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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 5:30 PM

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

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

06 SEP 2012

THIS INDENTURE OF CONVEYANCE made this the 6<sup>th</sup> day of September TWO THOUSAND AND TWELVE BETWEEN

56720

03 SEP 2012

No.	E. S. WAGSAR
Call no.	SOLICITOR & ADVOCATE
Address	3rd FLOOR
	8, OLD POST OFFICE STREET
	COLLEGE ROAD
	A. P. NETHJEE
	L. S. VENKAT 10.3
	HIGH COURT, VELLORE

✓ Chen Miao Hsing



VC-TI-5455

For PS GROUP REALTY LIMITED  
 ANGIKA SALES PVT. LTD.  
 BHUMI VINAY PVT. LTD.  
 DEVKRIPA VANLIYA PVT. LTD.  
 P.K.C. ASSOCIATES PVT. LTD.  
 SREOM BUILDERS PVT. LTD.  
 SUNSARITA TIE UP PVT. LTD.  
 PAR CARE RESEARCH & MEDICAL PVT. LTD.

Chen Miao Hsing  
(Authorized Signatory)

(CHEN MIAO HSING)



VC-TI-5456

पार्वती देवी राना  
(PARVATI DEVI RANA)

Santosh Prakash Rana  
 - 4 SEP 2012

SANTOSH PRAKASH RANA  
 S/O, LATE BHAGWANDAS RANA  
 12, B. B. GANGLY STREET, KOL-12 OCCUPATION: BUSINESS

**PARVATI DEVI RANA**, wife of Late Bhagwan Das Rana, residing at 12 Bipin Behari Ganguly Street, Kolkata 700012, Police Station – Bowbazar, 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 respective 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 700 020 (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 700 020 (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 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 having PAN AALCS0491B (7) PAR CARE RESEARCH & MEDICAL PVT LTD 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 having PAN AADCP0842K and (8) PS GROUP REALTY LIMITED 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 having PAN AABCP5390E, 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**

THESE THINGS ARE NOT TO BE TAKEN AS AN ADVICE TO THE PUBLIC  
AND SHOULD BE USED ONLY FOR INFORMATIONAL PURPOSES  
AND SHOULD NOT BE USED AS A BASIS FOR ANY ACTION  
OR DECISION. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY  
OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO  
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PURPOSE, AND NON-INFRINGEMENT.

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PURPOSE, AND NON-INFRINGEMENT.



DATE: 4 SEP 2017  
TIME: 10:24:00

- 4 SEP 2017

**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

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- 4 SEP 2012

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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 Sujla Debi (also since deceased) and Smt. Parvati Devi Rana as his only heirs heiress 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) Kamla Devi (3) Sumitra Singh (4) Behula Rana and (5) Sonia Das as his only heirs, heiress 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. Sujla Debi 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. Parvati Devi 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.

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- I) The Vendor is thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to undivided half share 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).
- J) 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**).
- K) The Vendor has agreed to sell and transfer and the Purchasers have agreed to purchase and acquire the **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 right of the said Tenant but otherwise free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing.
- L) At or before execution of this Indenture the Vendor has assured and represented to the Purchasers as follows:-
- i) **THAT** the Vendor and the said heirs of Chandra Tara Dosad are the sole and absolute owners 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, lispens, 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;

The undersigned hereby certifies that the above is a true and correct copy of the original as shown to me by the person who presented the same for filing and that the same has been filed in the office of the Clerk of the Court.

This certificate is given under the seal of the Court and the signature of the Clerk of the Court and the seal of the Court is hereby certified to be a true and correct copy of the original as shown to me by the person who presented the same for filing and that the same has been filed in the office of the Clerk of the Court.

Attest my hand and the seal of the Court this 4th day of September 2017.



*[Signature]*  
Clerk of the Court

- 4 SEP 2017

- 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;
- M) 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 right title interest of the Vendor into or upon the said Property SUBJECT HOWEVER to the rights of the said Tenants 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.87,72,500/- (Rupees Eighty seven lacs seventy two thousand five hundred 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 do 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 do hereby Indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers ALL THAT the said undivided 50% (fifty percent) or 1/2 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 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

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HYDROLOGICAL INVESTIGATION REPORT

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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 Divison 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 Divison 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 VENDOR) absolutely and forever **SUBJECT HOWEVER** to the rights of the said Tenant but otherwise free from all encumbrances charges liens lispensens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispensens 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

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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 it 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

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encumbered in title estate or otherwise or by reason whereof the Vendors 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.

