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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL.

U/631591

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



THIS INDENTURE made this the 9th day of June, 2015
 BETWEEN (1) [MR.] SUBHAS PAUL CHOWDHURY (PAN NO. AZYPC67D4A), son of Late Raniada Paul Chowdhury, by faith Hindu, by

Railoach Agamul



W.S.K.

NAME _____
 A/C _____
 No. _____
18 MAR 2015
S. CHATTERJEE
 Additional District Registrar
 C. T. Court
 2 & 3, M. S. Road, Bikaner

18 MAR 2015

18 MAR 2015

Railoach Agamul
 Additional Registrar of the
 Pwclares Companies

Sudhas Paul Choudhary



8647

8648

Utpal Paul Choudhary



8650



Sarjow Paul Choudhary



8651

Tonik Choudhary

Sudat Paul Choudhary
 5/0 Sudhas Paul Choudhary
 Rajahat Park, soni
 North 24 Pge
 Bikaner

Additional District Siro-Registrar
 Rajahat, New Town, North 24-Pge

09 JUN 2015

Nationality- Indian, presently residing at Indira Nagar (Rokjoni), P.O. & P.S. Rajarhat, Dist. North 24 Parganas, Kolkata 700 135, (2) **(MR.) SWAPAN PAUL CHOWDHURY**, [PAN NO. AOFPC4338C], son of Late Ranada Paul Chowdhury, by faith Hindu, by Nationality- Indian, presently residing at Indira Nagar (Rokjoni), P.O. & P.S. Rajarhat, Dist. North 24 Parganas, Kolkata 700 135, (3) **(MR.) UTPAL PAL CHOWDHURY**, [PAN NO. ADBPC4716D], son of Late Ranada Pal Chowdhury, by faith Hindu, by Nationality- Indian, presently residing at 14/4, Nilganj Road, 22 Belgharia, Dist. North 24 Parganas, Kolkata 700 056, (4) **(MRS.) RINA SAMADDAR @ Rina Samadder** [PAN NO. DGXPS5603D], wife of Avjit Samadder, by faith Hindu, by Nationality- Indian, presently residing at 146/A, Anandmath, Near Hariabava Club, P.O. Nawabganj, Ichapur, Pin-743 144, (5) **(MRS.) BASANTI DEY** [PAN NO. AWDPD7637D], wife of Debdas Dey, by faith Hindu, by Nationality- Indian, presently residing at 66 Ramkrishna Garh, Manikpur, Mahamaya Bhawan, Kolkata-700 079 and (6) **(MR.) JOYJIT CHOWDHURY**, [PAN NO. ACQPC4539K], son of Late Abhijit Chowdhury, by faith Hindu, by Nationality- Indian, presently residing at 36, Dakshin Para Road, Dum Dum, Kolkata 700 028, West Bengal, hereinafter referred to and called as the "VENDORS" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND (1) REALIZE TRADE-LINK PRIVATE LIMITED**, [PAN No. AAFCR3733B], registered under the Companies Act 1956 and having its registered Office at Executive Palace, 4th Floor, Room No.403, CA 16/2A, Rail Pulur Road, Kolkata- 700 059, (2) **SPRINGEL RETAILS PRIVATE LIMITED**, [PAN No. AAOCS2149B], the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block A, Flat No. 104, VIP Road, Raghunathpur, Kolkata- 700 059, (3) **STARLINK RETAILS PRIVATE LIMITED**, [PAN No. AAOCS2150N], the Company, registered under the Companies Act 1956 and having its registered Office



8649

Basanti Day



8652

Rita Laniades



Jasjit Paul Chaudhary
Rashmi Rajput
North 24 P.S
Bieraj

Stamp
04 JUL 2015

at Executive Palace, 4th Floor, Room No.403, CA 16/2A, Rail Pukur Road, Kolkata- 700 059 and (4) **SANJEEVANI MARCOM PRIVATE LIMITED** (PAN No. AAQCS0588N), the Company, registered under the Companies Act 1956 and having its registered Office at "Loharuka Niket", DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059; all represented by their Authorised Signatory (Mr.) Kailash Agarwal, (PAN No., ADAPA5352Q), son of Late Shanti Swarup Agarwal, residing at Dakhindari Road, P.O. Sribhumi, P.S. Lake Town, Kolkata 700 048, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PARTY** :

WHEREAS one **JITENDRA NATH SARKAR**, was the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about 44.62 [Forty Four point Six Two] Decimals, more or less, comprised in C.S. Dag No. 390, corresponding to R.S. Dag No. 416, appertaining to C.S. Khatian No. 2023, corresponding to R.S. Khatian No. 1496, lying and situated under Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, hereafter referred as "the **SAID PROPERTY**", free from all encumbrances;

AND WHEREAS while the said **JITENDRA NATH SARKAR**, seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a sale deed dated 23rd day of November, 1983 sold, transferred, conveyed, granted, assigned and assured the **Said Property**, unto and in favour of one **TAGAR PRABHA PAUL CHOWDHURY**, which was duly registered in the Office of the Additional District Sub Registrar, Cossipur, Dum Dum and recorded into Book No. 1, Volume No. 284, Pages 296 to 302, Being No. 11226 for the year 1983, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS after the aforesaid purchase and acquisition **TAGAR PRABHA PAUL CHOWDHURY**, recorded her name in Record Of Rights vide L.R. Khatian Number 1614, as sole and absolute owner of the Said Property.

AND WHEREAS while thus the said **TAGAR PRABHA PAUL CHOWDHURY**, seized and possessed of or otherwise well and sufficiently entitled to the Said Property, by a Gift Deed dated 22nd day of October, 2008, out of her natural love and affection towards his two sons, gifted, transferred, conveyed, granted, assigned and assured out of the the Said Property **ALL THAT** piece and parcel of land measuring about 33 [Thirty Three] Decimals, more or less, comprised in C.S. Dag No. 390, corresponding to R.S. Dag No. 416, appertaining to C.S. Khatian No. 2023, corresponding to R.S. Khatian No. 1496, lying and situated under Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Town No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of his two sons, namely (1) **(MR.) SUBHAS PAUL CHOWDHURY**, and (2) **(MR.) SWAPAN PAUL CHOWDHURY**, the Vendor No. 1 and 2 herein, which was duly registered in the office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. 1, CD Volume No. 12, Pages 6665 to 6676, Being No. 12740 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS after the aforesaid gift and acquisition (1) **SUBHAS PAUL CHOWDHURY**, and (2) **SWAPAN PAUL CHOWDHURY**, the Vendor No. 1 and 2 herein, recorded their name in Record Of Rights vide L.R. Khatian Number 5123 and 5124, respectively, as sole and absolute owner of the land admeasuring 33 (Thirty Three) Decimals, out of the Said Property.

AND WHEREAS while thus the said **TAGAR PRABHA PAUL CHOWDHURY** was seized and possessed of or otherwise well and sufficiently entitled to the remaining 11.62 (Eleven point Six Two)

Decimal of land out of the Said Property, she died on 23rd April, 2009, leaving behind his three sons, namely, (1) [MR.] SUBHAS PAUL CHOWDHURY, (2) [MR.] SWAPAN PAUL CHOWDHURY, (3) [MR.] UTPAL PAL CHOWDHURY @ Utpal Pal Chowdhury and three daughters namely, (4) [MRS.] RINA SAMADDAR, (5) [MRS.] BASANTI DEY, and (6) [MRS.] JAYANTI CHOWDHURY, as her only legal heirs and successors towards the estates left by her, including the aforesaid land measuring 11.62 (Eleven point Six Two) Decimal, more or less, contained in R.S./ L.R. Khatian No.416, in Mouza Rekjoani ;

AND WHEREAS thereafter, while thus the aforesaid legal heirs of TAGAR PRABHA PAUL were seized and possessed of or otherwise well and sufficiently entitled to the remaining 11.62 (Eleven point Six Two) Decimal of land out of the Said Property, one of the legal heirs of Tagore Prabha Paul, [MRS.] JAYANTI CHOWDHURY, also died on 6th September, 1994. Thereafter on 22nd November, 2009 also died, leaving behind his only son, namely, [MR.] JOYJIT CHOWDHURY, the Vendor No. 6 herein, as her only legal heirs and successors towards the estates left by her, including her 1/6th share in the aforesaid land measuring 11.62 (Eleven point Six Two) Decimal, more or less, contained in R.S./ L.R. Khatian No.416, in Mouza Rekjoani ;

AND WHEREAS thus the said (1) SUBHAS PAUL CHOWDHURY, (2) SWAPAN PAUL CHOWDHURY, (3) UTPAL PAL CHOWDHURY @ Utpal Pal Chowdhury and three daughters namely, (4) [MRS.] RINA SAMADDAR, (5) [MRS.] BASANTI DEY, and (6) [MR.] JOYJIT CHOWDHURY, the Vendors herein, jointly and/or collectively, are the sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendors, due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the

Purchasers herein have agreed to purchase the Said Property, i.e. **ALL THAT** piece or parcel of land measuring about 44.62 [Forty Four point Six Two] Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 416, recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1614, 5123 and 5124, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the SCHEDULE, written hereunder **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.2,70,00,000/- (Rupees Two Crore And Seventy Lac) only

AND WHEREAS in connection with the sale of the Said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendors are the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, liabilities, annuity, debentures, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchasers;
- (iii) That there is no dispute among the Vendors inter-se and further there is no action claim demand by or against the Vendors in any way relating to the Said Property.

- (iv) That save and except the Vendors no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the Said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendors nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending;
- (viii) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendors have not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof;
- (ix) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.2,70,00,000/- (Rupees Two Crore And Seventy Lac) only, duly paid by the Purchasers to the Vendors, at or before the execution of

this instruments (the receipt) whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 44.62 [Forty Four point Six Two] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded under L.R.Khetian No. 1614, 5123 and 5124, within the limit of Rajahat Bishnupur 1 No. Gram Panchayat, under Police Station-Rajahat, District North 24-Parganas, **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or in hereto before were or was situated bounded and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appurtenances whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may

be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, liens, liens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever

2. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS:

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- (iii) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and

enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record Of Rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendors have handed over all documents of title relating to the Said Property, unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 44.62 [Forty Four point Six Two] Decimal, equivalent to 27 [Twenty Seven] Cottah, more or less, lying and situated at Mouza- BEKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 416, recorded in L.R. Khatian No. 1614 (Share out of 116 Decimal- 0.0992), 5123 (Share out of 116 Decimal- 0.1424), and 5124 (Share out of 116 Decimal- 0.1425), within the limit of Rajarat Bishampur 1 No. Gram Panchayat, under Police Station- Rajarat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and duly demarcated in **RED** colour in the plan attached herewith and butted and bounded as follows:

- ON THE NORTH : By land under R.S./ L.R. Dag No. 416 (P);
- ON THE SOUTH : By land under R.S./ L.R. Dag No. 416 (P);
- ON THE EAST : By land under R.S./ L.R. Dag No. 418;
- ON THE WEST : By land under R.S./ L.R. Dag No. 416 (P) and 472;

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

SIGNED, SEALED & DELIVERED

by the VENDORS at Kolkata
in the presence of:

Savitri Pal Choudhury
Rajarhat Park Jimmy
North 24 Pgs

Akermish Pal Choudhury
14/4 Nilguri Road
Belghoria Kot-56.

