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14032/15



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL
 29.12.11
 C-CH/143688

V 629508

Certified that the document is admitted
 in pursuance of the signature sheet/ sheets
 & the production sheet/sheets attached
 with this document are the part of the
 document.

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

29 DEC 2015

THIS INDENTURE made this the 28th day of December, 2015
BETWEEN (1) (MR.) RAJU PAL, son of Late Sachindra Nath Paul, alias
Sachindra Pal, by Caste- Hindu, by Nationality- Indian, by Occupation-

129657

ANISH BISWAS
Advocate
High Court, Calcutta



11 DEC 2015
11 DEC 2015



[Handwritten signature]
Andhra Pradesh State Bar Council
Bar Council, New Town, North 24 Pgs

29 DEC 2015

Business, residing at Pal Para, Village- Rekjoani, P.O. & P.S. Rajarhat, District North 24-Parganna, PIN 700 135 (2) **(MRS.) SWAPNA PAL**, wife of Late Sachundra Nath Paul, by Caste- Hindu, by Nationality Indian, by Occupation- Housewife, residing at Rekjoani Pal Para, Village Rekjoani, P.O. & P.S. Rajarhat, District North 24-Parganna, PIN 700 135. (3) **(MR.) SUDIP PAL** (4) **(MR.) SANDIP PAL** both son of Late Bahindra Nath Paul, by Caste- Hindu, by Occupation- Business, and (5) **(MRS.) HASHI PAUL** alias Haai Rani Paul, wife of Late Bahindra Nath Paul, by Caste- Hindu, by Occupation- Housewife, Nationality- Indian, all residing at Pal Para, Village Rekjoani, P.O. & P.S. Rajarhat, District North 24-Parganna, PIN 700 135, hereinafter jointly and/or collectively 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, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED** and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorized Signatory **(Mr.) Sunil Kumar Loharuka** son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, PIN - 700 059, hereinafter referred to and called as the "**PURCHASER**" [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 by virtue of inheritance, one (MISS) RUMA PAL (only child of Late Manoranjan Pal and Late Sandhya Pal), was the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring about 3.061 (Three point Zero Six One) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 425 (Area- 0.9064 Decimal), R.S. Dag No. 426 (Area- 2.0088 Decimal), and R.S. Dag No. 427 (Area- 0.1458 Decimal), recorded in L.R. Khatian No. 4244, within the limits of Rajarhat Bishuapur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Fargana **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the Schedule written hereunder, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**.

AND WHEREAS while the said Ruma Pal, well seized and possessed of or otherwise well and sufficiently entitled to the Said Property, she died unmarried on 21.09.2005, leaving behind his two uncles namely (1) (Mr.) Sachindra Nath Pal, and (Mr.) Rabindra Nath Pal, as her only legal heirs towards the estates left by him, including the Said Property;

AND WHEREAS while the said (1) (Mr.) Sachindra Nath Pal, and (2) (Mr.) Rabindra Nath Pal, as legal heirs of Ruma Pal, were well seized and possessed of or otherwise well and sufficiently entitled to the Said Property, said Rabindra Nath Pal died on 01.06.2007, leaving behind his wife (1) (Mrs.) Hasi Rani Pal, and two sons namely (2) (Mr.) Sudip Pal, (3) (Mr.) Sandip Pal, as his only legal heirs towards the estates left by him, including the Said Property;

AND WHEREAS thus by virtue of the aforesaid inheritance, (1) [Mr.] Sachindra Nath Pal, (2) [Mr.] Sudip Pal, (3) [Mr.] Sandip Pal, and (4) [Mrs.] Hasi Rani Pal, were the sole and absolute owner of the Said Property.

AND WHEREAS on 09th December, 2015 said Sachindra Nath Pal also died leaving behind his wife (1) [Mrs.] Swarna Pal, and only son (2) [Mr.] Raju Pal, as his only legal heirs towards the estates left by him, including the Said Property;

AND WHEREAS thus by virtue of the aforesaid inheritance, (1) [Mr.] Sudip Pal, (2) [Mr.] Sandip Pal, (3) [Mrs.] Hasi Rani Pal, (4) [Mrs.] Swarna Pal, and (5) [Mr.] Raju Pal, the Vendors herein are the sole and absolute owners of the Said Property.

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sell and the Purchaser herein has agreed to Purchase the said Property at and for a Total Consideration of Rs.5,00,000/- [Rupees Five Lac] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.5,00,000/- [Rupees Five Lac] only duly paid by the Purchaser 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 Purchaser as also every

portion of the devised plot of land (free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land measuring about 3.061 (Three point Zero Six One) Decimal, more or less, lying and situated under Mouza- REKJOANL J.L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 425 (Area- 0.9064 Decimal), R.S. Dag No. 426 (Area- 2.0088 Decimal), and R.S. Dag No. 427 (Area- 0.1458 Decimal), recorded in L.R. Khatra. No. 4244, within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right and properties appurtenant thereto, 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 bounded 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 remainder or reminders 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 Purchaser absolutely and forever, free from all encumbrances, trust, liens, dispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

- (i) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessors 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 Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) **THAT** the Purchaser 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 Purchaser 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 Purchaser 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 Purchaser and all person claiming through or under the Purchaser 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 Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, equitable or otherwise mortgage or trust, lien, suspense or any suit relating to the Said 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 Purchaser; and

- (XII) **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 Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XIII) **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 Purchaser's 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 a plot of land measuring about 3.061 (Three point Zero Six One) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, R. S. No. 198, Toud No. 2998, comprised in R.S. Dag No. 425 (Area- 0.9064 Decimal, Share- 0.0206), R.S. Dag No. 426 (Area- 2.0088 Decimal, Share- 0.2311), and R.S. Dag No. 427 (Area- 0.1458 Decimal, Share- 0.0162), recorded in L.R. Khatian No. 4344, within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, under Police Station- Rajarhat, District North 24-

Parganas TOGETHER WITH the right and properties appurtenant thereto and enjoyed therewith.

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

SIGNED, SEALED & DELIVERED
by the VENDORS at Kolkata
in the presence of:

Sandip Pal

Sankha Pal

Harsh Pal

Rajiv Pal

Sudip Pal

Original copy

Sakumar, apala

Rajar left - Khatol para
col-105

Business -

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

Sudip Pal

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Ru.5,00,000/- (Rupees Five Lac) only from the hereinabove named Purchaser according to memo of consideration stated herein below

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	At the request of all the Vendors, cheques has been issued in following manner, for and on behalf of all the Vendors.
50,000/-	28.12.2015	673237	Indian Overseas Bank, Baguati Br.	RAJU PAL
1,00,000/-	28.12.2015	673238	-do-	SWAPNA PAL
2,00,000/-	28.12.2015	673241	-do-	SUDIP PAL
50,000/-	28.12.2015	673240	-do-	SANDIP PAL
1,00,000/-	28.12.2015	673242	-do-	HASHI PAUL
5,00,000/-	Rupees Five Lac only			

Witnesses:

Chander Gupta
S/o Lakshma gauri
Kazhikattur Kozhuppur -
esp. BS
Residence -

Sandip Pal
Hashi Paul
Hashi Paul
Raju Pal
Sudip Pal

SIGNATURE OF THE VENDORS

1
Advocate
I. K. Srinivasan
Advocate - C.P. CM.
12/1/2016

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Safdar Ahmad</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Seena Poo Paul</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Harshi Paul</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

1							
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
							
	<i>Manoj P. Patil</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	
2							
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
							
	<i>Sudip Patil</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	
3							
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
							
	<i>Rajin Patil</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

GOV. OF WEST BENGAL
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 19-201516-002804110-1
 GRN Date: 28/12/2015 14:10:10
 BRN: CK82142027

Payment Mode: Online Payment
 Bank: State Bank of India
 BRN Date: 28/12/2015 14:21:25

DEPOSITOR'S DETAILS

Id No.: 1523001143685/1/2015
(Month/Year)

Name: SOCIETY MERCANTILE PVT LTD
 Contact No.: Mobile No.: 981 983093431
 E-mail:
 Address: 52 WESTON STREET, KOLKATA-72
 Applicant Name: Mr SUNIL LOHARUKA
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Comments
 Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	1523001143685/1/2015	Stamp Registration- Registration Fees	0000-09-104-001-10	8500
2	1523001143685/1/2015	Stamp Registration- Stamp Duty	0000-02-103-000-00	8000
Total				16500

In Words

Eighteen Thousand Five Hundred Rupees Only

Seller, Buyer and Property Details

Seller & Buyer Details

Preparer Details

Name: Address: Photo: Finger print and Signature

MR SUDHAKAR

3rd Floor, Anandarama Naidu Hall,
Bhogalwadi, Rajahmundry, T.D - RAJAHMUNDRY
R.D. - Nellore District, North of Pongalur, Andhra
Pradesh, India. PIN - 531135



20/12/2018 11:08:35 AM



20/12/2018 11:08:12 AM

20/12/2018 11:08:21 AM

Seller Details

Name: Address: Photo: Finger print and Signature

MR SUDHAKAR

3rd Floor, Anandarama Naidu Hall,
Bhogalwadi, Rajahmundry, T.D - RAJAHMUNDRY
R.D. - Nellore District, North of Pongalur, Andhra
Pradesh, India. PIN - 531135. By Case
Name: Anandarama Naidu Hall, Chief of A.M.C.,
Nellore, Andhra Pradesh. Date of Execution
20/12/2018. Date of Admission: 20/12/2018
Place of Execution: Rajahmundry, Andhra Pradesh



20/12/2018 11:08:16 AM



20/12/2018 11:08:12 AM

20/12/2018 11:08:22 AM

Seller Details

Name Address Photo Finger print and Signature

Ms SHARDA PILLAI

W/o of Late BACHCHAMATH PILLAI
 BEEDUKKAL RAJAPATT P.O. RAJAPATT
 P.O. Rajapatt, District North 24 Parganas, West
 Bengal, India PIN - 743122 Date of Birth: By
 Court Order, Government Order, Order of
 court, Court, Government Order of Execution
 28/12/2015 Date of Admission: 28/12/2015
 Place of Admission of Execution: Office



28/12/2015 11:32:39 AM

28/12/2015 11:08:36 AM

Sharda Pillai

28/12/2015 11:09:17 AM

Ms SHRI PILLAI

W/o of Mr. RAMNATH NATH PILLAI
 BEEDUKKAL RAJAPATT P.O. RAJAPATT
 P.O. Rajapatt, District North 24 Parganas, West
 Bengal, India PIN - 743122 Date of Birth: By
 Court Order, Government Order, Order of
 court, Court, Government Order of Execution
 28/12/2015 Date of Admission: 28/12/2015
 Place of Admission of Execution: Office



28/12/2015 11:07:54 AM

28/12/2015 11:08:17 AM

Shri Pillai

28/12/2015 11:08:22 AM

Mr SHRI PILLAI

W/o of Mrs. RAMNATH NATH PILLAI
 BEEDUKKAL RAJAPATT P.O. RAJAPATT
 P.O. Rajapatt, District North 24 Parganas, West
 Bengal, India PIN - 743122 Date of Birth: By
 Court Order, Government Order, Order of
 court, Court, Government Order of Execution
 28/12/2015 Date of Admission: 28/12/2015
 Place of Admission of Execution: Office



28/12/2015 11:07:08 AM

28/12/2015 11:07:12 AM

Shri Pillai

28/12/2015 11:07:08 AM

Seller Details

Name: **AGREES: PRADEEP KUMAR SINGH**

MR. PRADEEP SINGH

Local Law- KARNATAKA ACADEMY
KARNATAKA ACADEMY, P O: KARNATAKA,
P O: KARNATAKA, District: South Kanara, West
Bengal, India 771111. Sex: Male, By Card
-only, Occupation: Others, Citizen of India.
Date of Admission: 01/01/2018
Place of Admission of Execution: Other



01/01/2018 11:00:00 AM



01/01/2018 11:00:00 AM

01/01/2018 11:00:00 AM

Buyer Details

Name, Address, Photo, Finger print and Signature

ADHANI VENTURE PRIVATE LIMITED

12, PEARLCLIFFS P.O. - SEELAPAZHAI, P.O. - SULLURU, KOLLAM DISTRICT, KERALA, WEST BENGAL - 700012
 P.O. - SEELAPAZHAI - KOLLAM

ALL YF MERCANTILE PRIVATE LIMITED

12, WESTERN STREET, P.O. - BHOWBAZAR, P.O. - SULLURU, KOLLAM DISTRICT, KOLLAM, WEST BENGAL - 700012
 P.O. - 700012 State - Organization: Represented by firm and executed as per below

MR. SURESH KUMAR CHANDRAN

PC-208, BHAKTI NAGAR, KOLKATA-700025

P.O. - SEELAPAZHAI, KOLLAM, P.O. - Bagmati

12/24, PEARLCLIFFS, WEST BENGAL, INDIA

PIN - 700012 State - India, Wt. Stamp - India

Company: SULLURU, District of: India, PAN No

ADHANI VENTURE - SULLURU / Represented by: Date of

Signature: (Stamp of Advertiser) Name of

Advertiser: SULLURU

Photo

Finger Print

Signature

Identify Details

Identify Details

Name, Address

Identify of

Signature

MR. SURESH KUMAR

12/24, PEARLCLIFFS, WEST BENGAL, INDIA

PIN - 700012 State - India, Wt. Stamp - India

Company: SULLURU, District of: India, PAN No

ADHANI VENTURE - SULLURU / Represented by: Date of

Signature: (Stamp of Advertiser) Name of

Advertiser: SULLURU

MR. SURESH KUMAR, MR. SURESH KUMAR, MR. SURESH KUMAR, MR. SURESH KUMAR, MR. SURESH KUMAR, MR. SURESH KUMAR, MR. SURESH KUMAR, MR. SURESH KUMAR, MR. SURESH KUMAR, MR. SURESH KUMAR

Signature

Transfered Property Details

Land Details

Property Location

Plot No & Khatta No / Road Zone

Area of Land

Sale Price Value (in Rs.)

Market Value (in Rs.)

