bounded called known, numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights, all yards, courtyards, arcus, sewers, drains, ways, water courses, ditches, fences, paths and easements, privileges, walls, fences, advantages, appurtenances and appurtenances, whatsoever to the said land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof, now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions



Vendor has not at any time heretofore done or executed or
ed or party or privy to any act deed or thing hereby or by

er nature.
here of free from all encumbrances, charges and liabilities of
agency seized and possessed of and entitled to the said land and every
if the Owner/Vendor is the absolute and lawful owner and will and

PURCHASER AS FOLLOWS :

THE OWNER/VENDOR DOTH HEREBY COVENANT WITH THE

and dispendens whatsoever or howsoever
Items, claims, demand, liabilities, trusts, attachments, acquisitions, requisitions
use of the Purchaser absolutely and forever free from all encumbrances, charges,
so to be, with all rights and appurtenances, belonging thereto unto and to the
granted sold, conveyed, transferred assigned, assured or expressed or intended
action or suit at law or in equity TO HAVE AND TO HOLD the said land hereby
persons from whom the owner/vendor can or may procure the same without any
the custody, power, possession or control of the owner/vendor or any person or
land or any part or parcel thereto, which now are or hereafter shall or may be in
and evidences of title, which in any wise exclusively relate to or concern the said
sold, granted and transferred TOGETHER WITH all deeds, pattens, mortgages
respect of the said land or any every part thereof herein comprised and hereby
whatsoever both at law and in equity of the owner/vendor into or upon and in
right, title, interest, inheritance, possession use Trust land, claims and demand
any and every part thereof AND all the lineal incidence thereof AND all the estate
remainder or remainders and the rents issues and profits of the said land and of



without any lawful eviction interruption claim or demand whatsoever from enjoy the same and receive and take the rents issues and profits thereof charges and expenses peaceably and quietly enter into hold, possess and c. And that the purchaser shall pay at all times hereafter at its own costs conditions aforesaid.

expressed so to the use of the purchaser in the manner and on the said land hereby granted, sold, conveyed, transferred and assured or absolutely power to grant, sell, convey, transfer, assure, and assigns the aforesaid the Owner/ Vendor now as in themselves good right, full and d. AND THAT NOTWITHSTANDING any such act deed of things whatsoever as

encumber or make void the same. manner or condition use trust or other thing whatsoever to alter defeat thereof for a perfect and indefeasible estate or inheritance without any transferred, assigned, assured, or expressed so to be and every part possessed of and entitled to the said land hereby granted, sold, conveyed, and lawful owner of and/or otherwise well and sufficiently seized and owner/vendor at the time of execution of these present are the absolute Owner/vendor done executed or knowingly suffered to the contrary the e. AND THAT NOTWITHSTANDING any act deed or thing by the

aforesaid. assigning and assuring the said land or any part thereof in the manner as owner/vendor may or can be prevented from granting, selling, conveying encumbered in title estate or otherwise or by reason whereof the assigned and assured or expressed or so intended to be was or to reason whereof the said lands hereby granted, sold, conveyed, transferred



And that the owner/ vendor never held and do not hold any excess vacant lands within the meaning of the Estate Acquisition Act, 1953 The Land Reforms Act 1955, and the Urban Lands (Ceiling and regulation) Act, 1976 and the said land/ property or any part or portion thereof has not and never been affected or vested under the Estate Acquisition Act, the land Reforms Act and the Urban Lands Ceiling & regulation) Act, 1976 and that no certificate proceedings and/ or notice of attachment is subsisting under the Income Tax Act, 1961 and that no notice, which is or may be subsisting has been served on the owner/ vendor for the acquisition of the said land or any part thereof under the Land Acquisition Act, 1894 or under any law or acts and/ or law rules made or framed there under and the owner/ vendor have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/ or rules for the time being enforced affecting the said lands or any

and/or otherwise.

and equitably claiming from under or in trust for the owner/ vendor as the said land by the owner/ vendor or by any person or persons lawfully his/her/whosoever suffered or made or liable created in respect of trusts, attachments, execution, prohibitions, restrictions, easements and charges, liens, claims, demands, mortgages, leases, licenses, liabilities and against all and all manner of former or other estates encumbrances sufficiently saved defended and kept harmless and indemnified of from otherwise by and at the costs and expenses of the owner/ vendor well and and absolutely acquitted, exonerated, released and discharged or And that the purchaser shall be freed and cleared and freely and clearly

claiming from under or in trust for the owner/ vendor.

or by the owner/ vendor or any person or persons lawfully or equitably



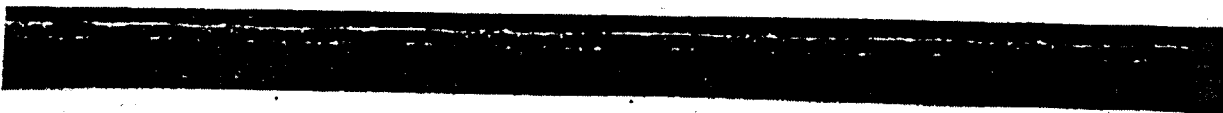




part thereof AND THAT no suit and/or proceeding is pending in any court of law affecting the said property and/or the said land or any part or portion thereof nor the same has been lying, attached under any writ or attachment of any court or revenue authority AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any right, title, interest or estate whatsoever into or upon or over the said land or any part thereof from through under or in trust for the owner/ vendor shall and will from time to time and at all times hereafter at the request and costs of the owner/ vendor make, do, acknowledge and execute all such further and lawful acts, deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said land and every part thereof unto and to the use of the purchaser as shall or may be reasonable required.

ii. And That all rates, taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the said land upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the owner/ vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the purchaser.