Sukhadev Choudhury
Uttal Pal Choudhury
Anupam Paul Choudhury
Jyoti Choudhury
Rina Samadder
Basanti Dasg

New Testaments
Authentic Signatories of
the Amelcor Company

Drafted by under instruction
of the parties

J. Newjals
Adv

S.C. Court, Cal.
1534/11

RECEIPT

RECEIVED # sum of Rs.2,70,00,000/- (Rupees Two Crore And Seventy Lac) only, from the within named Purchasers, as full and final payment against sale of the Said Premises to the Purchasers, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Based on the internal understanding of all the Vendors and at the request of all the Vendors, total consideration has been distributed among all the Vendors in the following manner, for and on behalf of all the Vendors:-

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
24,00,000/-	09.06.2015	335284	Indian Overseas Bank, Bagmati Br.	Subhas Paul Chowdhury
33,80,000/-	09.06.2015	335130	-do-	Subhas Paul Chowdhury
24,00,000/-	09.06.2015	335155	-do-	Swapen Paul Chowdhury
33,80,000/-	09.06.2015	335283	-do-	Swapen Paul Chowdhury
23,85,000/-	09.06.2015	334886	-do-	Utpal Pal Choudhury
14,30,000/-	09.06.2015	335132	-do-	Utpal Pal Choudhury
9,70,000/-	09.06.2015	335282	-do-	Utpal Pal Choudhury
9,55,000/-	09.06.2015	335156	-do-	Utpal Pal Choudhury
43,65,000/-	09.06.2015	334888	-do-	Rina Samadder
33,95,000/-	09.06.2015	335157	-do-	Basanti Dey
19,40,000/-	09.06.2015	335133	-do-	Joyjit Chowdhury
2,70,00,000/-	Rupees Two Crore And Seventy Lac only.			

Witnesses:

Subhas Paul Chowdhury

Utpal Pal Chowdhury

Subhas Paul Chowdhury
Basanti Dey
Rina Samadder
Utpal Pal Chowdhury
Swapen Paul Chowdhury
Joyjit Chowdhury

SITE PLAN OF LAND COMPRISED IN R.S./L.R. DAG NO -416 AT MOUZA -RECKJOANI,
J.L.NO -13, L.R.KHATIAN NO.-1614, 5123 & 5124, P.S.-BAJARHAT, DIST.- NORTH 24
PARGANAS, UNDER RAJARHAT BLSHNUPUR 1 NO.GRAM PANCHYET
PURCHASE AREA OF PLOT = 44.82 DECIMAL

UPA Pat Choudhary

Anupam Paul Choudhary
Jyoti Choudhary

Subhas Paul Choudhary



FORM FOR TEN FINGERPRINTS

1						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	<i>Karthik</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	<i>Subhas Paul Chowdhury</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	<i>Utpal Das Choudhary</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

1						
						
2						
						
3						
						

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
1 10-10-2010 Chauhan					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
3					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
4					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
5					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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

GRN: 19-201518-000890391-1

Payment Mode: Online Payment

GRN Date: 08/06/2015 19:41:40

Bank: State Bank of India

BRN: CK68711530

BRN Date: 08/08/2015 07:45:18

DEPOSITOR'S DETAILS

Id No.: 15230000275482/2/2015
(Serial No./Date Year)

Name: Realize Tradetink Pvt. Ltd

Contact No.: Mobile No.: +91 9836475200

E-mail:

Address: CA-18/2A, Raj Pukur Road, kol-59

Applicant Name: Ms Realize Tradetink Private Limited

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	023000001548200018	Property Registration- Stamp duty	0030-00-103-003-00	1818000
2	023000001548200019	Property Registration- Registration Fee	0030-00-104-001-18	287000

Total

₹1905000

In Words: NINETEEN LAKH SEVEN THOUSAND NINE HUNDRED TWENTY THREE ONLY

Karishma

Seller, Buyer and Property Details

Seller & Buyer Details

Seller Details

Name, Address, Photo, Finger print and Signature

Mr Sumit Paul Chowdhury

Son of Late Ranada Paul Chowdhury

100ra Nagar, Rajarami, P.O., P.S. Rajarhat, Kolkata, P.O.-Rajarhat, P.S.-Rajarhat, Rajarhat-goswami,
District-North 24-Parganas, West Bengal, India, PIN - 700135

Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AZYPO0704A

Status: Self

Date of Execution: 08/06/2015

Date of Admission: 08/06/2015

Place of Admission of Execution: Pvt. Residence

Mr Sumit Paul Chowdhury

Son of Late Ranada Paul Chowdhury

100ra Nagar (Rajarami), P.O., P.S. Rajarhat, Kolkata, P.O.-Rajarhat, P.S.-Rajarhat, District-North 24-
Parganas, West Bengal, India, PIN - 700135

Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ADFFC4336G

Status: Self

Date of Execution: 08/06/2015

Date of Admission: 08/06/2015

Place of Admission of Execution: Pvt. Residence

Mr Ujjal Paul Chowdhury

Son of Late Ranada Paul Chowdhury

146A, Hingang Road, 22 Berhama, Kulkata, P.O.-Rajarhat, P.S.-Berhama, Berhama, District-North 24-
Parganas, West Bengal, India, PIN - 700056

Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ADBFC4716D

Status: Self

Date of Execution: 08/06/2015

Date of Admission: 08/06/2015

Place of Admission of Execution: Pvt. Residence

Mrs Rina Somadder

Wife of Mr. Avjit Somadder

146A, Amanamali, Near Parikhava Club, P.O. Nawabg, P.O.-Nawabganj, P.S.-Barrackpore, Barrackpore,
District-North 24-Parganas, West Bengal, India, PIN - 743144

Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. DDCAP556030

Status: Self

Date of Execution: 08/06/2015

Date of Admission: 08/06/2015

Place of Admission of Execution: Pvt. Residence

Seller Details

Name, Address, Photo, Finger print and Signature

Mr Banwari Dey

Wife of Mr. Debdas Dey

85, Ramkrishna Garti, Manikpur, Mahanaya Bhavan, Ka, P.O:- Manikpur, P.S:- Nema, North Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700075

Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. AWDPD7657D

Status: Self

Date of Execution: 09/06/2018

Date of Admission: 09/06/2018

Place of Admission of Execution: Pvt. Residence

Mr Ajay Choudhury

Son of Late Abhaji Choudhury

36, Dakshin Para Road, Dum Dum, Kolkata, P.O:- Dum Dum, P.S:- Dum Dum, South Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028

Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. ACOPC4600K

Status: Self

Date of Execution: 09/06/2018

Date of Admission: 09/06/2018

Place of Admission of Execution: Pvt. Residence

Buyer Details

Name, Address, Photo, Finger print and Signature

Booths Trade-Line Private Limited

Executive Palace, 4th Floor, Room No. 403, CA-16/2, P.O:- Deshbandhu Nagar, P.S:- Rajarhat, Rajarhat-gopalgore, District-North 24-Parganas, West Bengal, India, PIN - 700058.
PAN No. AAFOR733B.
Status - Organization

Springel Retail Private Limited

VIF Enclave, Block - A, Flat No. 104, Raghunathpur, P.O:- Dwarkanu Nagar, P.S:- Rajarhat, Rajarhat-gopalgore, District-North 24-Parganas, West Bengal, India, PIN - 700058.
PAN No. AACCS2148P.
Status / Organization

Starline Realty Private Limited

Executive Palace, 4th Floor, Room No. 403, CA-16/2, P.O:- Deshbandhu Nagar, P.S:- Rajarhat, Rajarhat-gopalgore, District-North 24-Parganas, West Bengal, India, PIN - 700058.
PAN No. AACCS2100N.
Status - Organization

Smydeveni Maccam Private Limited

DC-028, Shanti Bagan, P.O:Dwarkanu Nagar, P.S . P.O:- Deshbandhu Nagar, P.S:- Rajarhat, Rajarhat-gopalgore, District-North 24-Parganas, West Bengal, India, PIN - 700058.
PAN No. AACCS0358N.
Status - Organization
Represented by their (1-4) representative as given below:

Mr Karish Agarwal, Authorized Signatory


Son of Late Shanti Swarup Agarwal
Deshbandhu Road, Kobra - 700048, P.O:- Sreebhumi, P.S:- Lake Town, Rajarhat-gopalgore, District-North 24-Parganas, West Bengal, India, Pin - 700048
Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADAPAS352Q,
Status - Representative
Date of Execution : 09/08/2016
Date of Admission : 08/06/2016
Place of Admission of Executor :- Pvt. Residence

Identifiers Details

Identifier Details

Sl. No.	Identifier Name & Address	Identifier of	Signature
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Identifier Details

Sl. No.	Identifier Name & Address	Identifier of	Signature
	Mr S PAUL CHOWDHURY Son of Mr S PAUL CHOWDHURY BECHLIANI P.O - NEW TOWN, P.S - Bachali District-North 24-Parganas, West Bengal, India. PIN - 700158 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India	Mr Suttas Paul Chowdhury, Mr Swapan Paul Chowdhury, Mr Utpal Pal Chowdhury, Mrs Rina Sarmaita, Mrs Basanti Das, Mr Joyjit Chowdhury, Mr Kallish Agarwal	 8/10/2018 11:39:37 AM (rs)

Transacted Property Details

Land Details

Sl. No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Selfarth Value(in Rs.)	Market Value(in Rs.)	Other Details
1-1	District: North 24-Parganas, P.S - Rajarhat, Gram Panchayat: RAJARHAT BIRHNUPURH, Mouza: Rajjyanti	RS Plot No- 418 RS Khatian No- 1498	44.82 Decmal	2,70,00,000	2,70,00,000	Proposed Use- Bathy ROR- Shall Width of Approach- Road is Ft.

Transfer of Land from Seller To Buyer

Sl. No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area (in%)
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Transfer of Land from Seller To Buyer

Sl. No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area (in%)
L1	Mr Joyit Chowdhury	Realize Trade-Link Private Limited	0.465	1.00000
	Mr Joyit Chowdhury	Sanjeevani Maroom Private Limited	0.465	1.00000
	Mr Joyit Chowdhury	Springel Retail Private Limited	0.465	1.00000
	Mr Joyit Chowdhury	Startek Retail Private Limited	0.465	1.00000
	Mr Subhas Paul Chowdhury	Realize Trade-Link Private Limited	4.7325	10.00000
	Mr Subhas Paul Chowdhury	Sanjeevani Maroom Private Limited	4.7325	10.00000
	Mr Subhas Paul Chowdhury	Springel Retail Private Limited	4.7325	10.00000
	Mr Subhas Paul Chowdhury	Startek Retail Private Limited	4.7325	10.00000
	Mr Swapan Paul Chowdhury	Realize Trade-Link Private Limited	4.4825	10.04000
	Mr Swapan Paul Chowdhury	Sanjeevani Maroom Private Limited	4.4825	10.04000
	Mr Swapan Paul Chowdhury	Springel Retail Private Limited	4.4825	10.04000
	Mr Swapan Paul Chowdhury	Startek Retail Private Limited	4.4825	10.04000
	Mr Utpal Paul Chowdhury	Realize Trade-Link Private Limited	0.465	1.00000
	Mr Utpal Paul Chowdhury	Sanjeevani Maroom Private Limited	0.465	1.00000
	Mr Utpal Paul Chowdhury	Springel Retail Private Limited	0.465	1.00000
	Mr Utpal Paul Chowdhury	Startek Retail Private Limited	0.465	1.00000
	Mrs Basanti Dey	Realize Trade-Link Private Limited	0.495	1.00000
	Mrs Basanti Dey	Sanjeevani Maroom Private Limited	0.495	1.00000
	Mrs Basanti Dey	Springel Retail Private Limited	0.495	1.00000

Transfer of Land from Seller To Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area Acft
	Mrs Basanti Dey	Starlink Retail Private Limited	0.485	1.0000H
	Mrs Rina Samadder	Realize Trade-Link Private Limited	0.485	1.0000E
	Mrs Rina Samadder	Sanjayani Marcom Private Limited	0.485	1.0000H
	Mrs Rina Samadder	Spongel Retail Private Limited	0.485	1.0000H
	Mrs Rina Samadder	Starlink Retail Private Limited	0.485	1.0000E

Applicant Details

Details of the applicant who has submitted the registration form:

Applicant's Name	Realize TradeLink Private Limited
Address	Executive Palace, 4th Floor, Room No. 405, CA-162A, Rajpukur Road, P.O. Dashbandhu Nagar, P.S. Bagpara, Thana - Rajpara, District: North 24 Parganas, WEST BENGAL, PIN - 700059
Applicant's Status	Buyer/Claimant

REGISTRATION CLERK No: 18300903/75452 / 2019 Deed No: T-18253843E / 21111. Document is digitally signed.

