

06288

no-1407/14

1-06939/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 943254

Handwritten notes:
 26/3/14
 5-23
 12/3/14

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the past of this document.

Dist. Sub Register-III
 Alipore, South 24-parganas

THIS INDENTURE OF CONVEYANCE made this the 28th day of July **TWO THOUSAND AND FOURTEEN BETWEEN**

257. 25/7/14
Value of N. J. Stamp Rs. 1000
Name of Purchaser
Address

BAPI DAS
Advocate
Alipore Police Court
Kolkata-700027

Handwritten signature
G. SUKUMAR
Vendor S. D. C. India India

Chen Miao Hsing



NETI-3465

For PS GROUP REALTY LIMITED
ANGIRA SALES PVT. LTD.
BHUMI VINIMAY PVT. LTD.
DEVKRIPA VANIJYA PVT. LTD.
P.K.C. ASSOCIATES PVT. LTD.
SREOME BUILDERS PVT. LTD.
SURSARITA TIE UP PVT. LTD.
PAR CARE RESEARCH & MEDICAL PVT. LTD.

Chen Miao Hsing
(Authorised Signatory)

[CHEN MIAO HSING]



NETI-3466

Handwritten signature
District Sub-Registrar-III
Alipore, South 24 Parganas

श्रीनिवासा दास (Soniya Das)
IDENTIFIED BY ME!

28 JUL 2014

Rajendra Das
(RAJENDRA D. DAS)

S/O C. Das

H/LNO-3-B.LNO4

Zagatdal N) 24 Pargana
RETIRED SERVICE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 5343 to 5365
being No 06439 for the year 2014.



(Rajendra Prasad Upadhyay) 14-August-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar-III
Alipore, South 24 Parganas



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

Endorsement For Deed Number : I - 06439 of 2014
(Serial No. 06288 of 2014 and Query No. 1603L000012374 of 2014)

On 28/07/2014

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

Presented for registration at 17.20 hrs on :28/07/2014, at the Private residence by Miao Hsing Chen ,Claimant.

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

Execution is admitted on 28/07/2014 by

1. Soniya Das, wife of Rajendra Das , 3 B. L. No-4, Jagaddal Bhatpara, , Thana:-Jagaddal, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others

2. Miao Hsing Chen

Authorised Signatory, P. K. C Associates Pvt. Ltd., 12 C, Chakraberia Road (North), Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Sreome Builders Pvt. Ltd., 12 C, Chakraberia Road (North), Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Angira Sales Pvt. Ltd., 36/1 A, Elgin Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Bhumi Vinimay Pvt. Ltd., 36/1 A, Elgin Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Devkripa Vanijya Pvt. Ltd., Sherwood Estate, Narendrapur, Block- P, 169, N. S. C. Bose Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103.

Authorised Signatory, Sursarita Tie Up Pvt. Ltd., 114, Dr. Lal Mohan Bhattacharjee Road, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014.

Authorised Signatory, Par Care Research & Medical Pvt. Ltd. Aadcp0842k, P-17 A, Ashutosh Chowdhury Avenue, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Authorised Signatory, Ps Group Realty Limited, 83, Topsia Road South, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Others

Identified By Rajendra Das, son of C Das, H/ L No- 3, B L No- 4, Thana:-Jagaddal, P.O. :-Jagatdal, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Retired Person.

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

On 30/07/2014



(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

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

Endorsement For Deed Number : I - 06439 of 2014
(Serial No. 06288 of 2014 and Query No. 1603L000012374 of 2014)

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 88,035/- paid online on 27/07/2014 11:30PM with Govt. Ref. No. 192014150005323371 on 27/07/2014 11:27PM, Bank: Indian Bank, Bank Ref. No. IB28072014003467 on 27/07/2014 11:30PM, Head of Account: 0030-03-104-001-16, Query No:1603L000012374/2014

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.-80,00,000/-

Certified that the required stamp duty of this document is Rs.- 560020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB**

Stamp duty Rs. 5,60,020/- paid online on 27/07/2014 11:30PM with Govt. Ref. No. 192014150005323371 on 27/07/2014 11:27PM, Bank: Indian Bank, Bank Ref. No. IB28072014003467 on 27/07/2014 11:30PM, Head of Account: 0030-02-103-003-02, Query No:1603L000012374/2014

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

On 14/08/2014

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.