AND THIS DEED FURTHER WITNESSETH that the owner/ vendor has put the purchaser in complete peaceful vacant physical (Khas) possession of the said and that the purchaser shall be entitled to hold possess and enjoy the same as the absolute exclusive owner thereof absolutely and forever.



AND THIS DEED FURTHER WITNESSETH that the owner/ vendor has put the purchaser in complete peaceful vacant physical (khans) possession of the said and that the purchaser shall be entitled to hold possess and enjoy the same as the absolute exclusive owner thereof absolutely and forever.

THIS DEED FURTHER WITNESSETH that under all circumstances the owner/vendor shall pay back the consideration amount in addition to damages along with interest if due to any whatsoever reason any defect in title of the said land is found or any pre existing acquisition proceedings leading to acquisition of the said land is found after the execution of this presents.

III. AND THIS DEED FURTHER WITNESSETH and the owner/ vendor do hereby assure and covenant with the purchaser that in the event of there being any defect in the title it shall be the obligation of the owner/ vendor to remedy and/ or cure such defects entirely at their own cost and the owner/ vendor agreed to indemnify and keep the purchaser and/ or its directors saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings including litigation costs.

THE SCHEDULE ABOVE REFERRED TO :-

(Description of land)

ALL THAT piece and parcel of SALI land ad-measuring 2 cottahs 0 chittaks and 0 sqft be the same a little more or less in C.S. Dag No.142 corresponding to R. S. Dag No.144 appertaining to C.S. Khatian No.234 corresponding to R.S. Khatian No.180, L.R. Khatian Nos.781/1 and 782/2, A.D.S.R.O. Bidhanagar within Mouza Athghara, J.L. No.10, Touzi No. 172, Kc.Sa. No.133, P.S. Rajarhat now New Town, in ward No.9 within the limits of Rajarhat Gopalpur Municipality, Dist. North 24 parganas, West Bengal, together with all easement right, lights, with electricity, water, sewerage connection. The annual proportionate rates is payable to the Collector of North 24 parganas on behalf of the Govt. of West Bengal. The land is hereby sold with all easementary right, with all amenities, facilities and appendages and easements attached to the said land. The said land is butted and bounded by :

ON THE NORTH : By R.S. Dag No.140.

ON THE SOUTH : By 8 ft. wide common passage.

ON THE EAST : By other's land.

ON THE WEST : By land of Nares Chandra Saha.

The contents of this entire Deed of Conveyance is read over and explained to the owner/vendor in vernacular language before executing these presents.





Advocate.

Abhishek Gupta

Drafted by:
Abhishek Gupta

SIGNATURE OF THE PURCHASER

Director

Kishor K. Jodha

BARBARI DEALTRAGE PVT. LTD.

SIGNATURE OF THE VENDOR

Prakash Ch. Jais

*1. On 11/11/13
2. 11/11/13
3. 11/11/13
4. 11/11/13
5. 11/11/13*

WITNESSES:

at Kolkata in the presence of

SIGNED, SEALED AND DELIVERED

above written.

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands and seals on the day, month and year first



[Handwritten signature]

an official stamp

SIGNATURE OF THE VENDOR

[Handwritten signature]

[Handwritten notes]

Bank

657952

7/4/2012

12,42,410/-

[Handwritten notes]

[Handwritten notes]

hereinafter written in following manner:

consideration for sale of the above said land mentioned in the schedule

sum of Rupees *12,42,410/-* and by way of
RECEIVED of and from the within named purchaser the within mentioned

MEMO OF CONSIDERATION

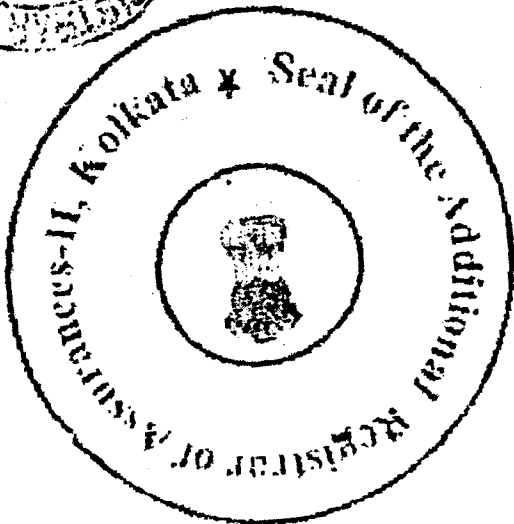






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 5296 to 5318
being No 04805 for the year 2012.



(Abani Kumar Dey) 09-May-2012
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

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REGISTERED IN BOOK NO 4805

REGISTERED IN BOOK NO 4805

26.12.12