- II. **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 himself 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 aforesaid **AND THAT** the Vendor have 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 has received and accepted the same without any dispute, demand or claim 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 its 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

The Government of Karnataka is pleased to announce the following details regarding the recruitment of candidates for the post of...

The Government of Karnataka is pleased to announce the following details regarding the recruitment of candidates for the post of...



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಬೆಂಗಳೂರು

- 4 SEP 2012

The Government of Karnataka is pleased to announce the following details regarding the recruitment of candidates for the post of...

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 liens 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 their predecessors in title as aforesaid or otherwise **AND THAT** all 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 Sald 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.

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- 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, 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.
- VIII. AND THIS DEED FURTHER WITNESSETH** that the Purchasers shall be entitled to and is hereby authorized for the purpose of acquiring the remaining undivided share or interest belonging to and/or held by the other co-owners to directly deal

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with them and to acquire the same on such terms and conditions as the Purchaser may deem fit and proper and the Vendor has 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 Premises and the Purchaser has also been authorized to deal with the persons presently in occupation of the said Premises for the purpose of obtaining vacant possession of the various parts and portions in their respective occupation on such terms and conditions as the Purchaser in its absolute discretion may deem fit and proper

And the Vendor doth hereby appoint the Purchaser to be its authorized representative and/or constituted attorney who by virtue of being such constituted attorney and/or authorized representative after acquiring the remaining undivided share or interest held by the other co-owners shall 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 after acquiring the remaining undivided share and/or interest into or upon the said Property from the other co-owners.
- 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 Vendors agrees and undertakes to sign

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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 Vendors or any one of them 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 Vendors 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, P.S.Tiljala now Pragati Maidan TOGETHER WITH the asbestos sheds and structures measuring approx. 3715 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 R.S.Dag No.360 (P)

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

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On the East: By R.S.Dag No.359 being owned by Liu Li Chun Ying (Cathay Tannery)

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 , 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 and another part being in occupation of Park Leather Co.

On the East: By R.S.Dag No.359 being owned by Liu Li Chun Ying (Cathay Tannery)

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 , 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:

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SECTION

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- 4 SEP 2012

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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 , P.S.Tiljala now Pragati Maidan TOGETHER WITH the asbestos sheds and structures measuring approx. 2260 sq.ft (more or less) situated and standing thereon and being butted and bounded as follows:

On the North: By P.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 VENDOR)**

ALL THAT undivided 50% (fifty percent) share or (1/2 share) of the Vendor equivalent to 12632.50 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 Vendor into or upon asbestos sheds and structures standing thereon being approx. 6654 sq.ft (more or less).

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SEP 4 2017  
COURT HOUSE - 3  
ROOM SOUTH 24 JAYSON

- 4 SEP 2017

**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:

1. *[Signature]*  
SANTOSH PRAKASH RANA  
12, B.B. GANGULY STREET  
KOLKATA - 12
2. Vidyut Prakash Rana  
12, B.B.G St. Kol-12

*[Signature]*  
(PARVATI DEVI RANA)

Read over and explained the content of this deed in Hindi to Parvati Devi Rana by me

*[Signature]*  
(SANTOSH PRAKASH RANA)

**SIGNED AND DELIVERED**

by the **PURCHASERS** at Kolkata

in the presence of:

1. *[Signature]*
2. *[Signature]*  
Max Sheng Wu Sean  
MEVE SHENG WU SEAN  
113D MATHURMARTICA ROAD  
KOLKATA 700046

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

*[Signature]*  
(Authorised Signatory)  
(Che Mao Hsing)

REPUBLIC OF INDONESIA  
DEPARTMENT OF THE ARMY

REGISTRATION NO. 1000/1000/1000

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4 SEP 2012

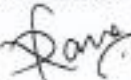
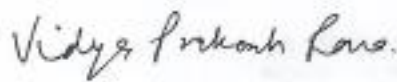