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



(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

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

GRN: 19-201415-000532337-1

Payment Mode Online Payment

GRN Date: 28/07/2014 11:57:37

Bank: Indian Bank

BRN: IB28072014003467

BRN Date: 28/07/2014 12:00:18

DEPOSITOR'S DETAILS

Id No. : 1603L000012374/2/2014

[Query No./Query Year]

Name : P S GROUP REALTY LIMITED

Contact No. : Mobile No. : +91 9836299921

E-mail :

Address : KOLKATA

Applicant Name : P S Group Realty Ltd

Office Name : D.S.R. - III SOUTH 24-PARGANAS, South 24-Parganas

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 1603L000012374/2/2014 | Property Registration- Stamp duty | 0030-02-103-003-02 | 560020 |
| 2 | 1603L000012374/2/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 88035 |

Total

648055

In Words : Rupees Six Lakh Forty Eight Thousand Fifty Five only



District Sub-Registrar III
Almore, South 24 Marg Road

SONIYA DAS (PAN NO.ASXP6658E) wife of Rajendra Das, residing at 3 B.L.No.4 Jagaddal Bhatpara, District : North 24 Parganas, P.S.Jagaddal hereinafter 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 her heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**

AND

(1) P.K.C ASSOCIATES PVT LTD having **PAN AABCP4805B**, **(2) SREOME BUILDERS PVT LTD.**, having **PAN AAEC54070M**, both private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at 12C Chakraberia Road (North) P.S. Ballygunge, Kolkata 700020 **(3) ANGIRA SALES PVT LTD.** having **PAN AAFC9336B** **(4) BHUMI VINIMAY PVT LTD** having **PAN AACCB9850C**, both private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at 36/1A Elgin Road , P.S. Bhowanipore , Kolkata 700020 **(5) DEVKRIPA VANIJYA PVT LTD** having **PAN AACCD4722H** also a private limited company within the meaning of the Companies Act 1956 having its registered office situated at Flat No.R1, Block – P ,Sherwood Estate, 169 N.S.C Bose Road, Narendrapur, P.S.Sonarpur Kolkata 700103 **(6) SURSARITA TIE UP PVT LTD** having **PAN AALCS0491B**, also a company within the meaning of the Companies Act 1956 having its registered office situated at No. 114 Dr. Lal Mohan Bhattacharjee Road, P.S.Entally, Kolkata 700014 **(7) PAR CARE RESEARCH & MEDICAL PVT LTD.**, having **PAN AADCP0842K** also a company within the meaning of Companies Act 1956 having its registered office situated at No.P-17A Ashutosh Chowdhury Avenue, P.S.Ballygunge, Kolkata 700019 and **(8) PS GROUP REALTY LIMITED.**, having **PAN AABCP5390E**, a company within the meaning of the Companies Act 1956 having its registered office situated at 83 Topsia Road (South) P.S. Tiljala, Kolkata 700 046 **all represented by their common authorized signatory Miao Hsing Chen son of Chen Kuo Jung** of 47 South Tangra Road, P.S.Tiljala now Pragati Maidan , Kolkata 700046 hereinafter collectively 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 successor and/or successors in office/interest and assigns and/or nominee and/or nominees) of the **SECOND PART**