Other Details

Land Details

S.No.	Property Location	Plot No & Khatai No Road Zone	Area of Land	Settled Value (Rs.)	Market Value (Rs.)	Other Details
1	Circle North 24 Pergama, P.S. - Karnal, East Punjab District Bathinda Taluk Bahawal	LR Plot No. - 425 Khatia No. - 425 LR Khatai No. - 2710	0.0001 Ac	1,40,000/-	828,470/-	Proposed Use - RCC 3000 Width of Road - 6 Ft.
2	Circle North 24 Pergama, P.S. - Karnal, East Punjab District Bathinda Taluk Bahawal	LR Plot No. - 426 Khatia No. - 426 LR Khatai No. - 2711	0.0001 Ac	828,400/-	8,14,400/-	Proposed Use - RCC 3000 Width of Road - 6 Ft.
3	Circle North 24 Pergama, P.S. - Karnal, East Punjab District Bathinda Taluk Bahawal	LR Plot No. - 427 Khatia No. - 427 LR Khatai No. - 2712	0.0001 Ac	24,000/-	16,200/-	Proposed Use - RCC 3000 Width of Road - 6 Ft.

Transfer of Property from Seller to Buyer

S.No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area (Sq. Ft.)
1.1	M/S. SIAI PVT.	SIGNANT VINTRAGE PRIVATE LIMITED	0.2000	00
	M/S. SIAI PVT.	SOLTY MERCANTILE PRIVATE LIMITED	0.2000	00
	M/S. SWANNA PVT.	SIGNANT VINTRAGE PRIVATE LIMITED	0.2000	00
	M/S. SWANNA PVT.	SOLTY MERCANTILE PRIVATE LIMITED	0.2000	00
1.2	M/S. HULI PVT.	SIGNANT VINTRAGE PRIVATE LIMITED	0.0000	00
	M/S. HULI PVT.	SOLTY MERCANTILE PRIVATE LIMITED	0.2000	00
	M/S. SANDIP PVT.	SIGNANT VINTRAGE PRIVATE LIMITED	0.2000	00
	M/S. SANDIP PVT.	SOLTY MERCANTILE PRIVATE LIMITED	0.0000	00
	M/S. SURE PVT.	SIGNANT VINTRAGE PRIVATE LIMITED	0.2000	00
	M/S. SURE PVT.	SOLTY MERCANTILE PRIVATE LIMITED	0.2000	00
	M/S. SURE PVT.	SIGNANT VINTRAGE PRIVATE LIMITED	0.2000	00
	M/S. SURE PVT.	SOLTY MERCANTILE PRIVATE LIMITED	0.2000	00
	M/S. SURE PVT.	SIGNANT VINTRAGE PRIVATE LIMITED	0.2000	00
	M/S. SURE PVT.	SOLTY MERCANTILE PRIVATE LIMITED	0.2000	00
	M/S. SURE PVT.	SIGNANT VINTRAGE PRIVATE LIMITED	0.2000	00
	M/S. SURE PVT.	SOLTY MERCANTILE PRIVATE LIMITED	0.2000	00

Transfer of Property from Seller to Buyer

Sl. No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area (m ²)
01	SHRI SUDIP SINGH	SIKHANT VENTURE PRIVATE LIMITED	0.0145	15
02	SHRI SUDIP SINGH	SOITY MERCANTILE PRIVATE LIMITED	0.0145	15
03	SHRI SUDIP SINGH	SIKHANT VENTURE PRIVATE LIMITED	0.0145	15
04	SHRI SUDIP SINGH	SOITY MERCANTILE PRIVATE LIMITED	0.0145	15
05	SHRI SUDIP SINGH	SIKHANT VENTURE PRIVATE LIMITED	0.0145	15
06	SHRI SUDIP SINGH	SOITY MERCANTILE PRIVATE LIMITED	0.0145	15
07	SHRI SUDIP SINGH	SIKHANT VENTURE PRIVATE LIMITED	0.0145	15
08	SHRI SUDIP SINGH	SOITY MERCANTILE PRIVATE LIMITED	0.0145	15
09	SHRI SUDIP SINGH	SIKHANT VENTURE PRIVATE LIMITED	0.0145	15
10	SHRI SUDIP SINGH	SOITY MERCANTILE PRIVATE LIMITED	0.0145	15
11	SHRI SUDIP SINGH	SIKHANT VENTURE PRIVATE LIMITED	0.0145	15
12	SHRI SUDIP SINGH	SOITY MERCANTILE PRIVATE LIMITED	0.0145	15

Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	SHRI SUDIP SINGH
Address	DC-102, BHADRA BAZAR, ADARSA, Kolkata - 700028 North-24 Parganas, WEST BENGAL, PIN - 700028
Applicant's Email	shrisudip@gmail.com

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

Endorsement For Deed Number : I - 152314032 / 2015

Donor's Name: DEBENDRANATH BANERJEE Social Name: 152314032 / 2015
Deed No: I - 152314032 / 2015
Transaction: 01/15 Sale, Sale Document
Name of Presentee: Mr RAJIB PAI Presented At: Office
Date of Execution: 28/12/2015 Date of Presentation: 29/12/2015

On 20/12/2015

Certificate of Market Value (WB P/WI rates of 2015)

Whereas the market value of the property which is the subject matter of the above said deed assessed at Rs 24.10 Lacs

Additional District Registrar
Office of the A.D.S.R. RAJSHAHI
North 24-Parganas, West Bengal

On 20/12/2015

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1952)

Whereas the deed No 21 of 2015 (Sale Registration Rule, 1952) has been submitted to the Registrar, Rajshahi, West Bengal, dated 28/12/2015 (Sale) No 152314032

Payment of Fees

Stamp duty and Registrar's Fees payable for this document is Rs 9,800/- (M) + Rs 1,000/- (S) + Rs 100/- (R) = Rs 10,800/- (Total).
The Registration Fee paid to Cash Rs 20,00/- (with) + Rs 8,800/-

Receipt of Deed Payment using Government Receipt Portal System (GRPS), Amount (Amount) Rs 20,000/-

It is to be noted that the deed was submitted on 28/12/2015 at 2:15 PM with Govt. Rem No. 152314032/2015 (I) - 2015 (I) - 2015, Govt. Sign Bank of India (SBIN0000001), Ref No. CR2142007 on 28/12/2015, Head of Account 152314032/2015

Payment of Stamp Duty

Stamp duty and Registrar's Fees payable for this document is Rs. 98,000/- (M) (Stamp Duty) + Rs 1,000/- (S) + Rs 100/- (R) = Rs 99,100/-

Receipt of Deed Payment using Government Receipt Portal System (GRPS), Finance Department, West Bengal

It is to be noted that the deed was submitted on 28/12/2015 at 2:15 PM with Govt. Rem No. 152314032/2015 (I) - 2015 (I) - 2015, Govt. Sign Bank of India (SBIN0000001), Ref No. CR2142007 on 28/12/2015, Head of Account 152314032/2015

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

Case No. 100 of 1962 (W.B. Regn. Rules) of 20/12/2015 in

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)

Case No. 100 of 1962 (W.B. Regn. Rules)