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : 1 - 152306438 / 2015

Guery No/Year	15230000275462/2015	Serial no/Year	1523038833 / 2015
Deed No/Year	1 - 152306438 / 2015		
Transaction	(7101) Sale, Sole Document		
Name of Presentor	Mr Subhas Paul Chowdhury	Presented At	Private Residence
Date of Execution	09-06-2015	Date of Presentation	09-06-2015

Remarks

On 09/06/2015

Presentation (under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1952)

Presented for registration at 12:00 hrs on 09/06/2015, at the Private residence by Mr Subhas Paul Chowdhury - one of the Executants.

Certificate of Market Value (WB MVVI Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,71,00,000.

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

Execution is admitted on 09/06/2015 by

Mr Subhas Paul Chowdhury, Son of Late Ramada Paul Chowdhury, Indira Nagar, Rajaram, P.O., P.S. Rajarhat, Kalka, P.O. Rajarhat, Thana: Rajarhat, City/Town: RAJARHAT-GOPALPore, North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Others
witnessed by Mr S PAUL CHOWDHURY, Son of Mr S PAUL CHOWDHURY, RECKJONAI, P.O: NEW TOWN, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Business

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

Execution is admitted on 09/06/2015 by

Mr Subhas Paul Chowdhury, Son of Late Ramada Paul Chowdhury, Indira Nagar (Rajaram), P.O., P.S. Rajarhat, Kalka, P.O. Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Others
witnessed by Mr S PAUL CHOWDHURY, Son of Mr S PAUL CHOWDHURY, RECKJONAI, P.O: NEW TOWN, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Business

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

Execution is admitted on 09/06/2015 by

Mr Subhas Paul Chowdhury, Son of Late Ramada Paul Chowdhury, 14/4, Hingra Road, 22 Belgharia, Kalka, P.O. Singraha, Thana: Belgharia, City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700006, By caste Hindu, By Profession Others
witnessed by Mr S PAUL CHOWDHURY, Son of Mr S PAUL CHOWDHURY, RECKJONAI, P.O: NEW TOWN, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Business

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

Execution is admitted on 08/08/2015 by

Mrs Pina Samadder, Wife of Mr Avijit Samadder, 146/A, Anandnath, Near Halishaya Club, P.O Newbeg, P.O Newbegganj Thana Barrackpore, City/Town BARRACKPORE North 24-Parganas, WEST BENGAL, India, PIN - 743144, By caste Hindu, By Profession House wife
witnessed by Mr S PAUL CHOWDHURY, Son of Mr S PAUL CHOWDHURY, BECKJOANI, P.O NEW TOWN, Thana Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Student

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

Execution is admitted on 09/08/2015 by

Mrs Razam Dey, Wife of Mr Dabizim Dey, 66, Ramkrishna Gach, Manikpur, Menamaya Bhawan, No, P.O Manikpur, Thana Natta, City/Town NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700079, By caste Hindu, By Profession House wife
witnessed by Mr S PAUL CHOWDHURY, Son of Mr S PAUL CHOWDHURY, BECKJOANI, P.O NEW TOWN, Thana Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Student

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

Execution is admitted on 09/08/2015 by

Mr Joyjit Chowdhury, Son of Late Abhijit Chowdhury, 36, Dakshin Para Road, Dum Dum, Kulkala, P.O Dum Dum, Thana Dum Dum, City/Town SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Service
witnessed by Mr S PAUL CHOWDHURY, Son of Mr S PAUL CHOWDHURY, BECKJOANI, P.O NEW TOWN, Thana Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession Student

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

Execution is admitted on 09/08/2015 by

1. Mr Kalish Agarwal, Authorized Signatory, Realize Trade-Link Private Limited, Executive Palace, 4th Floor, Room No. 403, CA-18/2, P.O. Desbandhu Nagar, Thana Rajarhat, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059
2. Mr Kalish Agarwal, Authorized Signatory, Realize Trade-Link Private Limited, Executive Palace, 4th Floor, Room No. 403, CA-18/2, P.O. Desbandhu Nagar, Thana Rajarhat, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059
3. Mr Kalish Agarwal, Authorized Signatory, Realize Trade-Link Private Limited, Executive Palace, 4th Floor, Room No. 403, CA-18/2, P.O. Desbandhu Nagar, Thana Rajarhat, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059
4. Mr Kalish Agarwal, Authorized Signatory, Realize Trade-Link Private Limited, Executive Palace, 4th Floor, Room No. 403, CA-18/2, P.O. Desbandhu Nagar, Thana Rajarhat, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059
5. Mr Kalish Agarwal, Authorized Signatory, Springel Retail Private Limited, VIP Endave, Block - A, Flat No. 104, Nagardahput, P.O. Desbandhu Nagar, Thana Rajarhat, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059

Annexure under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number - 25, 4 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fee payable for this document is Rs 2,97,003/- (A) + Rs 2,96,999/- (B) + Rs 100/- and Registration Fee paid by Cash Rs 100/- by online = Rs 2,97,003/-

Description of Online Payment

₹ 2,97,003/- is paid, by online using Head of Account 0030-03-104-001-15, Bank: State Bank of India (SBIN0000001)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,20,820/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 16,19,820/-

Description of Stamp

₹ 100/- is paid on impressed type of Stamp, Serial no-338222, Purchased on 18/03/2015, Vendor named as
Chandika

Description of Online Payment

₹ 16,19,820/- is paid, by online using Head of Account 0030-03-104-001-15, Bank: State Bank of India (SBIN0000001)

(Deputy Dhr)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.O.S.R. RAJARHAT
North 24 Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2015, Page from 16047 to 16077
Sring No 152306436 for the year 2015.



Digitally signed by DEBASISH DHAR
Date: 2015.07.01 12:24:16 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 7/1/2015 12:24:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

07150

D-06258/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 18/07/17
 G-0/1034/61

Y 534720

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

[Handwritten Signature]

Additional District Sub-Registrar
 Rajshahi, New Town, North 24 Pgs.

18 JUL 2017

THIS INDENTURE made this the 18th day of July, 2017
 BETWEEN SRIMATHI BAKUNTALA DEVI JAISWAL alias Bakuntala
 Jaiswal, (IT PAN: ACVPH4352C), wife of Late Bades Jaiswal, by Caste:

[Handwritten mark]

28100 06 JUL 2017

RE: No. _____ Date _____
Name _____
Add. _____
A/c No. _____ 100f

Y. Prang
for
R. C. Rao

ROSHNIKA CHAND
Assistant Group Vendor
C/O. P. S. Kothrud, Hyd.



Additional District Sub-Registrar
Projjal, New Town, Anantapur

Har'ash Asmal
S/o Dali S.S. Asmal
DC. 9/28 - Sharda Nagar
Col. 109 (Service)

16 JUL 2017

Hindu, by occupation- Housewife, Nationality- Indian, presently residing at A1, Indra Bihara Road, Police Station- Tala, Post Office- Belgachia, Kolkata- 700 037, (represented by her son: Sri Lakshmi Jaiswal, IT PAN- AC8PJ63388), by (s/he: Hindu, by Occupation- Business, residing at 31, Indra Bihara Road, Police Station- Tala, Post Office- Belgachia, Kolkata- 700 037, as her lawful Constituted Attorney duly appointed through a General Power of Attorney, registered with Additional Registrar of Assurance-III, Kolkata vide Book-IV, Volume No. 1903/2016, Page from 167329 to 167351, Being No. 190307076 for the Year 2016) hereinafter referred to and called as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART**;

AND

(1) **ACCORD ENCLAVE PRIVATE LIMITED**, IT PAN AAGCA4267L, the Company, registered under the Companies Act 1956 and having its registered Office at DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorized Signatory (Mr. Raj Kumar Dahima, son of Late Pradyumna Chandra Dahima, residing at 46/105, Radhanath Chaudhary Road, Kolkata- 700 015, (2) **SHUBHAM PROMOTERS PRIVATE LIMITED**, IT PAN AAKC89286P, the Company, registered under the Companies Act 1956 and having its registered Office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorized Signatory (Mr. Yogesh Kumar Pareek, son of Sri Bahwar Lal Pareek, residing at 73B/1, DR G.B. Bose Road, Tiljala, Kolkata- 700 039, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**

WHEREAS one [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal were recorded owner of **ALL THAT** piece or parcel of land measuring about 84 (Thirty Four) Centimal, comprised in P.S. Dag No. 454 recorded under R.S. Khatian No. 1377, lying and situated under Mouza - REKJOANI, J.L. No. 1E, R.S. No. 196, Tola No. 2998, under Police Station - Rajarhat, District - North 24-Parganas;

AND WHEREAS while thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money, out of the aforesaid land, by execution of a Saf Bilray Kohala dated 15th day of February, 1963 and [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 4 (Four) Cattah, more or less, comprised in P.S. Dag No. 454 recorded in R.S. Khatian No. 1377, lying and situated under Mouza - REKJOANI, J.L. No. 1E, R.S. No. 196, Tola No. 2998, under Police Station - Rajarhat, District - North 24-Parganas, hereafter called the "**SAID PROPERTY**", more fully described in the **SCHEDULE** hereunder written, unto and in favour of one (Srimati) Bindubashini Singh which was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded into Book - 1, Volume No. 1B, Pages 290 to 292, Being No. 1036 for the year 1963, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the Said Property, absolutely and forever;

AND WHEREAS by execution of a Saf Bilray Kohala dated 15th day of July, 1969, said (Srimati) Bindubashini Singh sold, transferred, conveyed, granted, assigned and assured **ALL THAT** the Said Property, unto and in favour of one (Srimati) Sandhya Rani Ghosh, which was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded into Book - 1, Volume No. 88, Pages 4 to 5, Being No. 3287 for the year 1969, against the valuable consideration mentioned therein and thus handed over

the vacant and peaceful possession of the Said Property, absolutely and forever;

AND WHEREAS by execution of a Sale Bikray Khabala dated 15th day of February, 1978, said (Srimati) Sandhya Rani Ghosh sold, transferred, conveyed, granted, assigned and assured **ALL THAT** the Said Property, unto and in favour of one (Sri) Kalipada Dey, which was duly registered in the office of the Additional District Registrar, Baruaat and recorded into Book- I, Volume No. 9, Pages 243 to 247, Being No. 375 for the year 1978, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the Said Property, absolutely and forever;

AND WHEREAS by execution of a Sale Deed dated 7th day of June, 1991, said (Sri) Kalipada Dey sold, transferred, conveyed, granted, assigned and assured **ALL THAT** the Said Property, unto and in favour of one (Srimati) Sakuntala Devi Jaiswal, the Vendor herein, which was duly registered in the office of the Sub-Registrar-II, Assurances, Kolkata and recorded into Book- I, Volume No. 159, Pages 229 to 239, Being No. 8369 for the year 1991, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the Said Property, absolutely and forever;

AND WHEREAS after the aforesaid purchases said (Srimati) Sakuntala Devi Jaiswal, recorded her name in the Record Of Rights (ROR) vide L.R. Khattan No. 1038 and thereafter also converted the character of the Said Property as BASTI;

AND WHEREAS thus as on date, the said (Srimati) Sakuntala Devi Jaiswal, is solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, free from all encumbrances, liens, charges, mortgages, attachments (Garnis), absolutely and forever.