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WHEREAS :-

- A) Chandra Tara Dosad (since deceased and hereinafter referred to as the DECEASED) who was a Hindu governed by the Dayabhaga School of Hindu Law during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to FIRSTLY ALL THAT the piece and parcels of land admeasuring 24 Decimals (more or less) comprised in R.S. Dag No. 317 situated at Mouza Tangra, Division IV Sub Division L, J.L. 5 in the District of 24 Paraganas(S) AND SECONDLY ALL THAT the piece and parcel of land admeasuring 89 decimals comprised in R.S. Dag No. 356/380 situated at Mouza Tangra, Division IV Sub Division L, J.L. No. 5 in the District of 24 Paraganas(S) (more fully and particularly mentioned and described in PART I and PART II of the FIRST SCHEDULE hereunder written and hereinafter collectively referred to as the ENTIRE LAND).
- B) By a registered Deed of Conveyance dated 21st day of June 1968 registered at the office of the Alipore Sub Registration Office and recorded in Book No. I, Volume No.85, Pages 60 to 65 Being/Deed No.4158 for the year 1968 the said Deceased during his lifetime sold and transferred unto and in favour of one A.Kong Tannery ALL THAT the piece and parcel of land measuring 60 Decimals of divided and demarcated land comprised in R.S. Dag No. 356/380, situated in Mouza Tangra Division IV Sub Division L, J.L. No.5 and continued to remain the absolute owner of FIRSTLY ALL THAT the piece and parcels of land admeasuring 24 Decimals (more or less) comprised in R.S. Dag No. 317 Mouza Tangra, Division IV Sub Division L, J.L. 5 AND SECONDLY ALL THAT the piece and parcel of land admeasuring 29 Decimals comprised in R.S. Dag No. 356/380 Mouza Tangra, Division IV Sub Division L, J.L. No. 5.
- C) The name of the said Chandra Tara Dosad was duly recorded in the R.S. Record of Rights relating to the said Dag Nos. 317 and 356/380 and the said Deceased during his lifetime constructed various structures and sheds on the said Land (the Entire Land and the structures standing thereon and hereinafter for the sake of brevity collectively referred to as the said



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- D) Even though the Said Property has been included within the limits of Kolkata Municipal Corporation it has not been separately numbered/assessed and along with the other properties which are lying in and around the said property the same is said to be commonly part or portion of Holding No.47 South Tangra Road, Kolkata.
- E) The said Chandra Tara Dosad also died intestate on or about 22nd March 1987 leaving him surviving his five sons namely (1) Rash Behari Dosad, (2) Ram Behari Dosad , (3) Brij Behari Dosad, (4) Dwarika Roy also known as Dwarika Dosad and (5) Shyam Behari Ray also known as Shyam Behari Dosad and five daughters namely (1) Bimla Devi (2) Kamala Debi Lal (3) Sumitra Singh (4) Behula Rana and (5) Soniya Das, the Vendor herein as his only heirs and heiress and/or legal representatives his wife having predeceased him, each one of them being entitled to an undivided 1/10th share or interest into or upon the said Property.
- F) The said Shyam Behari Ray also known as Shyam Behari Dosad one of the sons of Late Chandra Tara Dosad also died intestate on or about 31st January 2001 leaving him surviving his four sons namely (1) Sanjay Kumar Ray also known as Sanjay Kumar Dosad, (2) Binod Kumar Ray also known as Binod Kumar Dosad, (3) Sunil Kumar Ray also known as Sunil Kumar Dosad and (4) Manoj Kumar Dosad also known as Manoj Kumar Ray as his only heirs and/or legal representatives his wife having predeceased him.
- G) In the events as recited hereinabove each of the heirs of Late Chandra Tara Dosad are thus entitled to an independent and distinct share or interest into or upon the said Property details whereof are as follows :-

| Name of the heirs of Chandra Tara Dosad | Undivided Share |
|--|--------------------|
| ===== | ===== |
| (1) RASH BEHARI DOSAD | 1/10 th |
| (2) RAM BEHARI DOSAD | 1/10 th |
| (3) BRIJ BEHARI DOSAD | 1/10 th |
| (4) DWARIKA ROY | 1/10 th |



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| | |
|--|--------------------|
| (5) SANJAY KUMAR RAY also known as SANJAY KUMAR DOSAD | 1/40 th |
| (6) BINOD KUMAR RAY also known as BINOD KUMAR DOSAD | 1/40 th |
| (7) SUNIL KUMAR RAY also known as SUNIL KUMAR DOSAD | 1/40 th |
| (8) MANOJ KUMAR RAY also known as MANOJ KUMAR DOSAD | 1/40 th |
| (9) BIMLA DEVI | 1/10 th |
| (10) SUMITRA SINGH | 1/10 th |
| (11) BEHULA RANA | 1/10 th |
| (12) KAMALA DEBI LAL | 1/10 th |
| (13) SONIYA DAS | 1/10 th |

- G) The Vendor is thus entitled to undivided 1/10th share or interest that is to say undivided 10% share or interest into or upon the said Property and is legally competent to sell and transfer her respective undivided share or interest into or upon the said property being 1/10th (10%) share or interest in the said property (hereinafter referred to as the **UNDIVIDED SHARE** of the **VENDOR** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written).
- H) Various parts and portions of the said property had been let out and/or was under the tenancy of Chen Kuo Jung and the said portions forming part of the said property continues to remain in possession and occupation of the said Chen Kuo Jung and his family members. (hereinafter referred to as the **TENANT**).
- I) The Vendor has agreed to sell and transfer and the Purchasers have agreed to purchase and acquire the said **UNDIVIDED SHARE** of the **VENDOR** and/or the entirety of the right title interest of each of the Vendor into or upon the entirety of the said property SUBJECT HOWEVER to the right of the said Tenant but otherwise free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing.