Shri K. K. Pal, Son of Late SACHINDRA NATH PAUL, BECKUNGI, RAJSHAHY, P. O. RAJSHAHY, Taluk
Bachchan, North 24 Parganas, WEST BENGAL, India PIN - 700130. By case No. 100 of 1962 (W.B. Regn. Rules)
Shri M. B. Ghosh, Son of Late SACHINDRA NATH PAUL, BECKUNGI, RAJSHAHY, P. O. RAJSHAHY, Taluk
Bachchan, North 24 Parganas, WEST BENGAL, India PIN - 700130. By case No. 100 of 1962 (W.B. Regn. Rules)

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)

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Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)

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Shri K. K. Pal, Son of Late SACHINDRA NATH PAUL, BECKUNGI, RAJSHAHY, P. O. RAJSHAHY, Taluk
Bachchan, North 24 Parganas, WEST BENGAL, India PIN - 700130. By case No. 100 of 1962 (W.B. Regn. Rules)

Witnessed by: MR. SHYAMAL GUPTA, S.O. of Law, BUREAU OF GUPTA, BAMBHAT, RAJWAIPURA, D.
JALPAIGURI, West Bengal., 688214, Pargana: WEST BENGAL, PIN - 721101, District: Jalpaiguri
Jalpaiguri District.

Payment of Stamp Duty

Witness has measured Stamp Duty payable for the document of Rs. 20,000/- and Stamp Duty paid by Stamp No.
100/12/2000 = Rs. 20,000/-

Signature of witness

Witness has paid the amount of Stamp Duty in Cash, Purchase in Amount of Rs. 20,000/- and
Stamp No. 100/12/2000

(Signature of)

ADDITIONAL DISTRICT SUB REGISTRAR

OFFICE OF THE S.D.R. JALPAIGURI

Block 24, Pargana: West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2016, Page from 1454 to 1479
S.No. No 152314032 for the year 2015.



Ala

Digitally signed by JIBSADIBD (MOA)
Date: 2016.01.05 14:17:08 +0530
Reason: Digital Signature of User

(Additional Dhar) 05-01-2016 14:17:08
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

[This document is digitally signed.]

15837

14429/2014



X
15837
14429/2014

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 953200

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

[Signature]
Additional District Sub-Registrar
Bachhat, New Town, North 24 Parganas

30 DEC 2014

THIS INDENTURE made this the 29th day of December, 2014
BETWEEN (1) **[SRIMATI] GOURI BALLAV** alias Gourrani Ballav, (PAN No. BATHB7125B), wife of Late Buni Kumar Ballav, by Caste- Hindu, by

84535

01 DEC 2014

No. _____
 Sold to _____
 Address _____
 No. _____
ANJUSHREE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

01 DEC 2014
 CHANDIE LAI
 ADVENDOR
 C.M.'S COURT
 KOLKATA
 BAIYASHREE

OST of Subhala Khan
by the Party

Amal Kumar



7062

01 DEC 2014

OST of Subhala Khan
by the Party

Amal Kumar



7063



Yukti Bala

Amal Kumar

LT Jha

66 Sardar St. Kolkata

2014

29 DEC 2014

Occupation- Housewife, by Nationality - Indian, residing at 5, Kali Charan Seth Lane, P.O. & P.S. Gossipur, Kolkata 700 030, and (2) **[SRIMATI SAILABALA KHAN** alias Shalabala Kha. wife of Late Haradhan Khan, resident of Haridas Satra Ghat Road (Sukhchor), P.S. Kharda, District- North 24 Parganas, presently residing at c/o Sri Anil kumar Das, Kanjalpara, P.O. & P.S. Rajarhat, District- North 24 Parganas, West Bengal, hereinafter jointly and/or collectively 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, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **FIRST PART** :

AND

(1) **SPICE DEALCOM PRIVATE LIMITED**, PAN No. AAPCS1202G, and (2) **RADISON VINIMAY PRIVATE LIMITED**, PAN No. AAFCR0587D, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **(MR.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat, PIN - 700 059, hereinafter 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 **OTHER PART**

WHEREAS (1) **Jatindra Nath Mondal** and (2) **Satish Chandra Mondal** were the recorded joint owners of **ALL THAT** piece or parcel of land measuring about 57 [Fifty Seven] Decimal, more or less, lying and situated under Mouza- **BEKICAN**, J.L. No. 13, out of which 34 Decimal of land is comprised in R.S./ L.R. Dag No. 454 recorded under R.S. Khatian No. 1377, corresponding to L.R. Khatian No. 4348 and 4393 and 23 Decimal of land is comprised in R.S./ L.R. Dag No. 417 recorded under R.S. Khatian No. 1502, under Police Station- Rajarhat, District North 24-Parganas, together with other landed properties;

WHEREAS during their lifetime, said (1) **Jatindra Nath Mondal** and (2) **Satish Chandra Mondal**, out of the aforesaid plot of land, by several deeds sold and transferred 16.52 [Sixteen point Five Two] Decimal of

land out of R.S./ L.R. Dag No. 454 recorded under R.S. Khatian No. 1377, corresponding to L.R. Khatian No. 4348 to several purchasers and were remain joint owners of balance unsold piece or parcel of land measuring about 40.48 [Forty point Four Eight] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, out of which 17.48 Decimal of land is comprised in R.S./ L.R. Dag No. 454 recorded under R.S. Khatian No. 1377 and 23 Decimal of land is comprised in R.S./ L.R. Dag No. 417 recorded under R.S. Khatian No. 1502, under Police Station- Rajarhat, District North 24-Parganas;

AND WHEREAS while thus the said (1) Jatindra Nath Mondal, and (2) Saish Chandra Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said Saish Chandra Mondal died intestate leaving behind his 2 [two] sons namely (1) [Sri] Sunil Kumar Mondal and (2) [Sri] Sudhir Kumar Mondal and 2 [two] daughters namely (3) [Srimati] Sula Bala Khan, and (4) [Srimati] Gouri Bally, as the only legal heirs and successors towards the estate of deceased Saish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and since then the said (1) [Sri] Sunil Kumar Mondal, and (2) [Sri] Sudhir Kumar Mondal, (3) [Srimati] Sula Bala Khan, and (4) [Srimati] Gouri Bally, became the absolute joint owners of, out of the aforesaid property, **ALL THAT** piece or parcel of land measuring about 20.24 [Twenty point Two Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, out of which 8.74 Decimal of land is comprised in R.S./ L.R. Dag No. 454 recorded under R.S. Khatian No. 1377, corresponding to L.R. Khatian No. 4348 and 11.5 Decimal of land is comprised in R.S./ L.R. Dag No. 417 recorded under R.S. Khatian No. 1502, under Police Station- Rajarhat, District North 24-Parganas, free from all encumbrances ;

AND WHEREAS in spite of having ownership of only 5.75 [Five point Seven Five] Decimal of land in R.S./ L.R. Dag No. 417, recorded under R.S. Khatian No. 1502, said (1) [Sri] Sunil Kumar Mondal and (2) [Sri] Sudhir Kumar Mondal, along with Jatindra Nath Mondal sold and transferred, along with other property, entire **ALL THAT** piece or parcel of land measuring about 23.00 [Twenty Three] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417 recorded under R.S. Khatian No. 1502, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour

of (Srimati) Sabita Bose, which was duly registered in the office of the Sub-Registrar at Cossipur, Dum-Dum and recorded in Book No. 1, Volume No. 55, Pages 179 to 182, Being No. 3325 for the Year 1974, which is erroneous as (1) (Srimati) Salla Bala Khan, and (2) (Srimati) Gouri Ballew, have not sold their share in R.S./ L.R. Dag No. 417, Mouza Rejwani to anyone.