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sell and the Purchasers herein have agreed to Purchase the Said Property TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with **RED** color border, at and for a Total Consideration of Rs.38,00,000/- (Rupees Thirty Eight Lac) only, which according to the parties herein is fair and reasonable market value of the Said Property.

NOW THIS INDENTURE WITNESSETH as follows:-

In pursuance of agreement and in consolidated consideration of sum of Rs.38,00,000/- (Rupees Thirty Eight Lac) only, duly paid by the Purchasers to the Vendor at or before the execution of this instrument the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same; the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 4 (Four) Cathals, more or less, comprised in R.S./ L.R. Dng No. 458 recorded in R.S. Khata No. 1377, corresponding to L.R. Khata No. 1038, 1stug and situated at Mouza- REKIOANI, J.L. No. 13, R.S. No; 198, Toot No. 2998, within the limits of Rajarhat Bishrupur No.1 Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, more fully and particularly ascribed in the Schedule hereunder written and which is heretofore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is heretofore were or was situated situate and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the said property or any and every part thereof belonging to or in any way,

appertaining to or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions, remainders or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold and conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidences of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted, transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trusts, liens, liens, liens, charges, attachments, claimants, requisitions, acquisitions and alignments whatsoever.

1. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS**

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done, executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and

assigned or expressed or intended as to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid, and according to the true intent and meaning of these premises; and

- (III) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person's eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted, exonerated and released as otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended kept, furnished and other usual rights, title, claim, surcharge, charge, lien, dependences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever unto or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessors-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended as to be unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and

- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public Demand Recovery act or otherwise and no steps taken in execution of any certificate of the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchasers and all persons claiming through or under the Purchasers have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dependence or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor has delivered peaceful vacant possession of the said

property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever.

- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record of Rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of BASTU land measuring about 4 (Four) Cotah, more or less, comprised in R.S./ L.R. Dag No. 454 recorded in R.S. Khatian No. 1377, corresponding to L.R. Khatian No. 1038, lying and situated at Mouza- REKJOANI, J.L. No. 11, R.S. No. 198, Taluk No. 2996, within the limits of Rajarhat Bisimrupur No. 1 Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and bordered in RED colour in the plan annexed with this document and hatted and bounded as follows:

ON THE NORTH	By land no R.S. Dag No. 454 (part);
ON THE SOUTH	By land on R.S. Dag No. 454 (part);
ON THE EAST	By land on R.S. Dag No. 451 (part);
ON THE WEST	By a 12'-0" wide Common Passage. <i>(Kuchha Road)</i>

IN WITNESS WHEREOF the VENDOR has set and subscribed her hands on the day month and year first above written.

SIGNED, SEALED & DELIVERED

By the **VENDOR** at Kolkata

in the presence of:

Railway Agrom
S/O's date 25 Agrom
BE 9/23 - Shashibhosh
Maj - S/S

Satyajit Ghosh,
with address 10-Rambhadr
Dist - Purba Medinipur (W.P.)
PIN - 721192.

Agrom
Constituted Attorney
SIGNATURE OF VENDOR

Drafted by
I. K. Ghosh

Address
43/1, Canal, Calcutta
A/1984/1001

11

RECEIPT

RECEIVED a sum of Rs. 38,00,000/- (Rupees Thirty Eight Lac) only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
19,00,000/-	18.07.2017	793667	Corporation Bank, Bagnoli	Sakratala Jaiswal
19,00,000/-	18.07.2017	054701	Corporation Bank, Bagnoli	Sakratala Jaiswal
38,00,000/-	Rupees Thirty Eight Lac only			

Witnesses:

Kan'ood Agromal
S/o's Kale's S Agromal
bc 9/28 - Shashi B. S.
kat. 89

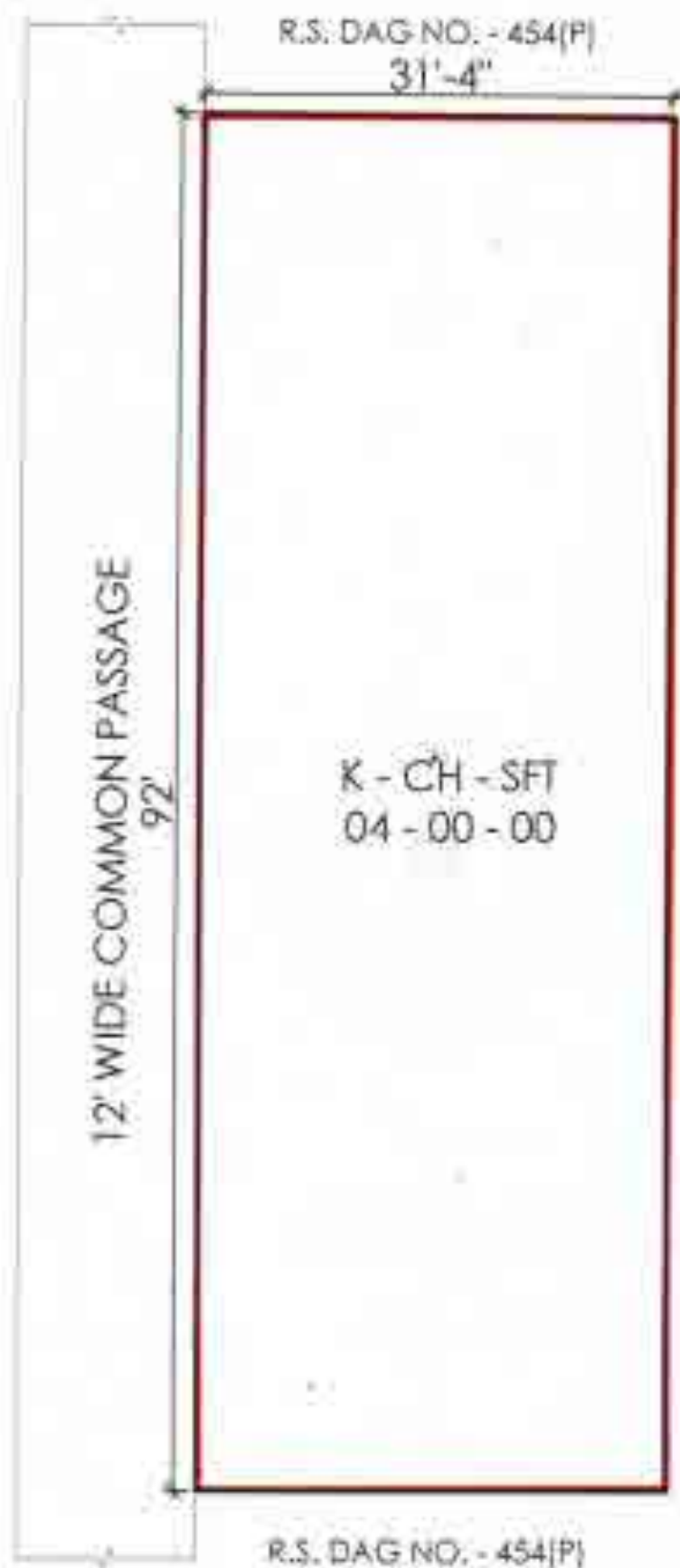
Sabyasachi Ghannikar



SIGNATURE OF THE VENDOR

11

SITE PLAN OF LAND OF R.S./L.R. DAG No. 454, CORRESPONDING TO L.R. KHATIAN 1038, LYING & SITUATED AT MOUZA RECKJOANI, J.L. No. 13, WITHIN THE LIMITS OF RAJARHAT BISHNUPUR No. 1 GRAM PANCHAYAT, P.S. - RAJARHAT, DISTRICT - NORTH 24 PARGANAS



R.S. DAG NO. - 451(P)



Not to Scale

Signature of Vendor

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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

GRN: 19-201718-003630959-1

Payment Mode: Online Payment

GRN Date: 17/07/2017 18:12:52

Bank: State Bank of India

BRN: CKD0464644

BRN Date: 17/07/2017 18:13:43

DEPOSITOR'S DETAILS

Name: accord enclave Pvt Ltd
Contact No.: Mobile No: +91 9836402200
E-mail:
Address: DC-9/28, SHASTRI BAGAN, KOLKATA-700059
Applicant Name: My Accord Enclave Private Limited
Office Name:
Office Address:
Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: Sale, Sale Document

Id No. 15230001034161/1/2017
(Entry No./Quarry Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15230001034161/1/2017	Transfer to Reserve Bank of India	1899-42-303-003-02	18920
2	15230001034161/1/2017	Property Registration/Registration Fee	1600-03-104-001-18	3814
3	15230001034161/1/2017	Mutual Commission - Receipt	0000-00-300-000-27	600

Total

22894

In Words: Rupees Two Lakh Twenty Eight Thousand Five Hundred Ninety Four only





व्यक्तिगत आय (PERMANENT ACCOUNT NUMBER)

ACVPJ4262C



नाम (NAME)

SAKINTALA JAISWAL

पति/पत्नी का नाम (SPOUSE NAME)

RANTARAK SHAW

जन्म तिथि (DATE OF BIRTH)

10-01-1946

हस्ताक्षर (SIGNATURE)

सक्यंतला जैशवाल

(Handwritten Signature)

आयकर विभाग, कोलकाता

COMMISSIONER OF INCOME TAX, KOLKATA

Self Attested

(Handwritten Signature)

Signature

व्यक्तिगत आय / नाम एवं पति/पत्नी का नाम (वर्क के तहत),
श्री/

श्री/श्री/

संख्या - 700 1100.

यदि यह नाम बदलना/संशोधन/संशोधन के लिए आवश्यक है,
तो कृपया सूचित करें।

आय विभाग, कोलकाता (आय एवं कर विभाग)
श्री/

कोलकाता विभाग

कोलकाता - 700 000.