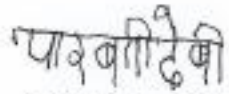
RECEIVED of and from the within named Purchasers the within named sum of **Rs.87,72,500 /-** (Rupees Eighty seven lacs seventy two thousand five hundred ) only being the entirety of the consideration Amount payable under these presents as per Memo below:

**MEMO OF CONSIDERATION**

Sl.	Paid By	Pay Order No.	Bank	Paid to	Amount [Rs.]
1	P.K.C Associates Pvt Ltd	701257	Indian Bank	Parvati Devi Rana	10,96,562/-
2	Sreome Bullders Pvt. Ltd.	701258	Indian Bank	Parvati Devi Rana	10,96,563/-
3	Angira Sales Pvt Ltd	431314	Punjab & Sind Bank	Parvati Devi Rana	9,00,000/-
		431313			1,96,562/-
4	Bhumi Vinimay Pvt. Ltd.	431310	Punjab & Sind Bank	Parvati Devi Rana	9,00,000/-
		431311			1,96,563/-
5	Devkripa Vanijya Pvt Ltd	431312	Punjab & Sind Bank	Parvati Devi Rana	9,00,000/-
		431315			1,96,562/-
6	Sursarita Tie Up Pvt Ltd	226616	State Bank of India	Parvati Devi Rana	10,96,563/-
7	Par Care Research & Medical Pvt Ltd	285852	Vijaya Bank	Parvati Devi Rana	10,96,562/-
8	PS Group Realty Limited	701259	Indian Bank	Parvati Devi Rana	10,96,563/-
				Total	87,72,500/-

**WITNESSES:-**

1.   
SANTOSH PRAKASH RANA
2.   
Vidya Prakash Rana.

  
(PARVATI DEVI RANA)

Drafted and prepared in my office

  
R. L. GAGGAR  
SOLICITOR & ADVOCATE  
HIGH COURT, CALCUTTA

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[Faint signature or official name]

- 4 SEP 2012

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**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	12kl.-01ch.-27sft.	3715sft.
319	9kl.-10ch.-40sft.	4200 sft.
320	6kl.-10ch.-22sft.	3133 sft.
320/379	6kl.-10ch.-23sft.	2260 sft.



AREA SHOWN IN YELLOW BORDER



For PS GROUP REALTY LIMITED  
 ANGINA SALES PVT. LTD.  
 SHUBI WINWAY PVT. LTD.  
 DEVKRIPA VANLIYA PVT. LTD.  
 P.K.C. ASSOCIATES PVT. LTD.  
 SREOME BUILDER PVT. LTD.  
 SURSARITA TIE L. PVT. LTD.  
 PAR CARE RESEARCH PVT. LTD.

*Chen Xiao Hsing*  
 (Authorized Signatory)

SIGNATURE OF PURCHASERS

*पार्क लिथर कंपनी*












SIGNATURE OF VENDORS

REPUBLIC OF SOUTH AFRICA  
MINISTER OF EDUCATION  
SCHOOL EDUCATION  
SCHOOL OF LEARNING














THE HON. MINISTER : DE  
SCHOOL LEARNING

4 SEP 2017

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	right hand					

Name प्राक्ती देवी  
 Signature .....

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	left hand					
	right hand					

Name CHEN MIAO HONG  
 Signature Chen Miao Hong

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PHOTO	left hand					
	right hand					

Name .....

Signature .....

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PHOTO	left hand					
	right hand					

Name .....

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4 SEP 2013

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



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

Endorsement For Deed Number : I - 08259 of 2012  
(Serial No. 08634 of 2012)

On

Payment of Fees:

On 04/09/2012

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

Presented for registration at 17.30 hrs on :04/09/2012, at the Private residence by Miao Hsing Chen  
Claimant.

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

Execution is admitted on 04/09/2012 by

1. Parvati Devi Rana, wife of Lt Bhagwan Des , 12, Bipin Bihari Ganguly Street, Kolkata,  
Thana:-Bowbazar. P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste Hindu, By  
Profession : Others



  
SUB-REGISTRAR - III  
South 24 Parganas

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

06/09/2012 14:54:00

EndorsementPage 1 of 4







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

Endorsement For Deed Number : I - 08259 of 2012  
(Serial No. 08634 of 2012)

2. Miao Hsing Chen

Authorised Signatory, P. K. C. & Associates Pvt Ltd, Pan No. Aabcp4806b, 12 C, Chakraberia Road (North), Kolkata, Thana:-Buliygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, SREOM BUILDERS PVT LTD, PAN NO. AAECs4070M, 12 C, Chakraberia Road (North), Kolkata, Thana:-Buliygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, ANGIRA SALES PVT LTD, PAN NO. AAFCA9336B, 12 C, Chakraberia Road (North), Kolkata, Thana:-Buliygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, BHUMI VINIMAY PVT LTD, PAN NO. AACCB9850C, 12 C, Chakraberia Road (North), Kolkata, Thana:-Buliygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Devkripa Vanijya Pvt Ltd, Pan No. Aacod4722h, Sherwood Estate, Narendrapur, Block - P, Flat No:R1, 169, N. S. C. Bose Road, Kolkata, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103.

Authorised Signatory, Sursarita Tie Up Pvt Ltd, Pan No. Aalcs0491b, 114, Dr. Lal Mohan Bhattacharjee Road, Kolkata, Thana:-Entaly, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014.

Authorised Signatory, Par Care Research & Medical Pvt Ltd, Pan No. Aadcp0842k, P-17 A, Ashutosh Chowdhury Avenue, Kolkata, Thana:-Buliygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Authorised Signatory, P S Group Realty Ltd, Pan No. Aabcp5390e, 83, Topsia Road South, Kolkata, Thana:-Tijala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.  
By Profession : Business

Identified by Santosh Prakash Rana, son of Lt Bhagwandas Rana, 12, Bipin Bihari Ganguly Street, Kolkata, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste: Hindu, By Profession: Business.

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

On 05/09/2012

Certificate of Market Value (WB BVI rules of 2001)



Rajendra Prasad Upadhyay  
District Sub-Registrar - III  
South 24 Parganas

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

06/09/2012 14:54:00

EndorsementPage 2 of 4





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

**Endorsement For Deed Number : I - 08259 of 2012**  
**(Serial No. 08634 of 2012)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,46,37,303/-

Certified that the required stamp duty of this document is Rs.- 1024631 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

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

**On 06/09/2012**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0.00/- on 06/09/2012

Amount by Draft

1. Rs. 40263/- is paid , by the draft number 087058, Draft Date 03/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 06/09/2012
2. Rs. 60395/- is paid , by the draft number 087056, Draft Date 03/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 06/09/2012
3. Rs. 60395/- is paid , by the draft number 087182, Draft Date 05/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 06/09/2012

( Under Article : A(1) = 161007/- , E = 14/- , H = 28/- ,M(b) = 4/- on 06/09/2012 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 384236/- is paid, by the draft number 087057, Draft Date 03/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 06/09/2012
2. Rs. 384237/- is paid, by the draft number 087180, Draft Date 05/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 06/09/2012
3. Rs. 256158/- is paid, by the draft number 087181, Draft Date 05/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 06/09/2012



*(Signature)*  
 South 24 Parganas

( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS





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

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Endorsement For Deed Number : I - 08259 of 2012  
(Serial No. 08634 of 2012)

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



  
District Sub-Registrar-III of South 24 Parganas

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

06/09/2012 14:54:00

EndorsementPage 4 of 4





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 17  
Page from 2967 to 2991  
being No 08259 for the year 2012.



*Rajendra Prasad Upadhyay*  
(Rajendra Prasad Upadhyay) 10-September-2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal  
about South 24 Parganas





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DATED THIS THE *4th* DAY OF *September* 2012  
-----

BETWEEN

PARVATI DEVI RANA

..... VENDOR

A N D

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

.....PURCHASERS

**DEED OF CONVEYANCE**

R. L. GAGGAR  
SOLICITOR & ADVOCATE  
6, OLD POST OFFICE STREET  
KOLKATA 700001