AND WHEREAS after the aforesaid purchase, said (Srimati) Sabita Bose also got mutated entire R.S./ L.R. Dag No. 417, Mouza Rejwani, measuring an area 23 (Twenty Three) Decimal in her name vide L.R. Khatian No. 4541. Thus, L.R. Khatian No. 4541, also include the land admeasuring 5.75 (Five point Seven Five) Decimal at Mouza Rejwani, whose actual ownership belongs to (1) (Srimati) Salla Bala Khan, and (2) (Srimati) Gouri Ballew;

AND WHEREAS thus the said (1) (Srimati) Gouri Ballew and (2) (Srimati) Salla Bala Khan, the Vendors herein, solely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land admeasuring about 10.12 (Ten point One Two) Decimal, more or less, lying and situated under Mouza- REJWANI, J.L. No. 13, out of which 4.37 (Four point Three Seven) Decimal of land is comprised in R.S./ L.R. Dag No. 454 recorded under R.S. Khatian No. 1377, corresponding to L.R. Khatian No. 4348 and 5.75 (Five point Seven Five) Decimal of land is comprised in R.S./ L.R. Dag No. 417 recorded under R.S. Khatian No. 1502 corresponding L.R. Khatian No. 4541, under Police Station Rajarhat, District North 24 Parganas, free from all encumbrances, liens, charges, mortgages, attachments thereto, hereinafter called as "the **SAID PROPERTY**".

AND WHEREAS the Vendors have agreed to sell and transfer their entire right, title and interest in the SAID PROPERTY to the Purchasers herein and the Purchasers herein has agreed to purchase the same at and for consolidated consideration mentioned herein.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs.4,00,000/- (Rupees Four Lac) only duly paid by the Purchasers to the Vendors only at or before the execution of this instrument (the receipt whereof the Vendors doth 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 Purchaser as also every portion of the demised plot of land free from (be same) the Vendors doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** piece or parcel of land admeasuring about 10.12 [Ten point One Two] Decimal more or less, lying and situated under Mouza- REKJGANI, J.L. No. 13, out of which 4.37 [Four point Three Seven] Decimal of land is comprised in R.S./ L.R. Dag No. 454, recorded under R.S. Khatian No. 1377 corresponding to L.R. Khatian No. 4348 and 5.75 [Five point Seven Five] Decimal of land is comprised in R.S./ L.R. Dag No. 417, recorded under R.S. Khatian No. 1502, corresponding L.R. Khatian No. 4541, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24- Parganas **TOGETHER WITH** the right and properties appurtenant thereto, 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 faired 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 reversions 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 Purchaser

absolutely and forever, free from all encumbrances, trust, liens, dependents, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDORS DOTH 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 Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (iii) THAT the Purchaser 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 persons 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 Purchaser 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 in the use of the said Purchaser 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 Purchaser and all person claiming through or under the Purchaser 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 Purchaser against any loss or damage may be suffered by the Purchaser 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, lispendense 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 Purchaser; 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 Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser 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 Purchaser' name in the records of rights as well as in the records of local authority;

THE SCHEDULE

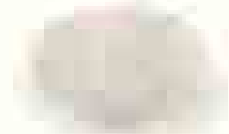
(the Said Property)

ALL THAT piece or parcel of land (undivided share) admeasuring about 10.12 [Ten point One Two] Decimal, more or less, being and situated under Mouza- REKJOANI, J.L. No. 13, out of which 4.37 [Four point Three Seven] Decimal of land is comprised in R.S./ L.R. Dag No. 454, recorded under R.S. Khatian No. 1377, corresponding to L.R. Khatian No. 4348 and 5.75 [Five point Seven Five] Decimal of land is comprised in R.S./ L.R. Dag No. 417, recorded under R.S. Khatian No. 1502, corresponding L.R. Khatian No. 4541, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties enjoyed therewith and/or appurtenant thereto.

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

SIGNED, SEALED & DELIVERED

by the VENDORS at Kolkata in the presence of:



Handwritten signature and text, possibly a witness name.

Handwritten signature.

*44 Sohanpur St
KOL-6*

Handwritten signature.

Parvathi Saha HP Balle V.

Yogesh Balle V.

G. K. C. S. H. Rame

KOL-30

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

Handwritten signature.

Drafted by me and prepared in my office:

*Ariya Dey
Advocate, H.C., Cal.*

RECEIPT

Received a sum of Rs.4,00,000/- (Rupees Four Lac) only from the hereinabove named Purchasers according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	In Favour Of
10,000/-	29.12.2014	673252	Indian Overseas Bank Begusari Branch	Gouri Ballav
50,000/-	29.12.2014	673333	-do-	Sailabala Khan
1,50,000/-	29.12.2014	PAID IN CASH to Gouri Ballav		
1,50,000/-	29.12.2014	PAID IN CASH to Sailabala Khan		
4,00,000/-	Rupees Four Lac only.			

Witnesses:

Anand Kumar Das

U/S

Partha Sarathi Ballav

Sailabala Khan
U/S

Anand Kumar Das

VENDORS

Gouri Ballav

FORM FOR TEN FINGERPRINTS

1						
	<i>Govil Babli</i>					
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
2						
	<i>Mr. Govil Babli S/O. Mr. Govil Babli R/o. Govil Babli</i>					
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
3						
	<i>Govil Babli</i>					
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
		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 - 14429 of 2014
(Serial No. 15837 of 2014 and Query No. 1523L000027420 of 2014)

On 29/12/2014

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

Presented for registration at 17:40 hrs on 29/12/2014, at the Private residence, by Satabala Khan Alas Satabala Kha, one of the Executants.

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

Execution is admitted on 29/12/2014 by

1. Satabala Khan Alas Satabala Kha, wife of Lt Haradhan Khan, Haridas Saira Ghat, Rd Sukchor, Thana-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession Others
2. Gouri Balav Alas Gourirani Balav, wife of Lt Bani Kumar Balav, 5 Kali Charan Sath Lane-P B Crossipore, District:-Kolkata, WEST BENGAL, India, Pin :-700030, By Caste Hindu, By Profession Others

Identified By: A Kr Das, son of ... 44-5 Ch St, District:-Kolkata, WEST BENGAL, India, Pin :-700018, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 30/12/2014

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

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

Payment of Fees:

Amount by Draft

Rs. 27184/- is paid, by the draft number 313433, Draft Date 29/12/2014, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

(Under Article : A(1) - 27170/- E = 14/- on 30/12/2014)

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.-24,70,268/-.