Self Attested

Signature



Major information of the Deed

Deed No.	1-1523-06756/2017	Date of Registration	18/07/2017
Query No / Year	1523-0001034161/2017	Office where deed is registered	
Query Date	17/07/2017 1:59:48 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Accord Enclave Private Limited Dc-9/28, Shastri Bagan, Thana : Baguati, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 9836475200, Status : Seller/Executor		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration (No of Declaration : 2)		
Sat Forth value	Market Value		
Rs. 38,00,000/-	Rs. 38,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,90,000/- (Article-23)	Rs. 38,014/- (Article A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P. S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rakipuri

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-45a	LR-1038	Bestu	Bagan	4 Katha	38,00,000/-	38,00,000/-	Width of Approach Road: 12 Ft.
Grand Total :					6.6Dec	38,00,000/-	38,00,000/-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Sakuntala Jaiswal Wife of Late: Baidoo Jaiswal 88, BIDHAN SARANI, P O- BIDHAN SARANI, P.S.- Manickola, Kulkala, District- Kolkata, West Bengal, India, PIN - 700006, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: ACVPU4262C, Status: Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ACCORD ENCLAVE PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P O- DESH BANDHU NAGAR, P S- Baguati, District: North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAGCA426TL, Status: Organization, Status: Not Executed
2	SHUBHAM PROMOTERS PVT. LTD DC-9/28, SHASTRI BAGAN, P O- DESH BANDHU NAGAR, P S- Baguati, District: North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.: AAKCS8286P, Status: Organization, Status: Not Executed

Attorney Details :

Sl. No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr LAXMAN JAISWAL (Presentant) Son of Late BASDEO JAISWAL Date of Execution - 15/07/2017. , Admitted by Self, Date of Admission: 15/07/2017. Place of Admission of Execution: Office			
31, INDRA BISWAS ROAD, P.O.- BELGACHIA, P.S.- Tala, District-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India. PAN No.: ACSPJ6338E Status : Attorney, Attorney of : Mrs Sekuntala Jaiswal				

Representative Details

Sl. No	Name,Address,Photo,Finger print and Signature			
1	Mr RAJ KUMAR DAHIMA Son of Late PRATAP CHANDRA DAHIMA 48/105, RADHA NATH CHAUDHARY ROAD, P.O. - TANGRA, P.S.- Tangra, District-South 24-Parganas, West Bengal, India, PIN - 700015, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India. Status: Representative, Representative of: ACCORD ENCLAVE PRIVATE LIMITED			
2	Mr YOGESH KUMAR PAREEK Son of BANWARI LAL PAREEK 738/1, DR. G. S. ROAD, P.O.- TILJALA, P.S.- Tiljala, District-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Status: Representative, Representative of: SHUBHAM PROMOTERS PVT. LTD			

Identifier Details :

Name & address	
Mr KALASH AGARWAL Son of Late: B S AGARWAL D.C 028 SASTRI BAGAN, P.O.- DESH BANDHU NAGAR, P.S.- Bagulati, District-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Mr LAXMAN JAISWAL, Mr RAJ KUMAR DAHIMA, Mr YOGESH KUMAR PAREEK	
	15/07/2017

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Sekuntala Jaiswal	ACCORD ENCLAVE PRIVATE LIMITED-3.3 Dec, SHUBHAM PROMOTERS PVT. LTD-3.3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR- Moza: Rekzyam

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No.- 454/Corresponding RS Plot No.- 454), LR Khatian No.: 1038	Owner: সীতা শকুন্তলা দেবী জগদমণি, Guardian: কল্যাণ, Address: 65, বিধান সারানী, ফলি- 6, Classification: কলি, Area: 0.07000000 Acre.

Endorsement For Deed Number : I - 152306758 / 2017

On 18-07-2017

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1898.

Presentation(Under Section 32 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:18 hrs on 18-07-2017, at the Office of the A.D.S.R. RAJARHAT by Mr LAXMAN JAISWAL.

Certificate of Market Value(WB PUW rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,00,000/-

Executed by Attorney

Execution by M LAXMAN JAISWAL, Son of Late BASUDEO JAISWAL, D1, INDRA BISWAS ROAD, P.O. BELGACHIA, Thana: Tala, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Others as the constituted attorney of Mrs Sakuntala Jaiswal- 65, BIDHAN SARANI, P.O. BIDHAN SARANI, Thana: Marikata, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006 is admitted by him

intituled by Mr KAILASH AGARWAL, Son of Late B S AGARWAL, D C 9/28 BASTRI BAGAN, P.O. DEBBI BANDHU NAGAR, Thana: Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,014/- (A(1) = Rs 38,000/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2017 6:13PM with Govt. Ref. No: 192017180036309591 on 17-07-2017, Amount Rs: 38,014/-, Bank State Bank of India (SBIN0000001), Ref. No: CKD0464644 on 17-07-2017, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,90,920/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,89,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25180, Amount: Rs 100/-, Date of Purchase: 08/07/2017, vendor name: S. Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2017 6:13PM with Govt. Ref. No: 192017180036309591 on 17-07-2017, Amount Rs: 1,89,920/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKD0464644 on 17-07-2017, Head of Account 0030-02-103-003-02

Debashish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 194102 to 194125
being No 152306758 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.07.25 13:46:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25-07-2017 13:46:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

07698

05876/2014



पश्चिमबङ्गल पश्चिम बंगाल WEST BENGAL

S 364291

25.6.14
9.50
(1200)

भारत सरकार
पश्चिम बंगाल सरकार
पश्चिम बंगाल सरकार
पश्चिम बंगाल सरकार

(Signature)
Additional Director Sub-Registrar
Subdual West Topra, North 24 Parganas

25 JUN 2014

THIS INDENTURE made this the 23rd day of June, 2014
BETWEEN (MR.) PRONAB BISWAS, son of Late Kiran Chandra Biswas, by
both-Hindu, by Occupation Business, by Nationality- Indian, residing

AFFB 1339C

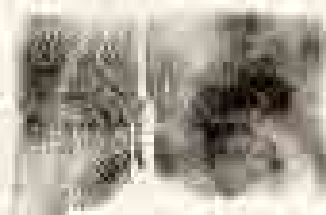
87462

19 FEB 2014

V. George Ann
H.C. Cal.

1001

Japas Salk.



-4640

Blah

Japas Salk.



-4641

Abasab Snow



Abdul Rasid galdes
c/o Abu sayad galdes
VHS parva pudes
PS Chond puez
p.o Rajorhat
Dist 24 pagans-ro
Business

National Election Commission
Jakarta New York, North 34 Pasopas

23 JUN 2014

at AC 218, Pratulla Kanan, Krishnapur, under Police Station- Rajarhat, Kolkata- 700 101, West Bengal, hereinafter referred to and called as the "**OWNER/VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**:

AND

(1) **SPICE DEALCOM PRIVATE LIMITED**, ^(A.F.C.E. 1305-A) the Company, registered under Companies Act, 1956 and having its registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, and (2) **RADISON VINIMAY PRIVATE LIMITED**, ^(A.F.C.E. 0057-B) a company, having its registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, both the Company are represented by **[Mr.] Anand Kumar Shah**, son of Sri Shrawan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kankhali, Kolkata- 700 135, as their Authorised Signatory, hereinafter collectively referred to and called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**:

AND

[MR.] TAPAS LODH, son of (Sri) Sandi Bandhu Lodh, by Caste- Hindu, by Occupation- Service, by Nationality- Indian, residing at Bekjoani, Indra Nagar, Post Office and Police Station- Rajarhat, District North 24 Parganas, PIN- 700 135, West Bengal, hereinafter referred to and called as the "**CONFIRMING PARTY**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **THIRD PART**: (A.C.I.F.L. 5863A)

WHEREAS by virtue of Law of Inheritance, one **Dulal Chandra Mondal** and **Fran Krishna Mondal** were became the joint owners of ALL THAT piece and parcel of plot of land measuring about 0.59 Acres, lying and situated under Mouza- BAKJOANI, J. L. No. 13, R.S. No. 198, Touza No. 2998, comprised in C.S. Dag No. 407, corresponding to R.S. Dag No. 432, appertaining to C.S. Khatian No. 1364, corresponding to R.S. Khatian No. 1466, under Police Station- Rajarhat, District 24 Parganas;

AND WHEREAS while the said Dulal Chandra Mondal and Fran Krishna Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, the said Fran Krishna Mondal died leaving behind Dulal Chandra Mondal, as his only legal heirs towards the estates left by him and thus the said Dulal Chandra Mondal became the sole and absolute owner of the plot of land measuring about 0.59 Acres, as aforesaid.

AND WHEREAS after owning the aforesaid plot of land, the said Dulal Chandra Mondal prepared a Scheme for plotting and divided the aforesaid land into 6 [six] plots being numbered as Scheme Plot No. "A", "B", "C", "D", "E" and "F" and thus announced to sell out the said plots unto and in favour of intending Purchaser or Purchasers;

AND WHEREAS after hearing such intention of the said Dulal Chandra Mondal, one Susanta Kumar Kundu, son of Late Dulal Chandra Kundu, agreed to purchase one Plot;

AND WHEREAS by a Sale Bikray Kohala dated 14th day of December, 1966, the said Dulal Chandra Mondal, (therein referred to and called as the Vendor) sold and transferred **ALL THAT** piece and parcel of plot of land classified as DANGA identified as Scheme Plot No. "C" measuring about 0.0372 Acres equivalent to 2 [two] Cottahs 4 [four] Chittacks 0 [zero] Square Feet, more or less, lying and situated under Mouza - RECKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, comprised in C.S. Dag No. 407, corresponding to R.S. Dag No. 432, appertaining to C.S. Khatian No. 1364, corresponding to R.S. Khatian No. 1466; under Police Station - Rajarhat, District North 24-Parganas, hereafter called "**the SAID LAND**", unto and in favour of the said Susanta Kumar Kundu, thereafter referred to and called as the Purchaser, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into Book No. 1, Volume No. 143, Pages from 188 to 193, Being No. 10232 for the year 1966, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession absolutely and forever;

AND WHEREAS after the aforesaid purchase the said Susanta Kumar Kundu died leaving behind his wife (Smt.) Asha Kundu, as his only legal heirs towards the estates left by him, including the Said Land;

AND WHEREAS thus, the said (Smt.) Asha Kundu, being owner of the Said Land, by a Gift Deed dated 5th day of August, 1985, the said (Smt.) Asha Kundu, (therein referred to and called as the Doner), out of her love and affection, gifted and transferred the Said Land, unto and in favour of (Smt.) Bhabtarini Das Kundu, hereinafter referred to and called as the Donee, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 111F, Pages from 441 to 446, Being No. 5940 for the year 1985, free from all encumbrances and thus handed over the vacant and peaceful possession absolutely and forever;

AND WHEREAS by a Deed of Rectification/ Declaration dated 9th day of January, 1995, the said (Smt.) Asha Kundu, declared and rectified her husband name as Sushanta Kundu, which was wrongly typed in aforesaid Deed, Being No. 5940 for the year 1985, as Prashanta Kundu, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Being No. 105 for the year 1995;

AND WHEREAS in the span of time, the said (Smt.) Bhabtarini Das Kundu died leaving behind his only daughter (Smt.) ANIMA DAS, as her only legal heirs towards the estates left by her, including the Said Land. Thus, by virtue of aforesaid heirship (Smt.) ANIMA DAS became sole and absolute owner of the Said Land;

AND WHEREAS in the span of time, the said (Smt.) ANIMA DAS also died leaving behind her three daughters namely (1) Rita Deb Sarkar, (2) Rina Sarkar, and (3) Rima Das, and only son (4) Soumitra Das, as her only legal heirs towards the estates left by her, including the Said Land.

AND WHEREAS thereafter, the said (1) Rita Deb Sarkar, (2) Rina Sarkar, (3) Rima Das, and (4) Soumitra Das, being owner of the Said Land, by a Sale Bikrya Khabala dated 29th day of January, 2009, the said (1) Rita Deb Sarkar, (2) Rina Sarkar, (3) Rima Das, and (4) Soumitra Das, (therein collectively referred to and called as the Vendor), sold and transferred the Said Land, unto and in favour of (Sri) Pronab Biswas, the Vendor herein, hereinafter referred to and called as the Purchaser, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, CD Volume No. 1,

Pages from 15250 to 15263, Being No. 00711 for the year 2009, free from all encumbrances, for the consideration therein mentioned and thus handed over the vacant and peaceful possession absolutely and forever;

AND WHEREAS thus, (Sri) Pransh Bhatnag the Vendor herein acquire clear title, full power and absolute authority towards the Said Land together with all sorts of easement right of the common passage leading to the Said Land, specifically and particularly mentioned in the Schedule written hereunder and thus the Vendor herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, dependens, alignments, requisitions, acquisitions and liabilities whatsoever and the Vendor herein sufficiently entitled to deal with the Said Land;

AND WHEREAS the Vendor due to paucity of funds, by a Agreement for Sale dated 24.01.2014, agreed to sell the Said Land to one (MR.) TAPAS LODH, the Confirming Party herein, at and for a total consideration of Rs.7,50,000/- (Rupees Seven Lac and Fifty Thousand Only) and the Confirming Party has already paid a sum of Rs.5,00,000/- (Rupees Five Lac only) to the Vendor herein, as part payment of total consideration, as aforesaid;

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached (1) SPICE DEALCOM PRIVATE LIMITED, (2) RADISON VINIMAY PRIVATE LIMITED, the Purchaser herein to take the conveyance of the SAID LAND in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor.

AND WHEREAS the Confirming Party hereby represent and giving warranty to the Purchaser that the Confirming Party has not at any time done or executed or knowingly suffered or been party or privy to any, act, deed, matter or thing, whereby the Said Land or any part thereof can or may be impeached, encumbered or affected any title. The Confirming Party has also not in any manner dealt with the Said Land or created any third party right therein, by virtue of his rights under the said Agreement for Sale dated 24.01.2014 and/or otherwise.

AND WHEREAS the Confirming Party herein, has joined this conveyance to surrender his right for purchase the Said Land by way of the said Agreement for Sale dated 24.01.2014, in favour of the Purchaser and also confirm his nomination against a nomination charge of Rs.1,50,000/- (Rupees One Lac and Fifty Thousand only), for sale and transfer of the **SAID LAND** by the Vendor, in favour of the Purchaser.

AND WHEREAS the Confirming Party is signing these presents to confer a better title to the Purchaser herein, upon receipt from the Purchaser a total sum of Rs.6,50,000/- (Rupees Six Lac and Fifty Thousand only), out of which a sum of Rs.5,00,000/- (Rupees Five Lac only), as reimbursement of the entirety of the consideration paid by the Confirming Party to the Vendor herein and a sum of Rs.1,50,000/- (Rupees One Lac and Fifty Thousand only), as nomination charges, receipt whereof the Confirming Party hereby admit and acknowledge and also by Receipt & Memo Of Consideration -ii, hereafter written. Thus, the Confirming Party hereby withdrawing all its vested right, title or interest and/or claim of whatsoever and howsoever nature in the Said Land, obtained by virtue of the Agreement for Sale dated 24.01.2014 and/or otherwise and requests the Vendor for sale and transfer of the SAID LAND, in favour of the Purchaser, free from all encumbrances;

AND WHEREAS thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale **ALL THAT** piece and parcel of plot of land classified as DANGA identified as Scheme Plot No. 'C' measuring about .0372 Acres equivalent to 2 [two] Cottaks 4 [four] Chittacks 0 [zero] Square Feet, be the same a little more or less, lying and situated under Mouza - BECKHOANI, J.L. No. 13, R.S. No. 108, Town No. 2998, comprised in C.S. Dag No. 407, corresponding to R.S. Dag No. 432, appertaining to C.S. Khatian No. 1364, corresponding to R.S. Khatian No. 1466, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder, hereinafter as well as hereinbefore called as the **SAID LAND**, at and for a Total Consideration of Rs.9,00,000/- (Rupees Nine Lac Only), which according to the parties herein is fair and reasonable market value of the demised property.

NOW THIS INDENTURE WITNESSETH as follows

1. In pursuance of the agreement and in consolidated consideration of Rs.7,50,000/- (Rupees Seven Lac and Fifty Thousand Only), duly paid by the Purchaser to the Vendor, directly and also through the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the Receipt & Memo Of Consideration), hereunder written admit and acknowledge aid of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the Said Land and free from the same) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser the Said Land and upon receipt of a sum of Rs. 1,50,000/- (Rupees One Lac and Fifty Thousand only), by the Confirming Party as nomination charges, receipt whereof the Confirming Party hereby admit and acknowledge and also by Receipt & Memo Of Consideration -II hereafter written, the Confirming Party hereby confirm such sale, conveyance and transfer in favour of the Purchaser and entirety of his right and interest of whatsoever or howsoever nature in the Said Land, i.e. **ALL THAT** piece and parcel of plot of land identified as Scheme Plot No. "C" measuring about .0372 Acres equivalent to 2 [two] Cottahs 4 [four] Chittacks 0 [zero] Square Feet, be the same a little more or less, lying and situated under Mouza - RECKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 432, appertaining to R.S. Khatian No. 1466, corresponding to L.R. Khatian No. 4610, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and hereinbefore as well as hereinafter referred to as "the Said Land" **OR HOWSOEVER OTHERWISE** the Said Land and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Land or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession,

property, claim and demand whatsoever, of the Vendor unto and upon the Said Land and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Land which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Land, hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances whatsoever.

2. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:**

- i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or his predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Land hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- iii) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Land hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for his absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand

whatsoever from or by the Vendor or any person or persons whatsoever; and

IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, liendences and attachments whatsoever; and

V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Land or any and every part thereof from, under or in trust for the Vendor and/or his predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Land hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and

VI) THAT the Said Land or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and

VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below and the Said Land has not been affected by any scheme of road alignment or for any other purposes; and

IX) THAT the Purchasers and all person claiming through or under him have undisputed and all manner of rights through or over the

Said Land and all other rights of easements at law and in equity;
and

X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dispendence or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and

XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor deliver peaceful vacant possession of the Said Land, described in the Schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the Said Land hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and for ever;

XII) THAT the Vendor doth hereby declare that the Said Land is free from all sorts of encumbrances whatsoever and he has good and marketable right title and interest over the Said Land, as described in the Schedule hereto below; and

THE SCHEDULE

(the SAID LAND)

ALL THAT piece and parcel of plot of land identified as Scheme Plot No. 'C' measuring about .0372 Acres equivalent to 2 [two] Cottaks + [four] Chittaks 0 [zero] Square Feet, more or less, lying and situated under Mouza - RECKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 432, appertaining to R.S. Khatian No. 1466, corresponding to L.R. Khatian No. 4610, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, under Police Station- Rajarhat, District North 24- Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith, more as shown in the plan attached herewith and butted and bounded as follows:

ON THE NORTH : By Scheme Plot No. "B";
ON THE SOUTH : By Scheme Plot No. "D";
ON THE EAST : Seven Feet Wide Common Passage;
ON THE WEST : Land under R. S. Dag No. 442.

IN WITNESS WHEREOF the VENDOR has set and subscribed his hands
on the day month and year above written.

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata
in the presence of:



Abdul Rasid galdar
Vill poma pukker
P.S Chand pur
P.O Rajarhat
Dist 24 pargans (M)

SIGNED, SEALED & DELIVERED

by the CONFIRMING PARTY at
Kolkata in the presence of:



Abdul Rasid galdar
Vill poma pukker
P.S Chand pur
P.O Rajarhat
Dist 24 pargans (M)

RECEIPT & MEMO OF CONSIDERATION - I

RECEIVED a sum of Rs.7,50,000/- (Rupees Seven Lac and Fifty Thousand Only), from the within named Purchaser, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
5,00,000/-	24.01.2014	RECEIVED IN CASH (through Confirming Party herein).		Tapas Lodh, the
2,50,000/-	23.06.2014	673331	Indian Overseas Bank, Baguati Branch	Pronab Biswas
7,50,000/-	Rupees Seven Lac and Fifty Thousand Only.			

Witnesses:




(Signature of the Owner/Vendor)


RECEIPT & MEMO OF CONSIDERATION - II

RECEIVED a sum of Rs.6,50,000/- (Rupees Six Lac and Fifty Thousand Only), from the within named Purchaser, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
5,00,000/-	16.06.2014	673326	Indian Overseas Bank, Baguati Branch	Tapas Lodh (as reimbursement of payment made to the Owner/Vendor).
1,50,000/-	16.06.2014	673328	Indian Overseas Bank, Baguati Branch	Tapas Lodh (as nomination charges).
6,50,000/-	Rupees Six Lac and Fifty Thousand Only.			

Witnesses:

 
(Signature of the Confirming Party)



Drafted by:


Ishika Majumdar, Advocate
Barisal Judge's Court

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Adri</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Adri</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Adri</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 07078 of 2014
(Serial No. 07698 of 2014 and Query No. 1523L000012983 of 2014)

On 23/06/2014

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

Presented for registration at 16.10 hrs. on 23/06/2014, at the Private residence by Tapas Lodh, one of the Executants

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

Execution is admitted on 23/06/2014 by

1. Pronab Biswas, son of Lt. Kiran Chandra Biswas | A. C -218, Prefula Kanan, Krishnapur, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India. Pin :-700101. By Caste-Hindu. By Profession : Business
2. Tapas Lodh, son of Sunil Bandhu Lodh, Reckhani Indra Nagar, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India. Pin :-700135, By Caste-Hindu. By Profession : Service
3. Anand Kumar Shah
Authorised Signatory, Spice Dealcom Pvt. Ltd., 52 Weston St, 5th Floor, District-Kolkata, WEST BENGAL, India, Pin :-700012.
Authorised Signatory, Radison Vinimay Pvt. Ltd., 52 Weston St, 5th Floor, District-Kolkata, WEST BENGAL, India, Pin :-700012.
By Profession : Business
Identified By A R Golder, son of A S Golder, Panapukur, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India. By Caste: Muslim. By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 24/06/2014

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.-9,00,000/-

Certified that the required stamp duty of this document is Rs. - 45021/- and the Stamp duty paid as Impresive Rs. - 100/-

(Debasish Dhar)
Additional District Sub-Registrar

On 25/06/2014

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, 53 of Indian Stamp Act 1899.

Payment of Fees:

25 JUN 2014
Additional District Sub-Registrar
(Debasish Dhar)
Additional District Sub-Registrar

25/06/2014 13:29:00

Endorsement Page 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District: North 24 Parganas

Endorsement For Deed Number : I - 07076 of 2014
(Serial No. 07698 of 2014 and Query No. 1523L000012883 of 2014)

Amount By Cash

Rs. 1650.00/-, on 25/06/2014

Amount by Draft

Rs. 15392/- is paid , by the draft number 281499, Draft Date 19/06/2014, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 25/06/2014

(Under Article : A(1) = 9889/- B = 7138/- E = 14/- on 25/06/2014)

Deficit stamp duty

Deficit stamp duty

1. Rs. 37421/- is paid , by the draft number 281500, Draft Date 19/06/2014, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 25/06/2014
2. Rs. 7500/- is paid , by the draft number 883286, Draft Date 23/06/2014, Bank : State Bank of India, BAGLIATI, received on 25/06/2014

(Debasish Dhar)
Additional District Sub-Registrar



25 JUN 2014


Additional District Sub-Registrar
Hansal New Town, North 24 Parganas

(Debasish Dhar)
Additional District Sub-Registrar


25/06/2014 13:29:00

Endorsement Page 2 of 2

Certificate of Registration under section 69 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 8814 to 8830
being No 07078 for the year 2014.




(Debasish Dhar) 25-June-2014
Additional District Sub-Registrar
Office of the A.D. S.R. RAJARHAT
West Bengal

8123

D-57825/0



18/07/15
 Q-47221

पश्चिम बंगाल WEST BENGAL

U 880128

Certify that the above is entitled to registration. The above is accompanied by the endorsement and drawings attached with this document are the part of this document.

Additional District Registrar,
 Registrar, New Town, North 24 Pgs.

16 JUL 2015

THIS INDENTURE made this the 16th day of July, 2015
 BETWEEN (1) (MRS.) SANTI BHATTACHARYYA alias Santi Bhattacharjee,
 (PAN No: EMCPB6399C), (2) (MR.) JAYANTA BHATTACHARYYA alias

52209

ANISH BISWAS
Advocate,
High Court, Calcutta

No.	
Date	8 JUL 2018
Place	SOUTH CALKATA DISTRICT COURT

8 JUL 2018
8 JUL 2018



Savitri Das
6/6 c/o c/o Sankar Kumar Das
Vill - Naipukur
P.O. - Rajarhat
Dist - 751005
Bhowaness

10 JUL 2018
10 JUL 2018

Jayanta Bhattacharjee (PAN No. ANNPB7027J), and (3) **(MR.) SANJAY BHATTACHARYYA** alias Sanjoy Bhattacharjee (PAN No. ANNPB7020R), wife and sons of Sri Niranjan Bhattacharyya, all by Caste- Hindu, by Nationality- Indian, by occupation- Housewife and Business, all residing at 22/H/64/1, Palkpara, Raja Monindra Road, P.S.- Chitpur, Kolkata 700 037, hereinafter jointly and/or collectively referred to and called as the "**VENDORS**" [which expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**

AND

(1) **ALORAN VINMAY PRIVATE LIMITED**, (PAN NO. AAJCA6421H), the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block A, Flat No. 104, VIP Road, Raghunathpur, Kolkata- 700 059, (2) **DHANSHREE TRADE-LINK PRIVATE LIMITED**, (PAN NO. AADCDE331K), the Company, registered under the Companies Act 1956 and having its registered Office at DC 9/28, Shastri Bagun, Deshbandhu Nagar, Kolkata 700 059, (3) **SEAMARINE VINTRADE PRIVATE LIMITED**, (PAN NO. AAPCST897F), the Company, registered under the Companies Act 1956 and having its registered Office at Executive Palace- CA 16/2A, Rail Pukur Road, Deshbandhu Nagar, Block- B, Flat No. 403, Kolkata 700 059, and (4) **SEAMARINE VANIJYA PRIVATE LIMITED**, (PAN NO. AAPCS7895H), the Company, registered under the Companies Act 1956 and having its registered Office at DC 9/28, Shastri Bagun, Deshbandhu Nagar, Kolkata 700 059, all (1) to (4) companies represented by its common Authorised Signatory **(Mr.) Anand Kumar Shah**, son of Sri Stravan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiramore, Kailchali, Kolkata- 700 136 hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

WHEREAS one [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal are recorded owner of ALL THAT piece or parcel of land measuring about 1.16 [one point one six] Acres, comprised in R.S. Dag No. 416, recorded under R. S. Khatian No. 1496, AND land measuring about .23 [point two three] Acres, comprised in R. S. Dag No. 417, recorded under R.S. Khatian No. 1502, lying and situated under Mouza- REKJOWANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North 24-Parganas;

AND WHEREAS while thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, the said Satish Chandra Mondal died intestate leaving behind him, his 2 [two] sons namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;

AND WHEREAS while thus the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money by execution of a Saf Bikray Kohala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about 0.2250 Acres out of their total land measuring about 1.16 Acres comprised under R. S. Dag No. 416 appertaining to R. S. Khatian No. 1496, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Srimati Sandhya Ghosh, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 55, Pages 175 to 178, Being No. 3324 for the year 1974, against the valuable consideration mentioned therein and

thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS the said (1) Sri Jatindra Nath Mondal (2) Sri Sunil Kumar Mondal, (3) Sri Sudhir Kumar Mondal, jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 0.2490 Acres comprised under C.S. Dag No. 390 and 391 corresponding to R. S. Dag No. 416 [land area 0.0190 Acres out of total land area 1.16 Acres] and 417 [land area 0.23 Acres] appertaining to R. S. Khatian No. 1496 and 1502, lying and situated under Mouza - BEKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Srimati Sabita Bose, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS after the aforesaid purchases said Srimati Sandhya Ghosh recorded their name in the Record Of Rights (ROR) vide L.R. Khatian No. 4545 and Srimati Sabita Bose vide L.R. Khatian No. 4543 and 4541;

AND WHEREAS while thus the said Srimati Sabita Bose solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property Saf Bikray Kobala dated 11th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about .2490 Acres comprised under R.S. Dag No. 416 [land area 0.0190 Acres out of total land area 1.16 Acres] and 417 [land area 0.23 Acres] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - BEKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under

Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Sri Madan Mohan Goswami, son of Late Nibaran Chandra Goswami, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 105, Pages 447 to 454, Being No. 5509 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Srimati Sandhya Ghosh solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Saf Bikray Kobala dated 11th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 0.2250 Acres, comprised under R.S. Dag No. 416 [Total Land Area in Dag- 1.16 Acres] appertaining to R. S. Khatun No. 1496, corresponding to L.R. Khatun No. 4545, lying and situated under Mouza- REKNDANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of one Sri Amaresh Banerjee, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 105, Pages 439 to 448, Being No. 5508 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said (1) Sri Madan Mohan Goswami and (2) Sri Amaresh Banerjee, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Saf Bikray Kobala dated 6th day of June, 1992 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. 'C', measuring about 5 (Five) Decimals, equivalent to 3 (Three) Cottah, more or less, comprised under R.S. Dag

No. 416 appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza - REKJOANI, J. L. No. 13, R. S. No. 198, Touza No. 2998, under Police Station - Rajarhat, District North 24-Parganas, unto and in favour of one Srimati **BHARATI DUTTA**, which was duly registered in the office of the District Registrar, Barasat, North 24 Parganas, recorded into Book No. 1, Volume No. 61, Pages 276 to 284, Being No. 416* for the year 1992, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Srimati **BHARATI DUTTA**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Sale Bikray Kohala dated 15th day of October, 2004 sold, transferred, conveyed, granted, assigned and assured, out of the aforesaid landed property, **ALL THAT** piece or parcel of land, identified as Scheme Plot No. 'C-2' (being part/partion of the Previous Scheme Plot No. 'C'), measuring 1 (One) Cottah 1 (One) Chittack and 30 (Thirty) square feet, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza - REKJOANI, J.L. No. 13, R.S. No. 198, Touza No. 2998, under Police Station - Rajarhat, District North 24-Parganas, unto and in favour of (1) **[MRS.] SANTI BHATTACHARYYA**, (2) **[MR.] JAYANTA BHATTACHARYYA**, and (3) **[MR.] SANJAY BHATTACHARYYA**, the Vendors herein, which was duly registered in the office of the District Registrar, Barasat, North 24 Parganas, recorded into Book No. 1, Volume No. 1, Pages 1 to 14, Being No. 5550 for the year 2004, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Srimati **BHARATI DUTTA**, solely seized and possessed of or otherwise well and sufficiently entitled to other part/portion of the aforesaid landed property, by virtue of an another Saf Bikray Kobala dated 15th day of October, 2004 sold, transferred, conveyed, granted, assigned and assured, out of the aforesaid landed property, **ALL THAT** piece or parcel of land, identified as Scheme Plot No. "C-1" (being part/portion of the Previous Scheme Plot No. "C"), measuring 1 (One) Cottah 14 (Fourteen) Chittack and 19 (Nineteen) square feet, more or less, comprised under **R.S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza - REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2098, under Police Station - Rajarhat, District North 24-Parganas, unto and in favour of (1) **(MRS.) SANTI BHATTACHARYYA**, (2) **(MR.) JAYANTA BHATTACHARYYA**, and (3) **(MR.) SANJAY BHATTACHARYYA**, the Vendors herein, which was duly registered in the office of the District Registrar, Barasat, North 24 Parganas, recorded into Book No. 1, Volume No. 1, Pages 1 to 14, Being No. 5551 for the year 2004, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid deeds, the said (1) **(MRS.) SANTI BHATTACHARYYA**, (2) **(MR.) JAYANTA BHATTACHARYYA**, and (3) **(MR.) SANJAY BHATTACHARYYA**, the Vendors herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "C" (subsequently divided/partitioned as Plot No. "C-1" and "C-2"), admeasuring about 5 (Five) Decimals, equivalent to 3 (Three) Cottah, more or less, comprised under **R. S. Dag No. 416**, appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2098, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and

hereinafter called as "the **SAID PROPERTY**", free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein has agreed to Purchase the Said Property **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with **RED** color border, at and for a Total Consideration of Rs.34,50,000/- [Rupees Thirty Four Lac And Fifty Thousand] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.34,50,000/- [Rupees Thirty Four Lac And Fifty Thousand] only, duly paid by the Purchasers to the Vendors at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land, identified as Scheme Plot No. "C" (subsequently divided/partitioned as Plot No. "C-1" and "C-2"), admeasuring about 5 (Five) Decimal, equivalent to 3 (Three) Cottah, more or less, comprised under R.S. Dag No. 416, appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza- RIKJOANI, J.L. No. 13, R.S. No. 198, Trauzi No. 2998, within the limits of Rajarhat Bishrupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganae, **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described

in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Said Property and every part thereof now are or is hereto before were or was situated situate and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, mortgages, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

1. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS:

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and

conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, dependences and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time

and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and

- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendors or by the discovery of any charge,

acquitable or otherwise mortgage or trust, lien, liendense or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and

- (X) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XI) THAT the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land, identified as Scheme Plot No. "C" (subsequently divided/partitioned as Plot No. "C-1" and "C-2"), admeasuring about 5 (Five) Decimal, equivalent to 3 (Three) Cottah, more or less, comprised under R.S. Dag No. 416, appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza-RENJOANI, J.L. No. 13, R.S. No. 198, Tuzi No. 2998, within the limits of

Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage in front of the Said Property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages and butted and bounded as follows:

ON THE NORTH : Twelve Feet Wide Common Passage;

ON THE SOUTH : Land of Palchowdhury family under R.S. Dag No. 416;

ON THE EAST : Land under R.S. Dag No. 416 (part);

ON THE WEST : Common Passage;

IN WITNESS WHEREOF the VENDORS have set and subscribed their respective hands on the day month and year above written.

SIGNED, SEALED & DELIVERED

by the **VENDORS** at Kolkata

in the presence of:

S. Dutta
D.C. 9/28 S.S. Bagan
Cal-59

Savitri Das
Notary, Esq. No. 127

Sangay Bhattacharya
Joyanta Bhattacharya

(Signature)

SIGNATURE OF VENDORS

Read over and explained by me to the Vendors who executed the document after Fully understanding the purport meaning and contents thereof.

RECEIPT

RECEIVED a sum of Rs.34,50,000/- [Rupees Thirty Four Lac And Fifty Thousand] only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Banker's Cheque No.	Bank/Branch	Issued In Favour Of
6,00,000/-	16.07.2015	342852	Indian Overseas Bank, Bagmati Branch	Santi Bhattacharyya
5,50,000/-	16.07.2015	342853	Indian Overseas Bank, Bagmati Branch	Santi Bhattacharyya
6,00,000/-	16.07.2015	342855	Indian Overseas Bank, Bagmati Branch	Jayanta Bhattacharyya
5,50,000/-	16.07.2015	342854	Indian Overseas Bank, Bagmati Branch	Jayanta Bhattacharyya
6,00,000/-	16.07.2015	342857	Indian Overseas Bank, Bagmati Branch	Sanjay Bhattacharyya
5,50,000/-	16.07.2015	342856	Indian Overseas Bank, Bagmati Branch	Sanjay Bhattacharyya
34,50,000/-	Rupees Thirty Four Lac And Fifty Thousand only.			















Witnesses
S. Datta

Sanjay Bhattacharyya
Jayanta Bhattacharyya
Santi Bhattacharyya

SIGNATURE OF THE VENDORS

Accepted
with the intention of
T. K. Prasad
15/7/2015

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

✓

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

GRN: 19-201516-001103199-1
 GRN Date: 15/07/2015 18:57:31
 BRN: CK71016482

Payment Mode: Online Payment
 Bank: State Bank of India
 BRN Date: 15/07/2015 19:01:22

DEPOSITOR'S DETAILS

Id No. : 15230000472213/2/2015

(Distt No./Case Year)

Name: ALORAN VINIMOIY PRIVATE LIMITED
 Contact No.: Mobile No. +91 9830043331
 E-mail :
 Address: VIP ENCLAVE, RAGHUNATHPIUR, KOL-59
 Applicant Name: Mr SANTI BHATTACHARYYA
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Claimants
 Purpose of payment / Remarks: Buy/Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230000472213/0/001	Property Registration (Registration Fee)	0000-02-104-001-16	37653
2	15230000472213/0/001B	Property Registration (Stamp duty)	0000-02-103-000-00	173420
Total				211073

In Words: Rupees Two Lakh Ten Thousand Three Hundred Seventy Three only

ASD





Syanta Bhattacharyya

Syanta Bhattacharyya




15/07/2015

Seller, Buyer and Property Details

A. Seller & Buyer Details


Seller Details			
Sl. No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs SANTI BHATTACHARYYA (Also: Mrs SANTI BHATTACHARJEE) Wife of Mr NIRANJAN BHATTACHARYYA 22/46/41 PAIKPARA, Raja Manindra Road, P.O.- PAIKPARA, P.S.- Chitpur, District-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No: BMCF98399C, Status: Self Date of Execution: 16/07/2015 Date of Admission: 16/07/2015 Place of Admission of Execution: Office</p>	 7/16/2015 1:48:23 PM hrs	 LTI 7/16/2015 1:48:32 PM hrs
		 7/16/2015 1:48:59 PM hrs	
2	<p>Mr JAYANTA BHATTACHARYYA (Also: Mr JAYANTA BHATTACHARJEE) Son of Mr NIRANJAN BHATTACHARYYA 22/46/41 PAIKPARA, Raja Manindra Road, P.O.- PAIKPARA, P.S.- Chitpur, District-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No: ANNP67027J, Status: Self Date of Execution: 16/07/2015 Date of Admission: 16/07/2015 Place of Admission of Execution: Office</p>	 7/16/2015 1:47:41 PM hrs	 LTI 7/16/2015 1:47:48 PM hrs
		 7/16/2015 1:48:04 PM hrs	

Seller Details

Sl. No	Name, Address, Photo, Finger print and Signature		
3	<p>Mr SANJAY BHATTACHARYYA (Alias: Mr SANJOY BHATTACHARJEE) Son of Mr NIRANJAN BHATTACHARJEE 22/4/54/1 PAIKPARA, Raja Manindra Road, P.O- PAIKPARA, P.S.- Chitpur, District-South 24-Parganas, West Bengal, India. PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ANNP67020R, Status: Self Date of Execution : 16/07/2015 Date of Admission : 16/07/2015 Place of Admission of Execution : Office</p>	 7/16/2015 1:47:22 PM hrs	 (L) 7/16/2015 1:47:00 PM hrs
		 7/16/2015 1:47:28 PM hrs	

Buyer Details	
Sl. No.	Name, Address, Photo, Finger print and Signature
1	ALORAN VINMOY PRIVATE LIMITED VIP ENCLAVE BL. A FLAT NO 104 VIP ROAD RAGHUNATHPUR, P.O.- D B NAGAR, P.S.- Rajarhat, District-North 24-Parganas, West Bengal India, PIN - 700059 PAN No. AAJCA8621H Status : Organization
2	DHANSHREE TRADE LINK PRIVATE LIMITED DC 828, SHASTRI BAGAN JJ B NAGAR, P.O.- D B NAGAR, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700058 PAN No. AADCD9014F Status : Organization
3	SEAMARINE VINTRADE PRIVATE LIMITED CA 16/2A RAIL PUKUR ROAD, P.O.- D B NAGAR, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7897F Status : Organization
4	SEAMARINE VANIYA PRIVATE LIMITED D C 828 S BAGAN, P.O.- D B NAGAR, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700058 PAN No. AADCD8331K Status : Organization

B. Identifier Details

Identifier Details			
Sl.No.	Identifier Name & Address	Identifier of	Signature
1	Mr S DAS Son of Late S K DAS NAPUKUR, P.O.- NEW TOWN, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Cast: Hindu, Occupation: Business, Citizen of India	Mrs SANTI BHATTACHARYYA, Mr JAYANTA BHATTACHARYYA, Mr SANJAY BHATTACHARYYA	 7/18/2015 1:48:17 PM IST

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas P.S.: Rajamal Gram Panchayat: RAJARHAT BISHNUPUR-I Mouza: Rakojani	RS Pkt No:- 415 RS Khatian No:- 1498	5 Dec	34,50,000/-	34,50,000/-	Proposed Use: Bestu, ROR: Shul, Width of Approach Road: 12 Ft., Adjacent to Metal Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area In(%)
L1	Mr JAYANTA BHATTACHARYYA	ALORAN VINIMOY PRIVATE LIMITED	0.418887	8.33333
	Mr JAYANTA BHATTACHARYYA	DHANSHREE TRADE LINK PRIVATE LIMITED	0.418887	8.33333
	Mr JAYANTA BHATTACHARYYA	SEAMARINE VANIJYA PRIVATE LIMITED	0.418887	8.33333
	Mr JAYANTA BHATTACHARYYA	SEAMARINE VINTRADE PRIVATE LIMITED	0.418887	8.33333
	Mr SANJAY BHATTACHARYYA	ALORAN VINIMOY PRIVATE LIMITED	0.418887	8.33333
	Mr SANJAY BHATTACHARYYA	DHANSHREE TRADE LINK PRIVATE LIMITED	0.418887	8.33333
	Mr SANJAY BHATTACHARYYA	SEAMARINE VANIJYA PRIVATE LIMITED	0.418887	8.33333
	Mr SANJAY BHATTACHARYYA	SEAMARINE VINTRADE PRIVATE LIMITED	0.418887	8.33333
	Mrs SANTI BHATTACHARYYA	ALORAN VINIMOY PRIVATE LIMITED	0.418887	8.33333
	Mrs SANTI BHATTACHARYYA	DHANSHREE TRADE LINK PRIVATE LIMITED	0.418887	8.33333
	Mrs SANTI BHATTACHARYYA	SEAMARINE VANIJYA PRIVATE LIMITED	0.418887	8.33333
	Mrs SANTI BHATTACHARYYA	SEAMARINE VINTRADE PRIVATE LIMITED	0.418887	8.33333

D. Applicant Details

Details of the applicant who has submitted the requisition form	

Details of the applicant who has submitted the requisition form

Applicant's Name	SANTI BHATTACHARYYA
Address	22/H/54/1, PAJKPARA, RAJAMANINDRA ROAD, Thane - Chitpur, District - South 24-Parganas, WEST BENGAL
Applicant's Status	Seller/Executant

Office of the A.O.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152307785 / 2015

Query No/Year	15230000472213/2015	Serial no/Year	1523008173 / 2015
Deed No/Year	I - 152307785 / 2015		
Transaction	[D101] Sale, Sale Document		
Name of Presentant	Mr SANJAY BHATTACHARYYA	Presented At	Office
Date of Execution	15-07-2015	Date of Presentation	15-07-2015

Remarks

On: 15/07/2015

Certificate of Admissibility(Rule 41.W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1959

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

Presented for registration at 12:45 hrs on / 15/07/2015, at the Office of the A.O.S.R. RAJARHAT by Mr SANJAY BHATTACHARYYA Alias Mr SANJOY BHATTACHARJEE, one of the Executants.

Certificate of Market Value(WB.PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs. 34,50,000/-

Admission of Execution (Under Section 54. W.B. Registration Rules, 1962)

Execution is admitted on 15/07/2015 by

Mrs SANTI BHATTACHARYYA, Alias Mrs SANTI BHATTACHARJEE, Wife of Mr NIRANJAN BHATTACHARYYA, 22H/54/1, PAIKPARA, Road: Raja Manendra Road, P.O. PAIKPARA, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700037, By caste Hindu, By Profession House wife indebted by Mr S DAS, Son of Late S K DAS, NAIPUKUR, P.O. NEW TOWN, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

Admission of Execution (Under Section 53. W.B. Registration Rules, 1962)

Execution is admitted on 15/07/2015 by

Mr JAYANTA BHATTACHARYYA, Alias Mr JAYANTA BHATTACHARJEE, Son of Mr NIRANJAN BHATTACHARYYA, 22H/54/1, PAIKPARA, Road: Raja Manendra Road, P.O. PAIKPARA, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700037, By caste Hindu, By Profession Business indebted by Mr S DAS, Son of Late S K DAS, NAIPUKUR, P.O. NEW TOWN, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

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

Execution is admitted on 15/07/2015 by

Mr SANJAY BHATTACHARYYA, Alias Mr SANJOY BHATTACHARJEE, Son of Mr NIRANJAN BHATTACHARJEE, 22H/54/1, PAIKPARA, Road: Raja Manendra Road, P.O. PAIKPARA, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700037, By caste Hindu, By Profession Business

indented by Mr S DAS, Son of Late S K DAS, NAIPUKUR, P.O: NEW TOWN, Thana: Rajarhat, North 24 Parganas, WEST BENGAL, India, PIN - 700135. By caste Hindu. By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,953/- (A) = Rs 37,936/- (B = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,953/-

Description of Online Payment

1. Rs 37,953/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: State Bank of India (SBIN0000001)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,72,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,72,420/-

Description of Stamp

1. Rs 100/- is paid on impressed type of Stamp. Serial no 52209. Purchased on 06/07/2015. Vendor named S Mukherjee

Description of Online Payment

1. Rs 1,72,420/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: State Bank of India (SBIN0000001)

(Debashish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 49851 to 49877

being No 152307785 for the year 2015.



Digitally signed by DEBASISH DHAR
Date: 2015.07.20 11:40:40 +05:30
Reason: Digital Signing of Deed

(Debasish Dhar) 20-07-2015 11:40:39
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)