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- I) At or before the execution of this Indenture the Vendor has assured and represented to the Purchasers and each of them as follows:-
- i) **THAT** the Vendor is the sole and absolute owner of the 1/10th (10%) share of the said Property
 - ii) **THAT** excepting various parts or portions of the said property is presently in occupation of the said Tenant, the said Property is free from all encumbrances charges liens, lispensens, attachments, trusts whatsoever or howsoever
 - iii) **THAT** there is no legal bar or impediment in the Vendor selling and transferring her respective undivided share in the said Property
 - iv) **THAT** the Vendor has not entered into any agreement for sale, transfer and/or development in respect of the said undivided share and/or the said Property or any part or portion thereof
 - v) **THAT** all municipal rates taxes and other outgoings payable in respect of the said undivided share and/or the said Property has been paid and/or shall be paid by the Vendor upto the date of execution of this indenture
 - vi) **THAT** no part or portion of the said Property is under any notice of acquisition and/or requisition and/or attachments
- H) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchasers have agreed to purchase and acquire the said Undivided Share of the Vendor and/or the entirety of the right title interest of the Vendor into or upon the said Property SUBJECT HOWEVER to the rights of the said Tenant but otherwise free of all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.



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NOW THIS INDENTURE WITNESSETH:-

I. THAT in pursuance of the said Agreement and in further consideration of a sum of **Rs.80,00,000/- (Rupees Eighty lacs only)** of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Vendor doth hereby acquit release and discharge the Purchasers and the said Undivided Share of the Vendor hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers herein ALL THAT the said undivided 10% (ten percent) or (1/10th) share of the Vendor and/or the entirety of the right title and interest of each of the Vendor into or upon the said Property being FIRSTLY ALL THAT the piece and parcel of land containing by estimation an area of 24 Decimals (be the same a little more or less) comprised in R.S. Dag No. 317 situated in Mouza Tangra, Division IV Sub Divison L, J.L. No.5 (more fully and particularly mentioned and described in PART I of the FIRST SCHEDULE hereunder written) AND SECONDLY ALL THAT the piece and parcel of land containing by estimation an area of 29 Decimals (be the same a little more or less) comprised in R.S. Dag No. 356/380 situated in Mouza Tangra ,Division IV Sub Divison L, J.L. No.5 (more fully and particularly mentioned and described in PART II of the FIRST SCHEDULE hereunder written) AND also all building and structures standing thereon (more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written and hereinafter for the sake of brevity collectively referred to as the said UNDIVIDED SHARE OF THE VENDOR) absolutely and forever **SUBJECT HOWEVER** to the rights of the said Tenant but otherwise free ree from all encumbrances charges liens lispens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispens whatsoever **OR HOWSOEVER OTHERWISE** the said **UNDIVIDED SHARE of the Vendor** or any part or portion thereof now is or are or at any time or times heretofore was or



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distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **UNDIVIDED SHARE of the Vendor** 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 remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **UNDIVIDED SHARE of the Vendor** and/or **PROPERTY** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **UNDIVIDED SHARE of the Vendor** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **UNDIVIDED SHARE of the Vendor** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispensens whatsoever.

- II. **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said **UNDIVIDED SHARE of the Vendor** and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor has not at any time heretofore done



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or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **UNDIVIDED SHARE of the Vendor** and/or **PROPERTY** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said **UNDIVIDED SHARE of the Vendor** or any part thereof in the manner as aforesaid.

III. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Undivided Share of the Vendor hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a 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;

IV. **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in herself good right full and absolute power to grant sell convey transfer assure and assign the said **UNDIVIDED SHARE of the Vendor** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions as aforesaid **AND THAT** the Vendor has duly made over possession of the various parts and portions in their respective occupation and have delivered symbolic possession of the portions in occupation of the said Tenant at the said **UNDIVIDED SHARE of the Vendor and/or PROPERTY** to the Purchasers herein and the Purchasers have received and accepted the same without any dispute, demand or claims whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the said **PROPERTY** or otherwise.

V. **AND THAT** the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold



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and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessors in title **AND THAT** the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said **UNDIVIDED SHARE of the Vendor** by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or her predecessors in title as aforesaid or otherwise **AND THAT** all municipal rates taxes and other impositions and/or outgoings payable in respect of the said **UNDIVIDED SHARE of the Vendor** shall be paid borne and discharged by the Purchasers from the date of execution of these presents.

VI. **AND THAT** the Vendor doth hereby further covenant with the Purchasers that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchasers to produce or cause to be produced to the Purchasers or to their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Undivided Share and/or the said Property and shall at the like request and costs of the Purchasers deliver to the Purchasers such attested or other true copies or extracts therefrom as the Purchasers may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

VII. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said property or any part thereof has not been affected or vested under the Urban Land (Ceiling &



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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 Vendor for the acquisition of the said **PROPERTY** or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendor has 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 in force affecting the said **UNDIVIDED SHARE of the Vendor** and/or **PROPERTY** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **PROPERTY** and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VIII. **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **UNDIVIDED SHARE of the Vendor** or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **UNDIVIDED SHARE of the Vendor** and every part thereof unto and to the use of the Purchasers.

IX. **AND THIS DEED FURTHER WITNESSETH** that the Purchasers after execution of this deed will become the absolute owners of the said property and the Vendor have already put the Purchasers in symbolic possession of the entirety of the undivided share or interest held by the Vendor into or upon the said Property and the Purchasers have also been authorized to deal with the persons presently in occupation of the said Property for the purpose of obtaining vacant possession of the various parts and portions in their respective occupation on such terms and conditions as the Purchasers in their absolute discretion may deem fit and proper

And the Vendor hereby appoint the Purchasers to be their authorized representative and/or constituted attorney who by virtue of being such



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constituted attorney and/or authorized representative shall be jointly and severally be entitled to:

- i) To have the Property surveyed and the soil to be tested.
- ii) To apply to Kolkata Municipal Corporation for obtaining separate municipal holding number.
- iii) To make payment of all municipal rates ,taxes and other outgoings which may become payable in respect of the said Undivided Share.
- iv) To prepare or cause to be prepared a map or plan for construction of a new building and/or buildings at the said Property and to submit the same for sanction to the authorities concerned.
- v) To apply for and obtain all permissions approvals and/or sanctions from the authorities concerned for construction of a new building and/or buildings at the said Property and the cost for sanction of such plan including sanction fee and for obtaining other permissions approvals and/or sanctions shall be paid borne and discharged by the Purchasers and the Vendor agrees and undertakes to sign and execute all deeds documents instruments plans applications and other papers as may be necessary and/or required from time to time.
- vi) To sign and execute all deeds and document and instruments whereby the Vendor may be required to be a Confirming Party in respect of the said property.
- vii) To sign and execute any Deed of Modification and/or Rectification as may be necessary and/or required.
- viii) To enter into any settlement with any of the persons presently in occupation of any part or portion of the property and/or the undivided share and for the aforesaid purpose to sign and execute all deeds documents instruments and papers in the name of Vendor as may be necessary and/or required from time to time.



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- viii) To negotiate with the persons presently in occupation of the said properties for obtaining vacant possession of the various parts and portions in their occupation on such terms and conditions as the Purchasers in its absolute discretion shall deem fit and proper and as and when any occupant shall vacate the area in his/its occupation the Purchasers shall be entitled to retain possession thereof

THE SCHEDULE ABOVE REFERRED TO

FIRST SCHEDULE

PART I

ALL THAT the piece and parcel of land containing by estimation an area of 24 Decimals equivalent to 14 Cottah 8 Chittack 14 sq.ft. (be the same a little more or less) comprised in R.S. Dag No. 317 situated in Mouza Tangra, Division IV Sub Division L, J.L. No.5 in the District of 24 Parganas (S) now within the limits of Kolkata Municipal Corporation (adjacent Matheswartola Road), P.S.Tiljala now Pragati Maidan TOGETHER WITH the asbestos sheds and structures measuring approx. 9840 sq.ft (more or less) situated and standing thereon and being butted and bounded as follows:-

On the North: By R.S Dag No 316 and 361 in occupation of Sing Sing Tannery and Watson Exports

On the South : By R.S. Dag No. 320/379 & R.S Dag No.318 in occupation of Chen Kuo Jung

On the East: By Municipal Premises No. 71 Matheswartola Road, belonging to the Purchasers

On the West: By R.S Dag No. 321 & 315

OR HOWSOEVER the same may be butted bounded known numbered and distinguished (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in Red thereon)

PART II

ALL THAT the piece and parcel of land containing by estimation an area of 29 Decimals equivalent to 17 Cottah 8 Chittack 33 sq.ft. (be the same a little more or less) comprised in R.S. Dag No. 356/380 situated in Mouza Tangra, Division IV



Handwritten signature or mark.

District Sub-Registrar-III
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of Kolkata Municipal Corporation (adjacent Matheswartola Road), P.S.Tiljala now Pragati Maidan TOGETHER WITH the asbestos sheds and structures measuring approx. 12600 sq.ft (more or less) situated and standing thereon and being butted and bounded as follows:

On the North: By R.S. Dag No. 320 & R.S Dag No.319 in occupation of Chen Kuo Jung

On the South: By R.S.Dag No. 330 in Occupation of Chen Kuo Jung and Municipal Premises No.48 Matheswartola Road, belonging to the purchasers

On the East: By Municipal Premises No.27 Matheswartola Road, belonging to the purchasers

On the West: By R.S Dag 323 in occupation of Chen Shung Yung

OR HOWSOEVER the same may be butted bounded known numbered and distinguished (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in Green thereon)

THE SECOND SCHEDULE ABOVE REFERRED TO
(UNDIVIDED SHARE OF THE VENDORS)

ALL THAT undivided 10% (ten percent) share or (1/10th share) of the Vendor equivalent to **2308.7 sq.ft.** (more or less) in the lands forming part of the said property (morefully and particularly mentioned and described in PART I & II of the First Schedule hereinbefore written) TOGETHER WITH the share of the Vendor into or upon asbestos sheds and structures standing thereon being approx. **2244 sq.ft.** (more or less)




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

SIGNED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

सौ नि या दास

1. Rajendra Das
D:2 No 4 = H/2 No 3
Sagarbad (N) 24 Pargana

2. Bashi Chandra Das
(SHASHI CHANDRA DASAD)

SIGNED AND DELIVERED

by the **PURCHASERS** at Kolkata

in the presence of:

1. Dhiraaj Sethia
83 Topsa Road (S)
Kolkata - 700 046

For PS GROUP REALTY LIMITED
ANGIRA SALES PVT. LTD.
BHUMI VINIMAY PVT. LTD.
DEVKRIPA VANIJYA PVT. LTD.
P.K.C. ASSOCIATES PVT. LTD.
SREOME BUILDERS PVT. LTD.
SURSARITA TIE UP PVT. LTD.
PAR CARE RESEARCH & MEDICAL PVT. LTD.

Chen Miao Hsing
(Authorised Signatory)

[CHEN MIAO HSING]

[PAN No - ABPZPC 6669 D]

2. Malay Singupta.
Alipore Police Cant
K-1-27.

READ OVER & EXPLAINED BY
ME THE CONTENTS OF
THIS DEED IN HINDI.
Rajendra Das



District Sub-Registrar-III
Alipore, South 24 Parganas

28 JUL 2014

RECEIVED of and from the within named Purchasers the within named sum of **Rs.80,00,000/- (Rupees Eighty lacs)** only being the entirety of the consideration Amount payable under these presents as per Memo below:-

MEMO OF CONSIDERATION

| Sl. | Date | Pay Order No. | Bank | Paid By | Amount [Rs.] | TDS [Rs.] | Net amount [Rs.] |
|-----|------------|---------------|------------------------------|-------------------------------------|--------------|-----------|------------------|
| 1 | 28/07/2014 | 441158 | Indian Bank, Kolkata | P.K.C ASSOCIATES PVT LTD | 10,00,000/- | 10,000/- | 9,90,000/- |
| 2 | 28/07/2014 | 441160 | Indian Bank, Kolkata | SREOME BUILDERS PVT LTD | 10,00,000/- | 10,000/- | 9,90,000/- |
| 3 | 28/07/2014 | 441163 | Indian Bank, Kolkata | PS GROUP REALTY LIMITED | 10,00,000/- | 10,000/- | 9,90,000/- |
| 4 | 24/07/2014 | 216953 | Punjab & Sind Bank, Kolkata | ANGIRA SALES PVT LTD | 10,00,000/- | 10,000/- | 9,90,000/- |
| 5 | 24/07/2014 | 216949 | Punjab & Sind Bank, Kolkata | BHUMI VINIMAY PVT LTD | 10,00,000/- | 10,000/- | 9,90,000/- |
| 6 | 24/07/2014 | 216957 | Punjab & Sind Bank, Kolkata | DEVKRIPA VANIJYA PVT LTD | 10,00,000/- | 10,000/- | 9,90,000/- |
| 7 | 23/07/2014 | 900340 | State Bank of India, Kolkata | SURSARITA TIE UP PVT LTD | 10,00,000/- | 10,000/- | 9,90,000/- |
| 8 | 24/07/2014 | 117059 | Vijaya Bank, Kolkata | PAR CARE RESEARCH & MEDICAL PVT LTD | 10,00,000/- | 10,000/- | 9,90,000/- |
| | | | | Total | 80,00,000/- | 80,000/- | 79,20,000/- |

WITNESSES:-

1. Rijendra Das

सौ निजा दास

Signature of Vendor.

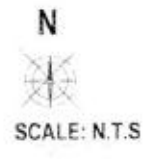


District Sub-Registrar-III
Alipore, South 24 Parganas

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SITE PLAN COMPRISING R.S. DAG NO. 317, 356/380(P) MOUZA-TANGRA ,DIVISION - IV, SUB DIVISION - L, J.L.NO.- 5 , DIST.-SOUTH 24 PARGANAS , UNDER KOLKATA MUNICIPAL CORPORATION

| DAG NO. | AREA OF LAND | AREA OF STRUCTURES | AREA MKD. |
|------------|--------------------|--------------------|----------------------------|
| 317 | 14kt.-08ch.-14sft. | 9840 sft. | AREA SHOWN IN RED BORDER |
| 356/380(P) | 17kt.-08ch.-33sft. | 12600 sft. | AREA SHOWN IN GREEN BORDER |



For PS GROUP REALTY LIMITED
 ANGIRA SALES PVT. LTD.
 BHUMI VINIMAY PVT. LTD.
 DEVKRIPA VANIJYA PVT. LTD.
 P.K.C. ASSOCIATES PVT. LTD.
 SREOME BUILDERS PVT. LTD.
 SURSARITA TIE UP PVT. LTD.
 PAR CARE RESEARCH & MEDICAL PVT. LTD.

Cher Mas Hoing
 (Authorised Signatory)

सोनी या दास



✓
District Sub-Registrar-III
Alipore, South 24 Parganas

28 JUL 2016

Government of West Bengal
Office of the D.S.R. - III SOUTH 24-PARGANAS
W.B. FORM NO. 1564 (Miscellaneous Receipt)

Date: 14/08/2014

| | | | |
|-----------------|-------------------|---------------|---------------------|
| Serial No. | 06258/2014 | Deed No. | I-06440/2014 |
| Presentant Name | Miao Hsing Chen | Claimant Name | Miao Hsing Chen |
| Executant Name | Kamala Debi Lal | | |
| Type of Deed | Sale Document | | |
| Market Value | Rs 73,86,101/- | | |

Addl. Transaction Declaration(2)

Fees & Standard User charges
Paid (Break up as below)

Stamp Duty Paid
(Break up as below)

1. By Cash *

2. By Draft/BC/SABR

SL. No.* Date * Amount (Rs.)

1. By Draft/SABR/Challan Rs

SL. No. No.* Date * Amount (Rs.)

Article :

By Cash* Amount includes Standard User Charge of Rs /-
No* - Draft/Bankers Cheque/SABR/Challan No. Date *
-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal
Office of the D.S.R. - III SOUTH 24-PARGANAS
W.B. FORM NO. 1564 (Miscellaneous Receipt)

Date: 14/08/2014

| | | | |
|-----------------|-------------------|---------------|---------------------|
| Serial No. | 06288/2014 | Deed No. | I-06439/2014 |
| Presentant Name | Miao Hsing Chen | Claimant Name | Miao Hsing Chen |
| Executant Name | Soniya Das | | |
| Type of Deed | Sale Document | | |
| Market Value | Rs 80,00,000/- | | |

Addl. Transaction Declaration(2)

Fees & Standard User charges
Paid (Break up as below)

Stamp Duty Paid
(Break up as below)

1. By Cash *

2. By Draft/BC/SABR

| <u>SL.</u> | <u>No.*</u> | <u>Date *</u> | <u>Amount (Rs.)</u> |
|------------|-------------|---------------|---------------------|
|------------|-------------|---------------|---------------------|

1. By Draft/SABR/Challan Rs

| <u>SL. No.</u> | <u>No.*</u> | <u>Date *</u> | <u>Amount (Rs.)</u> |
|----------------|-------------|---------------|---------------------|
|----------------|-------------|---------------|---------------------|

Article :

By Cash* Amount includes Standerd User Charge of Rs /-
No* - Draft/Bankers Cheque/SABR/Challan No. Date *
-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
D.S.R. - III SOUTH 24-PARGANAS



Government of West Bengal
Office of the D.S.R. - III SOUTH 24-PARGANAS
W.B. FORM NO. 1564 (Miscellaneous Receipt)

Date: 14/08/2014

| | | | |
|-----------------|-----------------|---------------|-----------------|
| Serial No. | 06287/2014 | Deed No. | I-06438/2014 |
| Presentant Name | Miao Hsing Chen | Claimant Name | Miao Hsing Chen |
| Executant Name | Soniya Das | | |
| Type of Deed | Sale Document | | |
| Market Value | Rs 40,04,500/- | | |

Addl. Transaction Declaration(2)

Fees & Standard User charges
Paid (Break up as below)

Stamp Duty Paid
(Break up as below)

1. By Cash *

1. By Draft/SABR/Challan Rs

2. By Draft/BC/SABR

| <u>SL. No.*</u> | <u>Date *</u> | <u>Amount (Rs.)</u> |
|-----------------|---------------|---------------------|
|-----------------|---------------|---------------------|

| <u>SL. No.</u> | <u>No.*</u> | <u>Date *</u> | <u>Amount (Rs.)</u> |
|----------------|-------------|---------------|---------------------|
|----------------|-------------|---------------|---------------------|

Article :

By Cash* Amount includes Standerd User Charge of Rs /-
No* - Draft/Bankers Cheque/SABR/Challan No. Date *
-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal
Office of the D.S.R. - III SOUTH 24-PARGANAS
W.B. FORM NO. 1564 (Miscellaneous Receipt)

Date: 14/08/2014

| | | | |
|-----------------|-----------------|---------------|-----------------|
| Serial No. | 06259/2014 | Deed No. | I-06441/2014 |
| Presentant Name | Miao Hsing Chen | Claimant Name | Miao Hsing Chen |
| Executant Name | Kamala Debi Lal | | |
| Type of Deed | Sale Document | | |
| Market Value | Rs 39,32,347/- | | |

Add. Transaction Declaration(2)

Fees & Standard User charges
Paid (Break up as below)

Stamp Duty Paid
(Break up as below)

1. By Cash *

2. By Draft/BC/SABR

| <u>SL.</u> | <u>No.*</u> | <u>Date *</u> | <u>Amount (Rs.)</u> |
|------------|-------------|---------------|---------------------|
|------------|-------------|---------------|---------------------|

1. By Draft/SABR/Challan Rs

| <u>SL. No.</u> | <u>No.*</u> | <u>Date *</u> | <u>Amount (Rs.)</u> |
|----------------|-------------|---------------|---------------------|
|----------------|-------------|---------------|---------------------|

Article :

By Cash* Amount includes Standard User Charge of Rs /-
No* - Draft/Bankers Cheque/SABR/Challan No. Date *
Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
D.S.R. - III SOUTH 24-PARGANAS

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

name
 nature



| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

[CHEN MIAO HSING]
 Chen Miao Hsing

signature



| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

सौ नि या दास

name
 signature

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

name
 signature



District Sub-Registrar-III
Alipore, South 24 Parganas

28 JUL 2014

6439/14

BETWEEN

SONIYA DAS

..... VENDOR

A N D

P.K.C ASSOCIATES PVT LTD. & ORS.

.....PURCHASERS

DEED OF CONVEYANCE