Certified that the required stamp duty of this document is Rs.- 123533/- and the Stamp duty paid is: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 123433/- is paid, by the draft number 313432, Draft Date 29/12/2014, Bank State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

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

14 DEC 2014

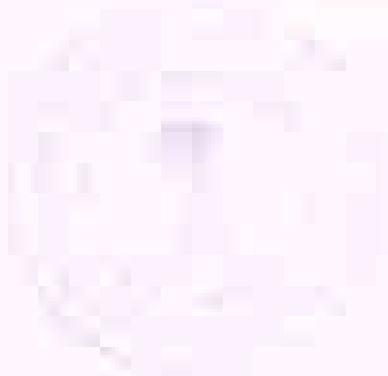
(Debasish Dhar)
Additional District Sub-Registrar



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

Endorsement For Deed Number : 1 - 14429 of 2014
(Serial No. 15837 of 2014 and Query No. 1523L000027420 of 2014)

(Debasish Dhar)
Additional District Sub-Registrar



12

30 DEC 2014

(Debasish Dhar)
Additional District Sub-Registrar
Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 878 to 892
being No 14428 for the year 2014.



[Signature]
(Debasish Dhar) 30-December-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

15840

14432/2015



Handwritten signature

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 953396

Declared that the document is admitted to registration, the summary sheet/sheets & the endorsement sheet/sheets attached with this document are the part of the document.

Additional District Sub-Registrar
 Balasohat, New Town, North 24 Parganas
 30 DEC 2014

THIS INDENTURE made this the 29th day of December, 2014
BETWEEN (1) [SRIMATI] GOURI BALLAV alias Gourirani Ballav, (PAN No. RATPB7125B), wife of Late Hari Kumar Ballav, by Caste- Hindu, by

S/539

01 DEC 2014

ATI of Sailabala
Khan by the power
of Advocate Kumar



7062

01 DEC 2014

ATI of Sailabala
Khan by the power
of Advocate Kumar

7063



Govt Ballot

Advocate Kumar
LT Hand of -
by Sullam CA -
EAC -
D...

Additional District Registrar
Kolkata, New Town, North 24 Pgs.
29 DEC 2014

Occupation- Housewife, by Nationality- Indian, residing at 5, Kali Charan Seth Lane, P.O. & P.S. Cossipur, Kolkata 700 030, and [2] **(SRIMATI SAILABALA KHAN** alias Shailabala Kha, wife of Late Haradhan Khan, resident of Haridas Satta Ghat Road (Sukhehor), P.S. Khurda, District- North 24 Parganas, presently residing at c/o Sri Anand Kumar Das, Kungialpara, P.O. & P.S. Rajarhat, District- North 24 Parganas, West Bengal, hereinafter jointly and/or collectively 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, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **FIRST PART** :

AND

REALPOINT MARKETING PRIVATE LIMITED, [PAN NO. AAFCR3734G], the Company, registered under the Companies Act 1956 and having its registered Office at Executive Palace, CA 16/2A, Rail Park Road, Dashbandhu Nagar, Block- B, Flat No. 403, Kolkata 700 059, hereinafter 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 its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

AND WHEREAS one **SK. ABDUL HAKIM** seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 5 [Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 388, corresponding to R.S./ L.R. Dag No. 414, recorded in C.S. Khattian No. 1469, corresponding to R.S. Khattian No. 1538 (Khand Khattian 2744), then corresponding to L.R. Khattian No. 4546, under Police Station- Rajarhat, District North 24-Parganas, hereafter called "the **FIRST LAND**", free from all encumbrances;

AND WHEREAS while the said **SK. ABDUL HAKIM** seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by a Sale Deed dated 20th July, 1962 sold, transferred, conveyed, granted, assigned and assured the **FIRST LAND**, unto and in favour of one **SATISH CHANDRA MONDAL**, which was duly registered in the office of the Sub Registrar, Cossipur, Dum Dum and recorded into Book No. 1,

Volume No. 57, Pages 186 to 187, Being No. 6352 for the year 1962, against the valuable consideration mentioned therein, absolutely and forever.

AND WHEREAS by virtue of Record Of Rights, (1) JATINDRA NATH MONDAL, and (2) SATISH CHANDRA MONDAL, seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 2.5 [Two point Five] Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 443, corresponding to R.S./ L.R. Dag No. 473, recorded in R.S. Khatian No. 2383, under Police Station- Rajarhat, District North 24-Parganas, hereafter called "the **SECOND LAND**", free from all encumbrances;

AND WHEREAS while thus the said Satish Chandra Mondal was well seized and possessed of or otherwise well and sufficiently entitled to **the First Land** and the said (1) Jatindra Nath Mondal, and (2) Satish Chandra Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to **the Second Land**, the said Satish Chandra Mondal died intestate leaving behind his 2 [two] sons namely (1) [Sri] Sunil Kumar Mondal, and (2) [Sri] Sudhir Kumar Mondal and 2 [two] daughters namely (3) [Srimati] Sula Bala Khan, and (4) [Srimati] Gouri Bally, 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 since then the said (1) [Sri] Sunil Kumar Mondal, and (2) [Sri] Sudhir Kumar Mondal, (3) [Srimati] Sula Bala Khan, and (4) [Srimati] Gouri Bally, became the absolute joint owners of, out of the First Land and the Second Land **ALL THAT** piece or parcel of land measuring about 6.25 [Six point Two Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, out of which 5.00 Decimal of land (which include Two Decimal of land vested in Road) is comprised in R.S./ L.R. Dag No. 414 recorded under R.S. Khatian No. 1538 (Khund Khuan 2744), corresponding to L.R. Khatian No. 4644, **and** 1.25 Decimal of land is comprised in R.S./ L.R. Dag No. 473, recorded under R.S. Khatian No. 2383, under Police Station- Rajarhat, District North 24-Parganas, free from all encumbrances;

AND WHEREAS thus the said (1) Srimati Gouri Ballav and (2) Srimati Salla Bala Khan, the Vendors herein, solely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land admeasuring about 2.125 [Three point One Two Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, out of which 1.50 Decimal of land (After deducting Two Decimal of land vested in road, out of the Second land) is comprised in R.S./ L.R. Dag No. 414 recorded under R.S. Khatian No. 1538 (Khand Khatian 2744), corresponding to L.R. Khatian No. 4546, and 0.625 (Point Six Two Five) Decimal of land is comprised in R.S./ L.R. Dag No. 473 recorded under R.S. Khatian No. 2383, under Police Station- Rajarhat, District North 24- Parganas, free from all encumbrances, liens, charges, mortgages, attachments thereto, hereinafter called as "the **SAID PROPERTY**".

AND WHEREAS the Vendors have agreed to sell and transfer her entire right, title and interest in the SAID PROPERTY to the Purchasers herein and the Purchasers herein has agreed to purchase the same at and for consolidated consideration mentioned herein.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs.4,00,000/- [Rupees Four Lac] only, duly paid by the Purchasers to the Vendors only at or before the execution of this instruments (the receipt whereof the Vendors doth 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 Purchaser 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 Purchaser **ALL THAT** piece or parcel of land admeasuring about 2.125 [Three point One Two Five] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, out of which 1.50 Decimal of land (After deducting Two Decimal of land vested in road, out of the Second land) is comprised in R.S./ L.R. Dag No. 414 recorded under R.S. Khatian No. 1538 (Khand Khatian 2744), corresponding to L.R. Khatian No. 4546, and 0.625 (Point Six Two Five) Decimal of land is comprised in R.S./ L.R. Dag No. 473 recorded under R.S. Khatian No. 2383, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station-

Rajarhat, District North 24-Parganas **TOGETHER WITH** the right and properties appurtenant thereto, 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 bounded 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 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 Purchaser absolutely and forever, free from all encumbrances, trust, liens, dependens, charges, attachments, claimants, requisitions, acquisitions and abatement whatsoever.

2. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS:-

- (1) 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 Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (iii) THAT the Purchaser 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 Purchaser 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 Purchaser 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 Purchaser and all person claiming through or under the Purchaser 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 Purchaser against any loss or damage may be suffered by the Purchaser 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, liaspense 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 Purchaser; 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 Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser 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 Purchaser's name in the records of rights as well as in the records of local authority;

(XIV) THAT simultaneously with the execution of this deed, the Vendors cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendors herein declares that in future they are liable to handover these document as and when he will collect the same from the appropriate authority

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land (undivided share) admeasuring about 2.125 [Three point One Two Five] Decimal, more or less, lying and situated under Mouzer- REKJOANI, J.L. No. 13, out of which 1.50 Decimal of land is comprised in R.S./ L.R. Dag No. 414 recorded under R.S. Khatian No. 1538 (Khand Khatian 2744), corresponding to L.R. Khatian No. 4546, **and** 0.625 [Point Six Two Five] Decimal of land is comprised in R.S./ L.R. Dag No. 473 recorded under R.S. Khatian No. 2383, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24 Parganas **TOGETHER WITH** all the rights and properties enjoyed therewith and/or appurtenant thereto.

R.S./ L.R. Dag No. 414 is butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 415 ;

ON THE SOUTH : By Rajarhat Main Road ;

ON THE EAST : By land under R.S./ L.R. Dag No. 415 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 414 (Part) ;

R.S./ L.R. Dag No. 473 is butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 472 ;

ON THE SOUTH : By land under R.S./ L.R. Dag No. 476 ;

ON THE EAST : By land under R.S./ L.R. Dag No. 416 and 415 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 473 (Part) ;

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

SIGNED, SEALED & DELIVERED

by the VENDORS at Kolkata in the presence of



Amal Kumar Das
44, Guruswami Ch - So
Cal - C

201 of Calcutta High Court
to the Govt
Amal Kumar Das

Partha Sarathi Bhowmik
5, K. E. Saha Lane
KOL 30

Yousri Bhowmik

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

Amal Kumar Das

Drafted by me and prepared in my office:

Arifa Say
Advocate, H.C., Cal

RECEIPT

Received a sum of Rs.4,00,000/- (Rupees Four Lac) only from the hereinabove named Purchasers according to terms of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	In Favour Of
40,000/-	29.12.2014	672732	Indian Overseas Bank Bagnati Branch	Gouri Ballav
50,000/-	29.12.2014	672733	-do-	Sulabala Khan
1,60,000/-	29.12.2014		PAID IN CASH to Gouri Ballav	
1,50,000/-	29.12.2014		PAID IN CASH to Sulabala Khan	
4,00,000/-	Rupees Four Lac only.			

Witnesses:

Amal Kumar Das
GE Signature 01-11
83-4

LT of Sulabala Khan
to the fact

Amal Kumar Das
VENDORS

Withd Sarathi Ballav

Gouri Ballav

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
						
	<i>Joseph Ballan</i>	Thumb	Fore	Middle (Right Hand)	Ring (Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
						
	<i>LT J. Ballan Sheriff's Office Harris County, TX</i>	Thumb	Fore	Middle (Right Hand)	Ring (Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
						
	<i>Sofiane</i>	Thumb	Fore	Middle (Right Hand)	Ring (Hand)	Little



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

Endorsement For Deed Number : I - 14432 of 2014
(Serial No. 15840 of 2014 and Query No. 1523LD00027423 of 2014)

On 29/12/2014

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

Presented for registration at 17.50 hrs- on 29/12/2014, at the Private residence by Saitabala Khan Alias Shaitabala Kha, one of the Executants

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

Execution is admitted on 29/12/2014 by

1. Saitabala Khan Alias Shaitabala Kha, wife of Lt Haradhan Khan, Haridas Saha Ghat, Rd. Sukchar, Thana-Khardaha, District-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession: Others
2. Gouri Ballav Alias Gourrani Ballav, wife of Lt Bari Kumar Ballav, 5 Kali Charan Seth Lane P 5- Gansipore, District-Kolkata, WEST BENGAL, India, Pin -700030, By Caste Hindu, By Profession: Others

Identified By A Kr Das, son of , 44 S Ch St, District-Kolkata, WEST BENGAL, India, Pin :-700008, By Caste: Hindu, By Profession: Others

(Debasish Dhar)
 Additional District Sub-Registrar

On 30/12/2014

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

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

Payment of Fees:

Amount by Draft

Rs. 5083/- is paid by the draft number 313441, Draft Date 29/12/2014, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

(Under Article - A(T) = 5049/- , E = 14/- on 30/12/2014)


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. -4,59,870/-

Certified that the required stamp duty of this document is Rs - 23014 /- and the Stamp duty paid as: Impresive-Rs - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 22914/- is paid by the draft number 313440, Draft Date 29/12/2014, Bank State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014


 Additional District Sub-Registrar
 Rajarhat, New Town, North 24 Parganas
30 DEC 2014 (Debasish Dhar)
 Additional District Sub-Registrar

30/12/2014 11:41:00



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

Endorsement For Deed Number : I - 14432 of 2014
(Serial No. 15840 of 2014 and Query No. 1523L000027423 of 2014)

(Debasish Dhar)
Additional District Sub-Registrar



[Handwritten signature]

20 DEC 2014

(Debasish Dhar)
Additional District Sub-Registrar

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 59.

Registered in Book - I
CD Volume number 24
Page from 940 to 954
being No 14432 for the year 2014.



[Handwritten signature]

(Debasish Dhar) 30-December-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

15838

14433/2014



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

T 953195

Certified that this document is admitted
 to register. The signature sheet, there
 to the document, shall be attached
 with this document as the part of the
 document.

