

06287

VC-1456/14

1-06438/14

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 943253

28/07/14  
5.20



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

District Sub-Register-III  
Alipore, South 24-parganas

THIS INDENTURE OF CONVEYANCE made this the 28<sup>th</sup> day of July TWO THOUSAND AND FOURTEEN BETWEEN

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 4833 to 4857  
being No 06438 for the year 2014.



*(Signature)*  
(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 - 06438 of 2014  
(Serial No. 06287 of 2014 and Query No. 1603L000012376 of 2014)

On 28/07/2014

Presentation (Under Section 52 & Rule 22A(a) 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, Bhuml 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 Bhattacharyee Road, Kolkata,  
Thana: Entally, 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, H/L No-3, B L No- 4, Thana: Jagaddal, P.O. :-Jagaddal,  
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



District Sub-Registrar-III  
Alipore, South 24 Parganas

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

06287/2014/13156/00

Endorsement For Deed No. I-06438 of 2014



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

Endorsement For Deed Number : I - 06438 of 2014  
(Serial No. 06287 of 2014 and Query No. 1603L000012376 of 2014)

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

Registration Fees Rs. 44,090/- paid online on 27/07/2014 11:22PM with Govt. Ref. No. 192014150005322101 on 27/07/2014 11:19PM, Bank Indian Bank, Bank Ref. No. IB28072014003466 on 27/07/2014 11:22PM, Head of Account: 0030-03-104-001-16, Query No.1603L000012376/2014

**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.-40,04,500/-

Certified that the required stamp duty of this document is Rs.- 280335 /- 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. 2,80,335/- paid online on 27/07/2014 11:22PM with Govt. Ref. No. 192014150005322101 on 27/07/2014 11:19PM, Bank Indian Bank, Bank Ref. No. IB28072014003466 on 27/07/2014 11:22PM, Head of Account: 0030-02-103-003-02, Query No:1603L000012376/2014

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

On 14/08/2014

**Certificate of Admissibility (Rule 43, WB 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



**SONIYA DAS (PAN NO.ASXP06658E)** 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 AABCP4806B**, **(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 AAFCA9336B** **(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**

**WHEREAS:-**

- A) One Raj Mohan Dosad (alias Raj Moni Dosad) (since deceased), 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 parcel of land containing by estimation an area of 20 Decimals (be the same a little more or less) comprised in R.S. Dag No. 318 situated in Mouza Tangra, Division 4 Sub Division 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 16 Decimals (be the same a little more or less) comprised in R.S. Dag No. 319 situated in Mouza Tangra, Division 4 Sub Division L, J.L. No.5 (more fully and particularly mentioned and described in PART II of the **FIRST SCHEDULE** hereunder written) **AND THIRDLY ALL THAT** the piece and parcel of land containing by estimation an area of 11 Decimals (be the same a little more or less) comprised in R.S. Dag No. 320 situated in Mouza Tangra Division 4 Sub Division L, J.L. No.5 (more fully and particularly mentioned and described in PART III of the **FIRST SCHEDULE** hereunder written) **AND FOURTHLY ALL THAT** the piece and parcel of land containing by estimation an area of 11 Decimals (be the same a little more or less) comprised in R.S. Dag No. 320/379 situated in Mouza Tangra, Division 4 Sub Division L, J.L. No.5 (more fully and particularly mentioned and described in PART IV of the **FIRST SCHEDULE** hereunder written).
- B) The name of the said Raj Mohan Dosad was duly recorded in the R.S. Record of Rights relating to the said Dag Nos. 318, 319, 320 and 320/379 all situated in Mouza Tangra J.L. No.5 who during his lifetime constructed various structures and sheds on the said Lands (the said Lands and the structures standing thereon are hereinafter for the sake of brevity collectively referred to as the said **PROPERTY**).
- C) 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.

- D) The said Raj Mohan Dosad died Intestate sometime in the year 1957 leaving him surviving his son Chandra Tara Dosad (also since deceased) and his two daughters namely Suglya Devi (also since deceased) and Smt. Parbati Rana as his only heirs heless and/or legal representatives his wife having predeceased him who upon his death became entitled to the entirety of the said Property in equal shares.
- E) The said Chandra Tara Dosad also died intestate on or about 22<sup>nd</sup> 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, heless and/or legal representatives his wife having predeceased him, the undivided half share or interest in the land comprised in the said Property belonging to the Chandra Tara Dosad devolved upon his heirs as aforesaid.
- F) The said Shyam Behari Ray also known as Shyam Behari Dosad one of the sons of the said Late Chandra Tara Dosad also died intestate on or about 31<sup>st</sup> 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) The said Smt. Suglya Devi also died intestate on or about 09<sup>th</sup> November 2008 without having any issue and her husband having predeceased her.
- H) In the events as recited hereinabove the said heirs of Chandra Tara Dosad and the said Smt. Parbati Rana thus jointly became entitled to the entirety of the said Property each one of them being entitled to distinct undivided share or interest therein.



- 1) 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	1/20 <sup>th</sup>
(2) RAM BEHARI DOSAD	1/20 <sup>th</sup>
(3) BRIJ BEHARI DOSAD	1/20 <sup>th</sup>
(4) DWARIKA ROY also known as DWARIKA DOSAD	1/20 <sup>th</sup>
(5) SANJAY KUMAR RAY also known as SANJAY KUMAR DOSAD	1/80 <sup>th</sup>
(6) BINOD KUMAR RAY also known as BINOD KUMAR DOSAD	1/80 <sup>th</sup>
(7) SUNIL KUMAR RAY also known as SUNIL KUMAR DOSAD	1/80 <sup>th</sup>
(8) MANOJ KUMAR RAY also known as MANOJ KUMAR DOSAD	1/80 <sup>th</sup>
(9) BIMLA DEVI	1/20 <sup>th</sup>
(10) SUMITRA SINGH	1/20 <sup>th</sup>
(11) BEHULA RANA	1/20 <sup>th</sup>
(12) KAMALA DEBI LAL	1/20 <sup>th</sup>
(13) SONIYA DAS	1/20 <sup>th</sup>

- 3) The Vendor is thus entitled to undivided 1/20<sup>th</sup> share or interest that is to say undivided 5% 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 1/20<sup>th</sup> (5%) 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).

- K) 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).
- L) 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.
- M) 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 1/20<sup>th</sup> (5%) 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, lispendens, attachments, trusts whatsoever or howsoever
  - iii) **THAT** there is no legal bar or impediment in the Vendor selling and transferring the said undivided share in the entirety of 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

N) 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.

**NOW THIS INDENTURE WITNESSETH:**

I. THAT in pursuance of the said Agreement and in further consideration of a sum of **Rs.40,00,000 /- (Rupees Forty 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 5% (Five percent) or (1/20<sup>th</sup>) share of the Vendor and/or the entirety of the right title and interest 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 20 Decimals (be the same a little more or less) comprised in R.S. Dag No. 318 situated in Mouza Tangra, Division 4 Sub Division 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 16 Decimals (be the same a little more or less) comprised in R.S. Dag No. 319 situated in Mouza Tangra, Division 4 Sub Division L, J.L. No.5 (more fully and particularly mentioned and described in PART II of the FIRST SCHEDULE hereunder written) **AND THIRDLY ALL THAT** the piece and parcel of land containing by estimation an area of 11 Decimals (be the same a little more or less) comprised in R.S. Dag No. 320 situated in Mouza Tangra, Division 4 Sub Division L, J.L. No.5 (more fully and particularly mentioned and described in PART III of the FIRST SCHEDULE hereunder written) **AND**

FOURTHLY ALL THAT the piece and parcel of land containing by estimation an area of 11 Decimals (be the same a little more or less) comprised in R.S. Dag No. 320/379 situated in Mouza Tangra, Division 4 Sub Divison L, J.L. No.5 (more fully and particularly mentioned and described in PART IV 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 VENDORS) absolutely and forever **SUBJECT HOWEVER** to the rights of the said Tenant but otherwise free from all encumbrances charges liens lispensis claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispensis 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 were situated butted and bounded called known numbered described or 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 liendens 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 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 possess and enjoy the said Undivided Share of the Vendor and receive 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 liabilities 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 uncancelled.

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 & 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, 1954 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 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 Kellato 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.
- 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 FIRST SCHEDULE ABOVE REFERRED TO**

**PART I**

ALL THAT the piece and parcel of land containing by estimation an area of 20 Decimals equivalent to 12 Cottahs 1 Chittack 27 sq.ft. (be the same a little more or less) comprised in R.S. Dag No. 318 situated in Mouza Tangra, Division 4 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. 6100 sq.ft (more or less) situated and standing thereon and being butted and bounded as follows:

- On the North: By R.S. Dag No.317 in Occupation of Chen Kuo Jung and by Municipal Premises No. 71 Matheswartola Road, belonging to the Purchasers
- On the South : By R.S. Dag No. 319 being the part of the said Property
- On the East: By Municipal Premises No. 71 Matheswartola Road, belonging to the Purchasers
- On the West: By R.S Dag No. 320/379 being the part of the said Property

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 Yellow thereon)

**PART II**

ALL THAT the piece and parcel of land containing by estimation an area of 16 Decimals equivalent to 9 Cottah 10 Chittack 40 sqft (be the same a little more or less) comprised in R.S. Dag No. 319 situated in Mouza Tangra, Division 4 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. 4200 sq.ft (more or less) situated and standing thereon and being butted and bounded as follows:

- On the North: By R.S.Dag No.318 being the part of the said Property
- On the South: By R.S.Dag No.356/380 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. 320 being the part of the said Property

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 Yellow thereon)

### **PART III**

ALL THAT the piece and parcel of land containing by estimation an area of 11 Decimals equivalent to 6 Cottah 10 Chittack 22 sqft (be the same a little more or less) comprised in R.S. Dag No. 320 situated in Mouza Tangra, Division 4 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. 3133 sq.ft (more or less) situated and standing thereon and being butted and bounded as follows:

On the North: By R.S Dag No. 320/379 being the part of the said Property

On the South: By R.S.Dag No.356/380 In Occupation of Chen Kuo Jung

On the East: By R.S Dag No. 319 being the part of the said Property

On the West: By R.S Dag No. 322 In occupation of M/S 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 Yellow thereon)

### **PART IV**

ALL THAT the piece and parcel of land containing by estimation an area of 11 Decimals equivalent to 6 Cottah 10 Chittack 21 sqft (be the same a little more or less) comprised in R.S. Dag No. 320/379 situated in Mouza Tangra, Division 4 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. 2567 sq.ft (more or less) situated and standing thereon and being butted and bounded as follows:

On the North: By R.S. Dag No.317 In Occupation of Chen Kuo Jung

On the South: By R.S Dag No. 320 being the part of the said Property

On the East: By R.S Dag No. 318 being the part of the said Property

On the West: By R.S.Dag No. 321 in occupation of M/S 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 Yellow thereon)

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

ALL THAT undivided 5% (five percent) share or (1/20<sup>th</sup> share) of the Vendors equivalent to **1263.25 sq. ft.** (more or less)-in the lands forming part of the said property (morefully and particularly mentioned and described in PART I, II, III & IV of the First Schedule hereinbefore written) TOGETHER WITH the share of the Vendors into or upon asbestos sheds and structures standing thereon being approx. **800 sq. ft** (more or less).

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 निचा दास

1. Rajendra Ray

2. Bala Chandra Das

(SHASHI CHANDRADOSAD)

47, South Tangra Road, Kurla-46

**SIGNED AND DELIVERED**

by the **PURCHASERS** at Kolkata

In the presence of:

For PS GROUP REALTY LIMITED  
ANGIRA SALES PVT. LTD.  
BHUMI VENWAY PVT. LTD.  
DEVKRIPA VANALIYA PVT. LTD.  
P.K.C. ASSOCIATES PVT. LTD.  
SPECTRUM BUILDERS PVT. LTD.  
SURBARITA TIE UP PVT. LTD.  
PAR CARE RESEARCH & MEDICAL PVT. LTD.

Chen Miao Hsing  
(Authorised Signatory)

1. Dhiraj Saha

83 Topra Road (1)

Kolkata - 700 045

[PAN No - ABZPC 6663D]

2. Malay Singha  
Atipore Police Cant  
Kolkata - 700 027

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

Rajendra Ray

Drafted and prepared in my office

[Signature]

Atipore police cant  
Kolkata

RECEIVED of and from the within named Purchasers the within named sum of **Rs.40,00,000 /- (Rupees Forty Lacs )** only being the entirety of the consideration Amount payable under these presents as per Memo below:-

**MEMO OF CONSIDERATION**

Sl no	Date	Pay Order No.	Bank	Paid By	Amount [Rs.]	TDS	Net Amt [Rs.]
1	28/07/2014	441159	Indian Bank, Sarat Bose Road Branch, Kolkata	P.K.C ASSOCIATE S PVT LTD	5,00,000/-	5,000/-	4,95,000/-
2	28/07/2014	441161	Indian Bank, Sarat Bose Road Branch, Kolkata	SREOME BUILDERS PVT LTD	5,00,000/-	5,000/-	4,95,000/-
3	28/07/2014	441162	Indian Bank, Sarat Bose Road Branch, Kolkata	PS GROUP REALTY LIMITED	5,00,000/-	5,000/-	4,95,000/-
4	24/07/2014	216958	Punjab & Sind Bank, Kolkata	ANGIRA SALES PVT LTD	5,00,000/-	5,000/-	4,95,000/-
5	24/07/2014	216954	Punjab & Sind Bank, Kolkata	BHUMI VINIMAY PVT LTD	5,00,000/-	5,000/-	4,95,000/-
6	24/07/2014	216950	Punjab & Sind Bank, Kolkata	DEVKRIPA VANIJYA PVT LTD	5,00,000/-	5,000/-	4,95,000/-
7	23/07/2014	500391	State Bank of India, Kolkata	SURSARITA TIE UP PVT LTD	5,00,000/-	5,000/-	4,95,000/-
8	24/07/2014	117060	Vijaya Bank, Kolkata	PAR CARE RESEARCH & MEDICAL PVT LTD	5,00,000/-	5,000/-	4,95,000/-
				Total	40,00,000/-	40,000	39,60,000/-

**WITNESSES:-**

1) *Rijanendra Das*  
H/L N/3 B/No 4

*Jagata Lal*

2) *Bali Chandra Das*

*सौ निचा दास*

Signature of the Vendor

**SITE PLAN COMPRISING R.S. DAG NO. 318, 319 & 320, 320/379, 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
318	12x1-41ch-27ft	6100 sqft.
319	9x1-19ch-40ft	4200 sqft.
320	8x1-19ch-27ft	2133 sqft.
320/379	6x1-10ch-23ft	2567 sqft.



AREA SHOWN IN YELLOW BORDER



For PS GROUP REALTY LIMITED  
 ANGRA SALES PVT. LTD.  
 BHUMI VINIMAY PVT. LTD.  
 DEVKRIPA VANIJYA PVT. LTD.  
 P.K.C. ASSOCIATES PVT. LTD.  
 SREOME BUILDERS PVT. LTD.  
 SUREKARITA TR. LP PVT. LTD.  
 PAK GARG RESEARCH & MEDICAL PVT. LTD.

*Chen Min Ho*  
 (Authorized Signatory)

SIGNATURE OF PURCHASERS

*सोनि का दास*

SIGNATURE OF VENDOR

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

Name .....  
 Date of birth .....



		Thumb	1st finger	middle finger	ring finger	small finger
left hand						
	right hand					

Name: Chen Miao Hsing (CHEN MIAO HSING)  
 Signature .....



		Thumb	1st finger	middle finger	ring finger	small finger
left hand						
	right hand					

Name: SONIYA DAS सौनिया दास  
 Signature .....

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

Name .....  
 Signature .....



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DATED THIS THE      DAY OF      2014  
-----

BETWEEN

SONIYA DAS

..... VENDOR

AND

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

....PURCHASERS

DEED OF CONVEYANCE