[Signature]
 Additional District Sub-Registrar
 Esplanade, New Town, North 24 Parganas

30 DEC 2014

THIS INDENTURE made this the 29th day of December, 2014
BETWEEN (1) **[SRIMATI] GOURI BALLAV** alias Gourrani Ballav, (PAN
 No: BATPB7125B), wife of Late Bani Kumar Ballav, by Caste Hindu, by

84540

No. _____
 Sub No. _____
 Address _____
 01 DEC 2014
 ANJUSHREE
 L.B. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700

01 DEC 2014

01 DEC 2014

AT 1 of Saitabala Khan
for the party
Primal Number 000



7062

AT 2 of Saitabala Khan
by the party

Primal Number 000



7063



Gousi Ballav

Primal Number 000
15/10/2014
44/Secular of
CAC-6
Hence

29 DEC 2014

Occupation- Housewife, by Nationality - Indian, residing at 5, Kali Charan Sett Lane, P.O. & P.S. Cossipur, Kolkata 700 030, and (2) **[SRIMATI] SAILABALA KHAN** alias Shalabala Kha, wife of Late Haradhan Khan, resident of Haridas Satra Ghat Road (Sukbehor), P.S. Kharda, District- North 24 Parganas, presently residing at c/o Sri Amal Kumar Das, Kunjalpara, P.O. & P.S. Rajarhat, District- North 24 Parganas, West Bengal, hereinafter jointly and/or collectively 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, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART** :

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, PAN No. AAPCS1207D, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, PAN No. AAPCS1203H, both the Companies having their registered office at 53, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **[Mr.] Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/38, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat, PIN - 700 059, hereinafter 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 **OTHER PART** :

WHEREAS (1) Jatindra Nath Mondal and (2) Staish Chandra Mondal were the recorded joint owners of **ALL THAT** piece or parcel of land admeasuring about 48 [Forty Eight] Decimal, more or less, lying and situated under Mouza- REKIGANI, J.L. No. 13, comprised in R.S. / L.R. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian No. 4348 and 4393, under Police Station- Rajarhat, District North 24-Parganas, together with other landed properties;

AND WHEREAS while thus the said (1) Jatindra Nath Mondal, and (2) Staish Chandra Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties the said Staish Chandra Mondal died intestate leaving behind his 2 [two] sons namely

[1] [Sri Sunil Kumar Mondal] and [2] [Sri Sudhir Kumar Mondal] and 2 [two] daughters namely [3] [Srimati Saira Bala Khan] and [4] [Srimati Gouri Ballav], 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 since then the said [1] [Sri Sunil Kumar Mondal], and [2] [Sri Sudhir Kumar Mondal], [3] [Srimati Saira Bala Khan], and [4] [Srimati Gouri Ballav], became the absolute joint owners of, out of the aforesaid property, **ALL THAT** piece or parcel of a plot of land measuring about 24 [Twenty Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J. L. No. 13, comprised in R.S./ L.R. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian No. 4348, under Police Station- Rajarhat, District North 24-Parganas, free from all encumbrances.

AND WHEREAS that the said [1] [Srimati Gouri Ballav] and [2] [Srimati Saira Bala Khan], the Vendors herein, solely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of land measuring about 12 [Twelve] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian No. 4348, under Police Station- Rajarhat, District 24-Parganas North, free from all encumbrances, liens, charges, mortgages, attachments thereto, hereinafter called as "the **SAID PROPERTY**".

AND WHEREAS the Vendors have agreed to sell and transfer her entire right, title and interest in the SAID PROPERTY to the Purchasers herein and the Purchasers herein has agreed to purchase the same at and for noncollated consideration mentioned herein.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs.5,00,000/- [Rupees Five Lac] only duly paid by the Purchasers to the Vendors only at or before the execution of this instruments (the receipt whereof the Vendors doth 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 Purchaser 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 Purchaser **ALL THAT** piece or parcel of a plot of land measuring about 12 [Twelve] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dng No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian No. 4348, within the limit of Rajarhat Bishrupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right and properties appurtenant thereto, 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 butted 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 reversions 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 Purchaser absolutely and forever, free from all encumbrances, trust, liens, dispendens, 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 Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (iii) THAT the Purchaser 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 receive 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 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 Purchaser 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 Purchaser 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 Purchaser and all person claiming through or under the Purchaser 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 Purchaser against any loss or damage may be suffered by the Purchaser 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, incumbrance 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 Purchaser; 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 Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser 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 Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendors cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendors herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land (undivided share) measuring about 12 [Twelve] Decimal, more or less, lying and situated under Mouza: REKJQANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 455, recorded under R.S. Khatian No. 1870, corresponding to L.R. Khatian No. 4348, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties enjoyed therewith and/or appurtenant thereto.

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

SIGNED, SEALED & DELIVERED

by the VENDORS at Kolkata in the presence of

Arund Kumar Das

H. K. Saha et al

Cal - C

By 1 of Sanjib Kumar Das
by the Party

Arund Kumar Das

For the Sanjib Kumar Das

S. K. Saha et al

KOL-30

Sanjib Kumar Das

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

Arund Kumar Das

Drafted by me and prepared in my office:

Arund Kumar Das
Advocate, H.C., Cal

RECEIPT

Received a sum of Rs.5,00,000/- [Rupees Five Lac] only from the hereinafter named Purchasers according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	In Favour Of
40,000/-	29.12.2014	673276	Indian Overseas Bank Bagmati Branch	Gouri Ballav
50,000/-	29.12.2014	673229	-do-	Sailabala Khan
2,10,000/-	29.12.2014		PAID IN CASH to Gouri Ballav	
2,00,000/-	29.12.2014		PAID IN CASH to Sailabala Khan	
5,00,000/-	Rupees Five Lac only.			

Witnesses:

Arun Kumar Das

*27/12/2014
By the Bank*

Arun Kumar Das

Pati the Sate thi Ballav

VENDORS

Gouri Ballav

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Yousef Ballal</i>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Yousef Ballal</i>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Saykhanov</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 - 14433 of 2014
(Serial No. 15838 of 2014 and Query No. 1523L000027424 of 2014)**

On 29/12/2014

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

Presented for registration at 17.45 hrs on 29/12/2014, at the Private residence by Sailabala Khan Alias Shailabala Kha, one of the Executants.

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

Execution is admitted on 29/12/2014 by

1. Sailabala Khan Alias Shailabala Kha, wife of Lt Haradhan Khan, Haridas Sengra Ghat Rd Sukchhal Thana-Khandaha, District-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession Others
2. Gour Ballav Alias Gourmani Ballav, wife of Lt Bari Kumar Ballav, 5 Kall Charan Seth Lane P. S. Cossipore, District-Kolkata, WEST BENGAL, India, Pin -700030, By Caste Hindu, By Profession Others

Identified By A Kr Das, son of 44 S Ch St, District-Kolkata, WEST BENGAL, India, Pin -700006, By Caste Hindu, By Profession: Others

(Debasish Dhar)
Additional District Sub-Registrar

On 30/12/2014

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

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

Payment of Fees:

Amount by Draft

Rs. 28570/- is paid, by the draft number 313434, Draft Date 29/12/2014, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

(Under Article : A(1) = 28556/- E = 14/- on 30/12/2014)

Certificate of Market Value(WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-25,96,908/-

Certified that the required stamp duty of this document is Rs.- 129865/- and the Stamp duty paid as Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 129765/- is paid, by the draft number 313435, Draft Date 29/12/2014, Bank State Bank of India, TEGHORIA RAGHUNATHPUR, received on 30/12/2014

(Debasish Dhar)
Additional District Sub-Registrar



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

Endorsement For Deed Number : I - 14433 of 2014
(Serial No. 15838 of 2014 and Query No. 1523L000027424 of 2014)

(Debasish Dhar)
Additional District Sub-Registrar



30 DEC 2014
Rajarhat, North 24 Parganas
(Debasish Dhar)
Additional District Sub-Registrar
Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 68.

Registered in Book - I
CD Volume number 24
Page from 984 to 997
being No. 14433 for the year 2014.



[Signature]
(Debasish Dhar) 30-December-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal