

01978

01827/28/13



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अन्वित्यरुका पश्चिम बंगाल WEST BENGAL

N 918617

Specified that the document is submitted to registration. The ... is a ...  
 & the ... are the part of the ...

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Sub-Registrar, West Bengal, ...

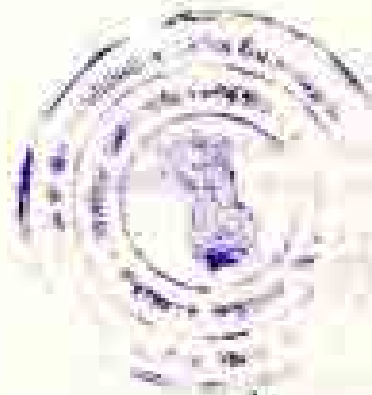
13 FEB 2013

**THIS DEED OF CONVEYANCE** made this the 13<sup>th</sup> day of February, 2013  
 BETWEEN (1) (MR.) GOBINDA CHANDRA DAS alias Gobinda Das, (2) (MR.)  
SURENDRA KUMAR DAS alias Surendrakumhar Das, and (3) (MR.) SHYAMAL

100061 12 JAN 2013

ADVOCATE

A. BANERJEE  
 L.S. VENDOR 105  
 HIGH COURT, KOLKATA-700 001



Annabi Kumari Das  
 50 - Ekspansal Kumar idar  
 Vill. Kanchalpara PS-110 - Rajarhat  
 Pin - 700135  
 Student

13 FEB 2013

**RUMAR DAS** alias Shyamal Das, all son of Late Jogenendra Nath Das, all by both Hindu, by Nationality Indian, all residing at Kangalpara, P.O. and P.S. Rajarhat, District North 24 Parganas, PIN 700 135, West Bengal, hereinafter referred to and called as the **OWNERS/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) **IMPRESSION MERCHANTS PRIVATE LIMITED** (2) **PARASMANI VINIMAY PRIVATE LIMITED** (3) **STARWIN TRADE-LINK PRIVATE LIMITED** (4) **REAL TIME TRADECOM PRIVATE LIMITED** and (5) **SENSATION MERCHANTS PRIVATE LIMITED**, all the Companies registered under the Companies Act 1956 and having their registered Office at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Baguati, Kolkata- 700 059, hereinafter 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-interest, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**

**WHEREAS** one Danu Bhushan Das was the recorded owner of **ALL THAT** piece and parcel of a plot of land measuring about 88 [eighty eight] Decimals be the same a little more or less comprised under C. S. Dag No. 422, corresponding to R. S. Dag No. 450 [31 Decimals] and C. S. Dag No. 423 corresponding to R. S. Dag No. 451 [57 Decimals] appertaining to C. S. Khatian No. 1289 corresponding to R. S. Khatian No. 1417, lying and situated under Mouza - KEN/WANI, J. L. No. 13, R. S. No. 198, Taluk No. 2908, under Police Station- Rajarhat, District 24-Parganas together with other landed properties;

**AND WHEREAS** the said Danu Bhushan Das, son of Manik Lal Das legally married with one Golup Basini Das, and out of the said wedlock they got no issue and to that effect the said Danu Bhushan Das made and executed a Will on 03.08.1962 and same being registered with the Office of the District Registrar of the District 24-Parganas, at Alipore and recorded into Book No. 111, Volume No. 2, Pages 65 to 70, Being No. 29 for the year 1962, wherein the said Danu Bhushan Das had appointed his brother namely Jogenendra Nath Das as an Executor of his last Will and Testament.

**AND WHEREAS** in the said Will and Testament the said Danu Bhushan Das had nominated his 4 [four] nephews namely (1) Sri Gopal Chandra Das (2) Sri Gobinda Chandra Das (3) Sri Sourendra Kumar Das and (4) Sri Shyamal Kumar Das, all are sons of Sri Jogenendra Nath Das, as Beneficiaries of his last

Will and Testament and after the death of the said Dasu Bhushan Das, the Executor of the said Will applied for grant of Probate of the last Will and Testament of the deceased Dasu Bhushan Das, before the Ld. District Delegate at Alipore, vide Case No. O.S. 4/1972 and on 2nd February, 1974 the Ld. Additional District Judge of 8th Court at Alipore, be pleased to grant the Probate in anyway concerning the Will of the said deceased Dasu Bhushan Das;

**AND WHEREAS** by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nephews of deceased Dasu Bhushan Das, namely (1) Sri Gopal Chandra Das, (2) Sri Gobinda Chandra Das, (3) Sri Sourendra Kumar Das and (4) Sri Shyamal Kumar Das the Beneficiaries, became absolute joint owners of **ALL THAT** piece and parcel of undivided and un-demarcated plot of land measuring about 88 [eighty eight] Decimals, more or less, comprised under C. S. Dag No. 423 corresponding to R. S. Dag No. 450 [31 Decimals] and C. S. Dag No. 423 corresponding to R. S. Dag No. 451 [57 Decimals] appertaining to C. S. Khatian No. 1289 corresponding to R. S. Khatian No. 1417, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station- Rajarhat, District 24- Bargarha North, together with other landed properties, and henceforth recorded their name in Records of Rights (ROR) vide (1) L. R. Khatian No. 4555 in the name of Gopal Chandra Das, (2) L. R. Khatian No. 774 in the name of Gobinda Chandra Das, (3) L. R. Khatian No. 773 in the name of Sourendra Kumar Das, and (4) L. R. Khatian No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levies and other outgoings against their name regularly and punctually;

**AND WHEREAS** while the said (1) Gopal Chandra Das, (2) Gobinda Chandra Das, (3) Sourendra Kumar Das, and (4) Shyamal Kumar Das, were jointly owning and enjoying the aforesaid property, by virtue of a partition deed along with an amicable partitioned plan dated 25th April, 2012, duly registered at the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City, recorded in Book No. 1, CD Volume No. 8, Page from 1600 to 1629, Being No. 05238 for the year 2012, said (1) Gopal Chandra Das, (2) Gobinda Chandra Das, (3) Sourendra Kumar Das and (4) Shyamal Kumar Das partitioned and demarcated their respective share in **ALL THAT** piece or parcel of land measuring about 88 [eighty eight] Decimals, more or less, comprised in R. S. Dag No. 450 [Area- 31 Decimals] and R. S. Dag No. 451 [Area- 57 Decimals] appertaining to R.S. Khatian No. 1417, lying and situated under Mouza- REKJWANI, J.L. No. 13, R.S. No. 198, Taluk No. 2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat under Police Station- Rajarhat, District 24- Bargarha North, in the manner mentioned therein;

**AND WHEREAS** thus the said (1) Gobinda Chandra Das, (2) Sourendra Kumar Das, and (3) Shyamal Kumar Das, the Vendors herein, became sole and absolute owner of **ALL THAT** piece and parcel of a demarcated plot of land measuring about 66 [Sixty Six] Decimals, be the same a little more or less, comprised under C.S. Dag No. 422 corresponding to R.S. /L.R. Dag No. 450 [Area- 25.85 Decimal] and C.S. Dag No. 423 corresponding to R.S./L.R. Dag No. 451 [Area- 40.15 Decimals] appertaining to H. S. Khatian No. 1417 corresponding to L. R. Khatian No. 4555, 774, 773 and 4556, lying and situated under Mauza- REKJOANI, J. L. No. 13, R.S. No. 198, Taluq. No. 2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District- North 24-Parganas, more fully and particularly described in the Schedule hereunder written, for the sake of brevity 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 have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.2,74,50,000/- (Rupees Two Crore Seventy 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:**

1. In pursuance of agreements and in consolidated consideration of sum of (Rs.2,74,50,000/-) (Rupees Two Crore Seventy Four Lac And Fifty Thousand) only, duly paid by the Purchasers to the Vendors, at or before the execution of this instrument (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 in 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 and parcel of a demarcated plot of land measuring about 66 [Sixty Six] Decimals, be the same a little more or less, comprised under C.S. Dag No. 422 corresponding to R.S. /L.R. Dag No. 450 [Area- 25.85 Decimal] and C.S. Dag No. 423 corresponding to R.S./L.R. Dag No. 451 [Area- 40.15 Decimals] appertaining to R. S. Khatian No. 1417 corresponding to L. R. Khatian No. 4555, 774, 773 and 4556, lying and situated under Mauza- REKJOANI, J. L. No. 13, R.S. No. 198, Taluq. No.

2008, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat under Police Station Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, more fully and particularly described 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 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 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 unit 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, hypothecations, charges, attachments, claimants, mortgages, acquisitions and alignment whatsoever.

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

- (ii) 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, claims, mortgage charge, lien, liens, encumbrances 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 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, equitable or otherwise mortgage or trust, lien, suspense 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 Vendors have delivered peaceful vacant possession of the Said Property described in the Schedule below unto the Purchasers for the absolute use and benefit 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 do 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 hereinafter; 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 records 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 this property unto the Purchasers.



**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of a demarcated plot of land measuring about 66 [Sixty Six] Decimals, equivalent to 39 [Thirty Nine] Gansh 14 [Fourteen] Chittacks and 39 [Thirty Nine] Square Feet, more or less, comprised under R.S./L.R. Dag No. 450 [Area- 25.85 Decimal] and R.S./L.R. Dag No. 451 [Area- 40.15 Decimals] appertaining to R. S. Khatun No. 1417, corresponding to L.R. Khatun No. 4588, 774, 773 and 4556, lying and situated at Mouza- BEKOANI, J.L. No. 13, R. S. No. 198, Tauri No. 2908, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** a 500 square feet, kacha structure standing thereon **AND 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 hotted and bounded as follows:

ON THE NORTH - By Main Road:

ON THE SOUTH - By land in R.S. Dag No. 449

ON THE EAST - By land/building in R.S. Dag No. 445:

ON THE WEST - By land in R.S. Dag No. 450 (part) and 451 (part):

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

**SIGNED, SEALED & DELIVERED**

by the **VENDORS** at Kolkata  
in the presence of

Arundhati Kumar Das  
Vid - Kumbhalpara  
P.O. - Rajarhat  
Pin - 700135

Syama Kumar Das  
(ACMPD 7850R)  
Golunda Ch. Das  
(ADSPD 7257D)  
Sourindra Kumar Das  
(ADSPD 2919B)

Manoj Kumar Das  
Vid - Rajarhat  
P.O. - Rajarhat  
Pin - 700135

**RECEIPT**

**RECEIVED** a sum of Rs.2,74,50,000/- (Rupees Two Crore Seventy 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	Cheque No.	Bank/Branch	Issued In Favour Of
45,00,000/-	08.02.2013	164785	Indian Overseas Bank Bogalati Branch	Gobinda Chandra Das
46,50,000/-	08.02.2013	164786	—do—	—do—
45,00,000/-	08.02.2013	164781	Indian Overseas Bank Bogalati Branch	Surendra Kumar Das
46,50,000/-	08.02.2013	164786	—do—	—do—
45,00,000/-	08.02.2013	164783	Indian Overseas Bank Bogalati Branch	Shyamal Das
46,50,000/-	08.02.2013	164784	—do—	—do—
<b>2,74,50,000/-</b>	<b>Rupees Two Crore Seventy Four Lac And Fifty Thousand only</b>			

Witnesses:

Amal Kumar Das  
Vill - Borjalpara  
Post - Rajshahi  
Pin - 700135

Moumita Mondal  
Vill - Borjalpara  
Post - Rajshahi  
Pin - 700135

Shyamal Kumar Das  
Gobinda Chandra Das  
Surendra Kumar Das

SIGNATURE OF THE VENDORS

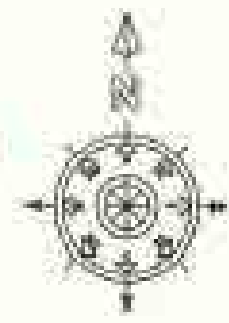
# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore Hand</b>	<b>Thumb</b>
						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring Hand</b>	<b>Little</b>	
<i>Singdamai</i>						
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore Hand</b>	<b>Thumb</b>
						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring Hand</b>	<b>Little</b>	
<i>Souvorha Kumar Das</i>						
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore Hand</b>	<b>Thumb</b>
						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring Hand</b>	<b>Little</b>	
<i>Souvorha Das</i>						
<b>4</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore Hand</b>	<b>Thumb</b>
						
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring Hand</b>	<b>Little</b>	
<i>Singdamai</i>						

DEED PLAN OF LAND OF AT MOUZA REKJOANI JL NO-13 RS. NO- 198,  
CONTAINED IN RS DAG NO -450 AND 451 RECORDED IN L.R. KHATAN NO - 773,  
774, 4555, 4556, P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER  
RAJARHAT - BISHNUPUR I NO. - GRAM PANCHAYET.

LAND AREA IN RS DAG NO - 450 = 25.85 DECIMAL  
LAND AREA IN RS DAG NO - 451 = 40.15 DECIMAL

TOTAL AREA = 66.00 DECIMAL (CANCELED THE  
REEL NUMBER)



RS. DAG NO. - 449



RS. DAG NO - 450  
RS. DAG NO - 451

*Syamal Kumar Das*  
*Govinda Ch Das*  
*Sourendra Kumar Das*


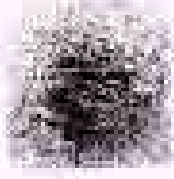
SIGNATURE OF OWNERS




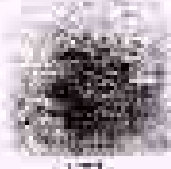

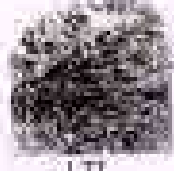


SITE PLAN  
SCALE 1:100

**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01978 / 2013, Deed No. (Book - I , 01827/2013)**

**I. Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Gobinda Chandra Das Kanjaipara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 13/02/2013	 LTI 13/02/2013	<i>Gobinda Chandra Das</i> 13/2/13

**II. Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gobinda Chandra Das Address:-Kanjaipara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 13/02/2013	 LTI 13/02/2013	<i>Gobinda Chandra Das</i>
2	Surentra Kr Das Address:-Kanjaipara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 13/02/2013	 LTI 13/02/2013	<i>Surentra Kr Das</i>
3	Shyamal Kr Das Address:-Kanjaipara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 13/02/2013	 LTI 13/02/2013	<i>Shyamal Kumar Das</i>

Name of Identifier of above Person(s)	Signature of Identifier with Date
Anand Kumar Das Kanjai Para, Rajarhat, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	<i>Anand Kumar Das</i> 13/2/2013

  
**Debashish Oher**  
 (Debashish Oher)  
 Additional District Sub-Registrar

Office of the A.D.S.R. RAJARHAT



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

Endorsement For Deed Number : I - 01827 of 2013  
(Serial No. 01978 of 2013)

On 13/02/2013

**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. 302000/- is paid , by the draft number 911870, Draft Date 13/02/2013, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 13/02/2013

( Under Article : A(1) = 301839/- , E = 14/- , Excess amount = 47/- on 13/02/2013 )

**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. -2,74,50,000/-

Certified that the required stamp duty of this document is Rs.- 1647020 /- and the Stamp duty paid is Impressive Rs. - 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1647000/- is paid , by the draft number 911869, Draft Date 13/02/2013, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 13/02/2013

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

Presented for registration at 11:32 hrs on :13/02/2013, at the Office of the A.D.S.R. RAJARHAT by Gobinda Chandra Das Alias Govinda Das, one of the Executants.

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

Execution is admitted on 13/02/2013 by

1. Gobinda Chandra Das Alias Govinda Das, son of Lt Jogendra Nath Das , Kanjalpara, Thana-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
2. Soutendra Kr Das Alias Sorentranath Das, son of Lt Jogendra Nath Das , Kanjalpara, Thana-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
3. Shyamal Kr Das Alias Shyamal Das, son of Lt Jogendra Nath Das , Kanjalpara, Thana-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business

Identified By Arnab Kumar Das, son of S. K. Das, Kanjal Para, Rajarhat, Kolkata, Thana-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession: Student.

13 FEB 2013

( Debasish Dhar )  
Additional District Sub-Registrar



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

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**Endorsement For Deed Number : 1 - 01827 of 2013**  
**(Serial No. 01978 of 2013)**

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( Debasish Dhar )  
Additional District Sub-Registrar



  
Additional District Sub-Registrar  
RAJARHAT, DISTRICT-NORTH 24-PARGANAS

13 Feb 2013 ( Debasish Dhar )  
Additional District Sub-Registrar  
Endorsement Page 2 of 2

Certificate of Registration under section 62 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 5383 to 5387  
Serial No 21027 for the year 2013.



  
(Debatash Dhar) 13-February-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJSHAHAT  
West Bengal



C1780

01850/2013



*Handwritten green notes:*  
अप्रतिम  
अप्रतिम

पश्चिम बंगाल WEST BENGAL

N 230675

**Certified that the document is stamped & registered. The notary's certificate & the notary's registration certificate attached with this document are the part of this document.**

*Handwritten signature:*  
20/1/13

*Handwritten signature:*  
K

**Notary Public for West Bengal  
Kolkata, West Bengal, India in Pursue**

FEB 2013

**THIS INDENTURE** made this 8<sup>th</sup> day of February 2013  
**BETWEEN** (1) **SRIHITI DHAR GHOSH** alias Srihiti Dhar Ghosh, son of Late  
Kali Prasad Ghosh, by occupation Business, and (2) **MRS. ANNA GHOSH** alias

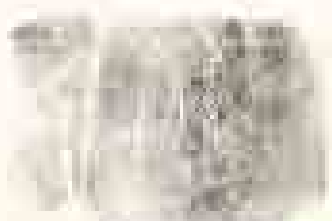
102092

05 JAN 2013

(Signature)

No.	Date
1001	05-1-13
<b>A. BANERJEE</b>	
<b>L.S. VENDOR (O.S.)</b>	
110010 - JET, KOLKATA-700 001	

(Signature)  
Savitri Devi Singh



-874

(Signature)



-873



व्यक्तिगत उपयोग के लिए प्रेषित नहीं किया जा सकता है

Additional stamp requirements  
Selection from Press Office of District

11 FEB 2013

उपरोक्त द्वारा  
प्रमाणित/संश्लेषित/दस्तावेज  
श्री. बाबू  
एच. प्रशासन  
संसाधन विभाग  
कोलकाता - 700001

Asha Sada Ghosh, wife of Late Balal Chatan Ghosh, by Occupation Housewife, both by Caste Hindu, by Nationality Indian, both residing at Rajarhat, Belghata, Pal Puru, Kolkata 700 135, West Bengal, hereinafter 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) **LUCKY RETAILS PRIVATE LIMITED**, the Company, registered under the Companies Act 1956, having its registered office at CA 16/2A, Rail Pulur Road, Flat No. H/403, Kolkata 700 059 and (2) **RELAX RETAILS PRIVATE LIMITED**, the Company, registered under the Companies Act 1956, having its registered office at CA 16/2A, Rail Pulur Road, Flat No. H/403, Kolkata 700 059, hereinafter jointly and/or 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 **OTHER PART** |

**WHEREAS** one Kalpada Ghosh was the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring 24 decimal, more or less, comprised in C.S. Dag No. 398, corresponding to R.S. Dag No. 424, under C.S. Khata No. 594 corresponding to R. S. Khata No. 631, lying and situated under Mouza-REKICAN, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station- Rajarhat, District 24-Barganas;

**AND WHEREAS** while thus the said Kalpada Ghosh solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, he died intestate leaving behind him, his only son namely Sri Sristidhar Ghosh and 5 [five] daughters namely (1) Srimati Anna Ghosh, (2) Srimati Laksmi Rani Ghosh, (3) Srimati Saraswati Ghosh, (4) Srimati Jamuna Ghosh and (5) Srimati Harani Ghosh as the only legal heirs, heiresses and successors towards the estate of deceased Kalpada Ghosh, by virtue of law inheritance as per Hindu Succession Act, 1956;

**AND WHEREAS** while thus the said (1) Sri Sristidhar Ghosh, (2) Srimati Anna Ghosh, (3) Srimati Laksmi Rani Ghosh, (4) Srimati Saraswati Ghosh, (5) Srimati Jamuna Ghosh and (6) Srimati Harani Ghosh jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed

property; the said [1] Srimati Laksmi Rani Ghosh, [2] Srimati Saraswati Ghosh, [3] Srimati Jamuna Ghosh and [4] Srimati Haruni Ghosh due to urgent requirement of lawful money by virtue of a Sale Deed No. 103 dated 19th day of December, 1973 said transferred, conveyed, granted, assigned and assured **ALL THAT** undivided undemarcated 4/6th share of piece or parcel of a plot of land measuring 24 decimal, i.e. **ALL THAT** piece or parcel of land measuring 16 decimal, more or less, comprised in C.S. Dag No. 398, corresponding to R.S. Dag No. 424, under C. S. Khata No. 594 corresponding to R. S. Khata No. 631, lying and situated under Mouza- REKHOANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station Rajahat, District 24-Parganas, along with other properties, trusts and in favour of said Sri Sristidhar Ghosh, which was duly registered in the office of the Sub-Registrar of Crossport Dumuria and recorded into Book No. 1, Being No. 4626 for the year 1973 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever and enjoying the same without any interruption and/or disturbance from any corner.

**AND WHEREAS** while thus the said [1] Sri Sristidhar Ghosh, and [2] Srimati Anna Ghosh, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid 24 (Twenty Four) Decimal plot of land, due to requirement of lawful money, said [1] Sri Sristidhar Ghosh, and [2] Srimati Anna Ghosh sold and transferred the several plotted and demarcated land, by several sale deed of different dates, duly registered in different names, of total measuring about 21 (Twenty One) Decimal, more or less, comprised in C.S. Dag No. 398, corresponding to R.S. Dag No. 424, under C. S. Khata No. 594, corresponding to R.S. Khata No. 631, corresponding to L.R. Khata No. 5389, lying and situated under Mouza- REKHOANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station- Rajahat, District 24-Parganas; against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed properties to their respective buyers, absolutely and forever.

**AND WHEREAS** thus the said [1] Sri Sristidhar Ghosh and [2] Srimati Anna Ghosh, jointly seized and possessed of or otherwise well and sufficiently entitled to the remaining plot of land, i.e. **ALL THAT** piece or parcel of land classified as SHALI measuring about 3 (Three) Decimal, more or less, comprised in R.S. Dag No. 424, under R. S. Khata No. 631 corresponding to L.R. Khata No. 5389, lying and situated under Mouza- REKHOANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station- Rajahat, District 24-Parganas,

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** the Vendors herein, due to paucity of funds and inability to administer and maintain the Said Property described in the Schedule written hereto, has approached the Purchasers to sell the SAID PROPERTY to the Purchasers and the Purchasers have agreed to Purchase the same at the price, mentioned hereinafter.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.3,00,000/- (Rupees Three Lacs) only, duly paid by the Purchasers to the Vendors, at or before the execution of this instrument (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 have and 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 measuring about 3 (Three) Decimal, more or less, comprised in R.S. Dag No.424, under R.S. Khatian No. 631 corresponding to L.R. Khatian No. 5389, lying and situated under Mouza- BIKHOANI, J.L. No. 13, R. & S. No. 198, Taluk No. 2996, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Paraganas **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described 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 butted 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 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, hypothecs, 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 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, in 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 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 his 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 acquired, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently served, defended, kept harmless and other estate rights, title, claim, mortgage, charge, lien, encumbrances 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 now 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 or 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 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 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, 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 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 records of rights as well as in the records of local authority;

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of land measuring about 3 (Three) Decimal, more or less, classified as Sah, comprised in R.S. Dag No. 424, under R. S. Khudai No. 631 corresponding to L.R. Khudai No. 5389, being and situated under Mouza- BEKRAJANI, J.A. No. 13, R. S. No. 198, Taluk No. 2969, within the limit of Rajarhat Bahmapur No. 1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24 Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto or enjoyed therewith,



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

SIGNED, SEALED & DELIVERED

By the VENDORS at Kolkata  
in the presence of:

*Suresh Kumar Ghosh*

WITNESSES  
WITNESSES



WITNESSES

1. Tapas Das  
Rajshahi  
KOL - 135

SIGNATURE OF VENDORS

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

2. Zachar Ch Roy  
KOL - 136

3. ...  
...  
...

Draft Prepared by  
Bhuvanendra Prishim Roy  
Advocate  
High Court Calcutta



**RECEIPT**

Received from the within named Purchasers  
The within mentioned sum towards full and  
Final Payment of the Total Consideration of  
The Said Property.....  
(Rupees Three Lac Only)

Rs. 3,00,000/-

**MEMO OF CONSIDERATION**

Date	Amount (Rs.)	Cheque No.	Bank/Branch	Issued In Favour Of
04.02.2013	1,50,000/-	165237	Indian Overseas Bank Baguiati Branch	Striati Dhar Ghosh
06.02.2013	1,50,000/-	---	Cash	Arna Ghosh alias Saha Bala Ghosh
3,00,000/- (Rupees Three Lac only)				

*Sushil Bala Ghosh*

(Witnesses)

1. *Tapan Das*














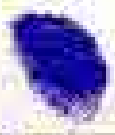

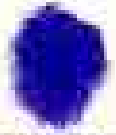



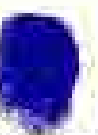
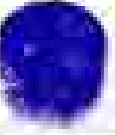















2. *Debasish Roy*

3. *Satish Kumar*

*Sushil Bala Ghosh*  


*Sushil Bala Ghosh*  
SIGNATURE OF THE VENDORS

# FORM FOR TEN FINGERPRINTS

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

Handwritten notes and signatures at the bottom of the page.



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

Endorsement For Deed Number : I - 01850 of 2013  
(Serial No. 01780 of 2013)

On 08/02/2013

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

Presented for registration at 21:30 hrs. on 08/02/2013, at the Private residence by Srishti Dhar Ghosh  
Alias Smitidhar Ghosh, one of the Executors.

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

Execution is admitted on 08/02/2013 by

1. Srishti Dhar Ghosh Alias Smitidhar Ghosh, son of Lt. Kail Pada Ghosh, Rajarhat, Rokjoni, Pal Para,  
Kolkata District-North 24-Parganas, WEST BENGAL, India, Pin - 700135. By Caste Hindu. By  
Profession : Business.
  2. Anna Ghosh Alias Asha Bala Ghosh, wife of Lt. Bala Charan Ghosh, Rajarhat, Rokjoni, Pal Para,  
Kolkata District-North 24-Parganas, WEST BENGAL, India, Pin - 700135. By Caste Hindu. By  
Profession : House wife.
- Identified By: Soumendro Das, son of Lt. Sোধर Kumar Das, Nabukur, Rajarhat, Kolkata, District-North  
24-Parganas, WEST BENGAL, India, Pin - 700135. By Caste Hindu. By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

On 11/02/2013

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.-5,23,635/-

Certified that the required stamp duty of this document is Rs - 26202/- and the Stamp duty paid as  
imposed Rs.- 500/-

( Debasish Dhar )  
Additional District Sub-Registrar

On 13/02/2013

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 : 25-4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 5787/- is paid, by the draft number 573863, Draft Date 07/02/2013, Bank Name State Bank of  
India, Rajarhat Township, received on 13/02/2013

(Under Article: A(1) = 5753/- E = 14/- on 13/02/2013)

13 FEB 2013

( Debasish Dhar )  
Additional District Sub-Registrar



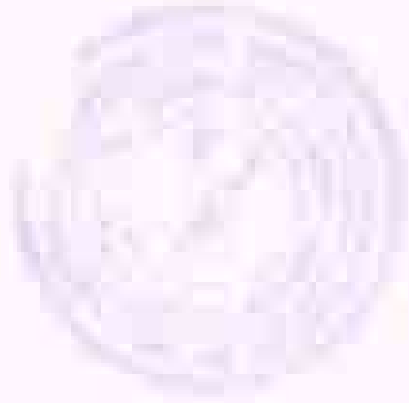
**Government Of West Bengal**  
**Office Of the A.D.S.R. RAJARHAT**  
**District-North 24-Parganas**


Endorsement For Deed Number : 1 - 01850 of 2013  
 (Serial No. 01780 of 2013)

**Deficit stamp duty**

Deficit stamp duty Rs. 26150/- is paid by the draft number 577982. Draft Date 07/02/2013. Bank State Bank of India, Rajarhat Township, received on 13/02/2013.

(**Debasish Dhar**)  
 Additional District Sub-Registrar



  
 Additional District Sub-Registrar  
 District-North 24-Parganas  
 (Debasish Dhar)  
 Additional District Sub-Registrar  
 Endorsement Page 2 of 2

13 FEB 2013

Certificate of Registration under section 49 and Rule 65.

Registered in Book - I  
CD Volume number 1  
Page from 6163 to 6175  
being No 01850 for the year 2013.



(Debasish Das) 13-February-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

2111

D-020216



22/02/16  
 6-0/216404

पश्चिम बंगाल WEST BENGAL

V 629516

Certified that the document is admitted  
 in registration. The signature sheet/sheets  
 or attachment sheet/sheets attached  
 to the document and the date of this  
 issue.

*K*  
 Additional District Sub Registrar,  
 Raebareilly, West Bengal, North Judalg.

22 FEB 2016

THIS INDENTURE made this the 22<sup>nd</sup> day of February, 2016  
 BETWEEN (1) (SRI) MADAN MOHAN GOSWAMI, alias Madan Mohan  
 Goswami, son of Late Nibaran Chandra Goswami, by Caste- Hindu, by

128659

**ANISH BISWAS**  
Advocate,  
High Court, Calcutta



11 DEC 2015  
11 DEC 2015



NATIONAL BRITISH SUBMERGERS  
REGIMENT: NEW TRENCH, NORTH 2nd Lt

22 FEB 2016

Tapan Das  
S/o Upendra Nath Das  
Rajshahi, Raebareilly  
NoL - 135  
Business



Nationality- Indian, by occupation- Service, residing at 109, Radha Madhab Goswami Lane, Kolkata- 700 003, (2) (SRI) AMARESH BANERJEE, son of Late Bibhuti Bhushan Banerjee, by Caste- Hindu, by Nationality- Indian, by occupation- Business, residing at 159, E. K. Paul Avenue, Kolkata- 700 005, 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) ALORAN VINIMAY PRIVATE LIMITED, (PAN NO. AAJCA642IH), 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. AADCD8331E), the Company, registered under the Companies Act 1956 and having its registered Office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (3) SEAMARINE VINTRADE PRIVATE LIMITED, (PAN NO. AAPCS7897F), 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 Bagan, Deshbandhu Nagar, Kolkata 700 059, all (1) to (4) companies represented by its common Authorised Signatory (Mr.) Anand Kumar Shah, son of Sri Shrawan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kalkhail, 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, were 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 0.23 [point two three] Acres, comprised in R. S. Dag No. 417, recorded under R.S. Khatian No. 1502, 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;

**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 Bkray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel 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 Bilray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 0.23 Acres comprised under R. S. Dag No. 417 (Total land area 0.23 Acres), along with other dag nos., appertaining to R. S. Khatian No. 1502, lying and situated under Mouza - REKJOANI, 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 Crosspore 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 her name in the Record Of Rights (ROR) vide L.R. Khatian No. 4545 and Srimati Sabita Bose vide L.R. Khatian No. 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 Bilray 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 .23 Acres comprised under R.S. Dag No. 417 (land area 0.23 Acres), along with other dag nos., appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJOANI, J. L. No. 13, R.S. No. 198, 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. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza- REKICANI, 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. 4, 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** thus as on date, the said Sri Madan Mohan Goswami, is solely seized and possessed of or otherwise well and sufficiently entitled to (out of the aforesaid landed property purchased from Srimati Sabita Bose, L.R. Khatian No. 4541) **ALL THAT** piece or parcel of land measuring 2.78 Decimal (Share- 0.1205), comprised under R.S./ L.R. Dag No. 417, recorded in L.R. Khatian No. 4541, lying at Mouza- REKICANI, J.L. No. 13, under Police Station - Rajarhat, District North North 24-Parganas, free from all encumbrances, absolutely and forever.

**AND WHEREAS** thus as on date, the said Sri Amaresh Banerjee, is solely seized and possessed of or otherwise well and sufficiently entitled to (out of the aforesaid landed property purchased from Srimati Sandhya Ghosh, L.R. Khatian No. 4545) **ALL THAT** piece or parcel of land measuring 9.35 Decimal (Share- 0.0800), comprised in R.S./ L.R. Dag No. 416, recorded in

L.R. Khatian No. 4545, lying at Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North North 24-Parganas, free from all encumbrances, absolutely and forever.

**AND WHEREAS** the said (1) Sri Madan Mohan Goswami, and (2) Sri Amaresh Banerjee, the Vendors herein, are collective owner of **ALL THAT** piece or parcel of land, admeasuring 12.13 Decimal, comprised in R.S./ L.R. Dag No. 416 (Area- 9.35 decimal) recorded in L.R. Khatian No. 4545 and R.S./ L.R. Dag No. 417 (Area- 2.78 decimal), recorded in L.R. Khatian No. 4541, lying at Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 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 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** colour border, at and for a Total Consideration of Rs.3,15,000/- [Rupees Three Lac And Fifteen 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.3,15,000/- [Rupees Three Lac And Fifteen 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, admeasuring 12.13 Decimal, out of which land measuring 9.35 Decimal, comprised in R.S./ L.R. Dag No. 416, recorded in L.R. Khatian No. 4545 AND land measuring 2.78 Decimal comprised in R.S./ L.R. Dag No. 417, recorded in L.R. Khatian No. 4541, lying at Mouza- RIKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North North 24-Parganas, 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 Purchasers absolutely and forever, free from all encumbrances, trust, liens, mortgages, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

1. 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 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, 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, lispendense 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 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 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;

**THE SCHEDULE**  
(the Said Property)

**ALL THAT** piece or parcel of "SALF" land, admeasuring 12.13 (Twelve point One Three) Decimal; out of which land measuring 9.35 Decimal (Share 0.0806), comprised in R.S./ L.R. Dag No. 416, recorded in L.R. Khata No. 4545 AND land measuring 2.78 Decimal (Share 0.1205), comprised in R.S./ L.R. Dag No. 417, recorded in L.R. Khata No. 4541, lying at Mouza- REKHOANI, J.L. No. 13, within the limits of Rajarhat Bidmupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto.

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:

Tapas Das  
Rajarhat, Reckhani  
KOL - 135

Amarendra Banerjee  
Madan Mohan Banerjee

\_\_\_\_\_  
SIGNATURE OF VENDORS

2/ Sonit Das

In Witness for full power  
02-135

**RECEIPT**

**RECEIVED** a sum of Rs.3,15,000/- [Rupees Three Lac And Fifteen Thousand] 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
100,000/-	15.02.2016	335116	Indian Overseas Bank, VIP Road, Bagmati	Amresh Banerjee
1,22,800/-	15.02.2016	335117	Indian Overseas Bank, Bagmati Branch	Amresh Banerjee
52,200/-	15.02.2016	335118	Indian Overseas Bank, Bagmati Branch	Madan Mohan Goswamy
20,000/-	17.02.2016	Paid in CASH to Amresh Banerjee.		
20,000/-	17.02.2016	Paid in Cash to Madan Mohan Goswamy.		
3,15,000/-	Rupees Three Lac And Fifteen Thousand only.			

Witnesses:

*Tapas Das*

*Amresh Banerjee*

*Madan Mohan Goswamy*

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

# FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left)	Fore (Left)	Thumb
						
	<i>M. Adnan M. Khan</i>	Thumb	Fore	Middle (Right)	Ring (Right)	Little
2						
		Little	Ring	Middle (Left)	Fore (Left)	Thumb
						
	<i>Amirul Bany</i>	Thumb	Fore	Middle (Right)	Ring (Right)	Little
3						
		Little	Ring	Middle (Left)	Fore (Left)	Thumb
						
	<i>Asim</i>	Thumb	Fore	Middle (Right)	Ring (Right)	Little

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

GRN: 19-201516-003328216-1  
GRN Date: 12/02/2016 17:48:51  
BRN: CK85491009  
Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 12/02/2016 06:00:38

DEPOSITOR'S DETAILS

Id No.: 15230000216404/1/2016  
(Valid till 31st Dec)

Name: sorian vinimay private limited  
Contact No.: Mobile No.: +91 9830943331  
E-mail:  
Address: VSP ENCLAVE, BLOCK - A, FLAT NO.104, RASHI NATHPUR  
Applicant Name: Mr Anand Shah  
Office Name:  
Office Address:  
Status of Depositor: Buyer/Guaranteee  
Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	0000000216404/1/0010	Mission/Commission- Receipt	0025-00-000-000-27	79
2	15230000216404/1/0016	Property Registration- Stamp duty	1030-01-100-000-02	10000
3	15230000216404/1/0016	Property Registration- Registration Fee	1030-03-104-001-10	8210

Total

10880

In Words: Rupees One Lakh Eighty Four Thousand Two Hundred Twenty Four only

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## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details			
Sl. No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr AMARESH BANERJEE                      Son of Late BISHUTI BHUSAN BANERJEE                      KANILALPARA, P.O - RAJANHAT, P.S.                      Rajshahi District -North 24-Parganas, West Bengal, India, PIN - 720138</p>	 22/02/2016 1:49:23 PM	 22/02/2016 1:49:33 PM
	 22/02/2016 1:49:49 PM		

Seller Details			
Sl. No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr MADAN MOHAN GOSWAMI                      Son of Late MISARAN CHANDRA GOSWAMI                      10b, SADHA MADAY GOSWAMI LANE, P.O -                      BAGHBAZAR, P.S - Jorabagan, Kolkata, District-                      Kolkata, West Bengal, India, PIN - 700003 Sex                      Male, By Caste: Hindu, Occupation: Others,                      Caste of Intra, PAN No- ATRPH5915E, Status                      Individual, Date of Execution - 22/02/2016, Date of                      Admission - 22/02/2016, Place of Admission of                      Execution - Office</p>	 22/02/2016 1:50:07 PM	 22/02/2016 1:50:13 PM
	 22/02/2016 1:50:33 PM		


**Seller Details**

Sl. No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr AMARESH BANERJEE                  Son of Late BIBHUTI BHUSAN BANERJEE                  KANJALPARA, P.O - RAJARHAT, P.S.                  Raureha, District -North 24 Parganas, West                  Bengal India, PIN - 700136 Sex: Male, By Case                  No:- Occupation: Others, Citizen of India: PAN                  No: AEEP811542, Status: Individual, Date of                  Execution: 22/02/2018, Date of Admission                  22/02/2018, Place of Admission of Execution:                  Office</p>	 <p>22/02/2018 1:48:49 PM</p>	 <p>22/02/2018 1:48:49 PM</p>
		 <p>22/02/2018 1:48:49 PM</p>	

### Buyer Details

Sl. No.	Name, Address, Photo, Finger print and Signature					
1	DHANSHREE TRADELINK PRIVATE LIMITED DC-302E SHASTRI BAGAN, KOLKATA-700059, P.O. - DB NAGAR, P.S. - Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAJG28323K, Status - Organization					
2	ALORAN VINIMAY PRIVATE LIMITED VIF ENCLAVE, BLOCK - A, FLAT NO 104, RAGHUNATHPUR, P.O. - D B NAGAR, P.S. - Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAJCA6421H, Status - Organization					
3	SEAMARINE VINTRADE PRIVATE LIMITED DC-302E SHASTRI BAGAN, KOLKATA-700059, P.O. - DB NAGAR, P.S. - Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAJFC37821I, Status - Organization					
4	SEAMARINE VANIJYA PRIVATE LIMITED DC-302E SHASTRI BAGAN, KOLKATA-700059, P.O. - D B NAGAR, P.S. - Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAJPC87955H, Status - Organization Reconstituted by itself not executed as gwan deta.					
5(1)	M/ AMAND SHAH FLAT NO. 30E, BLOCK - A, GREEN VALLEY, CHIRAMGIRE, KALKHALL, P.O. - KALKHALL, P.S. - Airport, District-North 24-Parganas, West Bengal, India, PIN - 700138 Sex - Male, By Case Hindu, Occupation, Service, Citizen of India, PAN No. ATDR66651R, Status - Representative, Date of Execution, Date of Admission, Place of Admission of Execution	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Photo</td> <td style="text-align: center;">Finger Print</td> </tr> <tr> <td colspan="2" style="text-align: center;">Signature</td> </tr> </table>	Photo	Finger Print	Signature	
Photo	Finger Print					
Signature						

### B. Identifier Details

Identifier Details			
Sl. No.	Identifier Name & Address	Identifier of	Signature
1	M/ TAPAS DAS Son of M/ UPENDRA NATH DAS RERUDANI, P.O. - RAJARHAT, P.S. - Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700138 Sex - Male, By Case Hindu, Occupation: Business, Citizen of India	M/ MADAN MOHAN GOSWAMI, M/ AMARESH BANERJEE, M/ AMAND SHAH	 22/02/2018 - 31/01/19

### C. Transacted Property Details



Land Details						
Sch No.	Property Location	Plot No & Khata No / Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
11	District: North 24-Parganas, P S:- Rajshahi, Gram-Panchayat: RAJSHAHAT BISHNUPUR(+) Mouza: Rekjoyani	LR Plot No:- 416 LR Khata No:- 4545	3.55 Dec	2,42,800/-	55,25,935/-	Proposed Use: B&I RCMR: Shop Width of Approach Road: 5 Ft
12	District: North 24-Parganas, P S:- Rajshahi, Gram-Panchayat: RAJSHAHAT BISHNUPUR(+) Mouza: Rekjoyani	LR Plot No:- 417 LR Khata No:- 4545	2.78 Dec	72,300/-	8,91,899/-	Proposed Use: B&I RCMR: Shop Width of Approach Road: 5 Ft

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
11	Mr AMARESH BANERJEE	DHANDHREE TRADELINK PRIVATE LIMITED	2.3375	67
	Mr AMARESH BANERJEE	ALORAN VIMIMAY PRIVATE LIMITED	2.3375	25
	Mr AMARESH BANERJEE	SEAMARINE VINTRADE PRIVATE LIMITED	2.3375	25
	Mr AMARESH BANERJEE	SEAMARINE VANUJA PRIVATE LIMITED	2.3375	25
12	Mr MADAN MOHAN GOSWAMI	DHANDHREE TRADELINK PRIVATE LIMITED	0.895	32
	Mr MADAN MOHAN GOSWAMI	ALORAN VIMIMAY PRIVATE LIMITED	0.895	25
	Mr MADAN MOHAN GOSWAMI	SEAMARINE VINTRADE PRIVATE LIMITED	0.895	25
	Mr MADAN MOHAN GOSWAMI	SEAMARINE VANUJA PRIVATE LIMITED	0.895	25

#### Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Anand Shah
Address	DC-6/28, SHASTRI BAGAN, KOLKATA-700059, Thana : Baguati, District : North 24-Parganas, WEST BENGAL, PIN - 700059
Applicant's Status	Buyer-Candidate

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

Endorsement For Deed Number : I - 152302027 / 2016

Query No/Year : 15230000216404/2016      Serial no/Year : 15230027111 / 2016  
Deed No/Year : I - 152302027 / 2016  
Transaction : (0107) Sale, Sale Document  
Name of Presentant : Mr AMARESH BANERJEE Presented At : Office  
Date of Execution : 22-02-2016      Date of Presentation : 22-02-2016

Remarks

On 22/02/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under section 17-A of Indian Stamp Act 1956.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,212/- ( A=11 = Rs 33,198/- E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/- by online = Rs 33,212/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Rs. 33,212/- is paid, by online on 12/02/2016, 9:00AM with Govt. Ref. No. 152015160033261711 on 12/02/2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK85491006 on 12/02/2016, Head of Account 0030-02-104-001-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,50,880/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,50,880/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Rs. 1,50,880/- is paid, by online on 12/02/2016, 6:00AM with Govt. Ref. No. 152015160033262181 on 12/02/2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK85491006 on 12/02/2016, Head of Account 0030-02-103-003-03

Presentation(Under Section 67 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:28 hrs on 22/02/2016, at the Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas, AMARESH BANERJEE, one of the Executants.

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 30,18,794/-

Admission of Execution ( Under Section 59, W.B. Registration Rules, 1962 )

Execution is admitted on 22/02/2016 by

Mr MADAN MOHAN GOSWAMI, Son of Late NIBARAN CHANDRA GOSWAMI, 105, RADHA MADAN GOSWAMI LANE, P.O: BAGHBAZAR, Thana: Jangrahat, City/Town: KOLKATA, Kolkata, WEST BENGAL.

India. PIN - 700023. By class Hindu. By Profession Others.

Identified by Mr TAPAS DAS, Son of Mr UPENDRA NATH DAS, REKJGANI P O RAJARHAT, Thana

Rajarhat, North 24-Parganas, WEST BENGAL, India. PIN - 700135. By class Hindu. By Profession Others.

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

Execution is admitted on 22/02/2016 by

Mr AMARESH BANERJEE, Son of Late BIBHUTI BHUSAN BANERJEE, KANJILALPARA, P.O. RAJARHAT,

Thana Rajarhat, North 24-Parganas, WEST BENGAL, India. PIN - 700135. By class Hindu. By Profession

Others.

Identified by Mr TAPAS DAS, Son of Mr UPENDRA NATH DAS, REKJGANI P O RAJARHAT, Thana

Rajarhat, North 24-Parganas, WEST BENGAL, India. PIN - 700135. By class Hindu. By Profession Others.

#### Payment of Stamp Duty

Certified that required Stamp Duty payable by this document is Rs. 1,50,950/- and Stamp Duty paid by Stamp  
Rs. 100/- by online = Rs. 1,50,850/-

#### Description of Stamp

1. Rs. 100/- is paid on Impressed type of Stamp. Serial No. 125678. Payment is made by online mode.  
Charge.

(Debasish Dhan)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. (Debasish Dhan)

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69  
Registered in Book - I  
Volume number 1523-2016, Page from 66933 to 66954  
being No 152302027 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.02.25 16:05:42 +05:30  
Reason: Digital Signing of Deed

(Debasish Dhar) 25-02-2016 16:05:41  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

22/10

1-02053



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 005637

22/10/11  
 12/02/2011  
 65

Certify that the document is certified to  
 represent the original facts and  
 with this document are attached  
 this document.

Asst. District Sub-Registrar  
 Bidhan Nagar (Salt Lake City)

22 FEB 2011

**THIS INDENTURE** made this the 22<sup>nd</sup> day of Feb, 2011  
 BETWEEN (1) **(MRS.) MADHABI SARKAR**, wife of Sri Shri Sankar Sarkar,  
 and (2) **(MR.) SHIB SANKAR SARKAR**, son of Late Mukund Lal Sarkar,

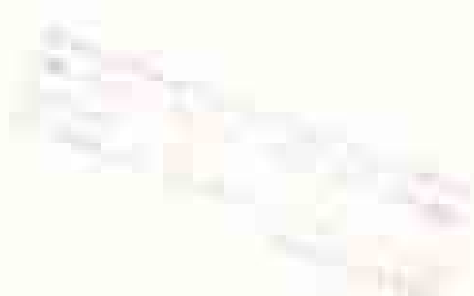
1558711

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 To: Shri \_\_\_\_\_  
 Calcutta Collectors,  
 11, Netaji Subhas Road,  
 Calcutta - 1

Suprotim Saha  
 Advocate  
 Mess Court Building

Licensed Stamp  
 Vendor

22 FEB 2011



Faint, illegible text or stamp in the middle of the page.



Shri M. S. Saha  
 11, Netaji Subhas Road  
 Calcutta - 1  
 West Bengal

Adit. District Sub-Registrar  
 West Bengal, West Bengal

22 FEB 2011

by Caste- Hindu, by Nationality- Indian, by occupation- housewife and Service, respectively, both residing at Rejkoura, Indranagar, P.O. & P.S. Rajarhat, District North 24-Parganas, Kolkata 700 135, both are represented by their Constituted Attorney **MAHJUDDIN LOSKAR**, son of Late Surojolin Loskar, residing at Rejkoura, Mathpara, P.O. & P.S. Rajarhat, District North 24-Parganas, Kolkata 700 135, appointed by a General Power of Attorney, duly registered with Additional District Sub-Registrar (Salt Lake City), vide Book-IV, CD Volume No.1, Pages 1260 to 1272, being No. 00114 for the year 2011, 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 his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART**:

AND

(1) **DHANRISHI MERCHANDISE PRIVATE LIMITED** and (2) **NIFTY MARKETING PRIVATE LIMITED**, both the Companies, having their registered office at 1, Ganesh Chandra Avenue, Room No. 501, Sixth Floor, Kolkata 700 013, represented by its Authorized Signatory **[Mr.] Anand Kumar Shah**, son of Sri Shrawan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiranjore, Kalichah, Kolkata- 700 136, 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** one Roshan Jan Bibi was the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land comprised under C. S. Khatian No 1571, lying and situated under Mouza - REKJOURI, J. E. No. 13, K. S. No 198, Taluk No. 2988, under Police Station - Rajarhat, District North North 24-Parganas;

**AND WHEREAS** while thus the said Roshan Jan Bibi solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, due to urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured the said property unto and in favour of one Sri **Jogendra Nath Mondal** and handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

**AND WHEREAS** while thus the said Sri Jagendra Nath Mondal, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, the said Jagendra Nath Mondal died intestate leaving behind him, his 2 (two) sons namely [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, as the only legal heirs and successors towards the estate of deceased Jagendra Nath Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal recorded their respective names in the Operation of Rivisinal Settlement and their names have been recorded under **R. S. Khatian No. 1496 in respect of R. S. Dag No. 416**, land measuring about 1.16 (one point one six) Acres and under **R. S. Khatian No. 1502 in respect of R. S. Dag No. 417**, land measuring about .23 (point two three) Acres and they used to pay proper rates, tax, rents, levies and other outgoings against their names and enjoying the same without any interruption and/or disturbance from any corner.

**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 Sal Ekroy 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 - BEKJWANI, J. L. No. 13, R. S. No. 198, Touza No. 2998, under Police Station - Rajarat, District North North 24-Parganas, into 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** after the aforesaid purchases said Srimati **Sandhya Ghosh** recorded her name in the Record Of Rights (ROR) vide L.R. Khatian No. 4545;

**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. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, lying and situated under Mouza- REKIWANI, 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 the said Sri **Amaresh Banerjee**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he decided to split the aforesaid property into small plots. Thereafter by virtue of a Saf Bikray Kobala, said Sri **Amaresh Banerjee** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, 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- REKIWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of one Srimati **JOLLY MAZUMDER**, 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, Being No. 6045 for the year 1994, 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 her name in the Record Of Rights (ROR) vide L.R. Khatian No. 1893.

**AND WHEREAS** while the said Srimati **JOLLY MAZUMDER**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by virtue of a **Saf Bikray Kohala** dated 26th day of July, 2005, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mauza- REKJWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of one Sri **JIBAN LAL SAHA**, 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. 189, Pages 67 to 76, Being No. 4366 for the year 2005, 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 the said Sri **JIBAN LAL SAHA**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by virtue of a **Saf Bikray Kohala** dated 7th day of March, 2003, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mauza- REKJWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of (MRS.) **DIPA 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. 200, Pages 285 to 295, Being No. 05145 for the year 2003, 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 the said **(MRS.) DIPA BANERJEE**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by virtue of a **Saf Bikray Kohala** dated 12th day of January, 2010, (through her Constituted Attorney Sri Nirmal Chandra Datta, appointed by a

General Power of Attorney, duly registered with Additional District Sub-Registrar, Salt Lake City, vide Book-IV, CD Volume No.1, Pages 5577 to 5587, being No. 00529 for the year 2008) sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of (1) **(MRS.) MADHABI SARKAR**, and (2) **(MR.) SHIB SHANKAR SARKAR**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar at Bhatnagar, Salt Lake City and recorded into Book No. 1, CD Volume No. 1, Pages 5924 to 5939, Being No. 00287 for the year 2010, 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 Deed the said (1) **(MRS.) MADHABI SARKAR**, and (2) **(MR.) SHIB SHANKAR SARKAR**, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, 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** the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto, agreed to sell and the Purchaser herein has agreed to Purchase, **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, 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 shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, of and for a Total Consideration of Rs.19,25,000/- (Rupees Nineteen Lac And Twenty Five 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.19,25,000/- (Rupees Nineteen Lac And Twenty Five Thousand) only, duly paid by the Purchaser 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 Purchaser 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 Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plan No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chutacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza- REKHWANI, J. L. No. J.L. R. S. No. 198, Touzi No. 2998, 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, 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 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 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 Vendor 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 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 Purchaser absolutely and forever, free from all encumbrances, trust, liens, expenditures, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

- (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 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 Vendor or any person or persons whatsoever; and

- (V) 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, lispendences and attachments whatsoever; and
- (VI) 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 property or any and every part thereof from, under or in trust for the Vendor 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 as 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
- (VII) 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
- (VIII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (IX) THAT the Vendor 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
- (X) 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 Vendor 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 Vendor or by the discovery of any charge, separable or otherwise mortgage or trust, lien, Respondense 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 Vendor 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 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 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 Vendor has handed over all documents of title relating to this property unto the Purchaser.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/2", measuring about 2 (Two) Cottah 8 (Eight) Chittacks, more or less, comprised under **R. S. Dag No. 416** appertaining to R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 1893, lying and situated under Mouza-

*Signature of Vendor*

REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, 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 together with  
all sorts of easement rights of air light etc. and butted and bounded as  
follows:

ON THE NORTH : Twelve Feet Wide Common Passage

ON THE SOUTH : Land under R. S. Dag No. 416 (Part)

ON THE EAST : Land under R. S. Dag No. 417

ON THE WEST : Plot 'C' in same Dag

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:

*Suprim Saha*  
*Saha*

For (MRS.) MADHABI SARKAR  
(MR.) SHIB SANKAR SARKAR

*Mahjuddin Sarkar*  
Constituted Attorney  
MAHJUDDIN SARKAR

Tapas Das  
Rajarhat KOL-135

Drafted by me and prepared at my office:

*Suprim Saha*  
*Saha*  
SUPRIM SAHA  
Advocate, W.B. 134/1990  
BA 12/2B, Desbandha Nagar,  
Kolkata - 700 050



**RECEIPT**

**RECEIVED** a sum of Rs. 19,25,000/- (Rupees Nineteen Lac And Twenty Five Thousand) only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
7,00,000/-	16.02.2011	164553	Indian Overseas Bank, Bagmati Branch	MAHJUDDIN LOSKAR
7,00,000/-	16.02.2011	164554	Indian Overseas Bank, Bagmati Branch	MAHJUDDIN LOSKAR
5,25,000/-	06.02.2011	PAID IN CASH to MAHJUDDIN LOSKAR		
19,25,000/-	Rupees Nineteen Lac And Twenty Five Thousand only			

Witnesses:

*Suprotim Saha*  
Advocate

For (MRS.) MADHABI BARKAR  
(MR.) SHIB SANKAR BARKAR

*Suprotim Saha*  
Constituted Attorney  
MAHJUDDIN LOSKAR

SIGNATURE OF THE VENDOR

Tapas Das  
Rajarhat Kol-135

*Debasish Roy*  
Read over and explained by me to the vendors who executed the document after fully understanding the purport meaning and contents thereof.

Drafted by me and prepared in my office

*Suprotim Saha*  
SUPROTIM SAHA  
Advocate, W.B. 134/1990  
MONOLATA, RA-12/2H  
Deahbandhu Nagar,  
Kolkata-700 059

*Debasish Roy*


# FORM FOR TEN FINGERPRINTS

<b>1.</b>		 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b> <small>(Left Hand)</small>	 <b>Fore</b> <small>(Left Hand)</small>	 <b>Thumb</b>
	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b> <small>(Right Hand)</small>	 <b>Ring</b> <small>(Right Hand)</small>	 <b>Little</b>	
<b>2.</b>		 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b> <small>(Left Hand)</small>	 <b>Fore</b> <small>(Left Hand)</small>	 <b>Thumb</b>
	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b> <small>(Right Hand)</small>	 <b>Ring</b> <small>(Right Hand)</small>	 <b>Little</b>	
<b>3.</b>		<b>Little</b>	<b>Ring</b>	<b>Middle</b> <small>(Left Hand)</small>	<b>Fore</b> <small>(Left Hand)</small>	<b>Thumb</b>
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> <small>(Right Hand)</small>	<b>Ring</b> <small>(Right Hand)</small>	<b>Little</b>



**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 02210 / 2011, Dead No. (Book - I , 02093/2011)**

**I. Signature of the Presentant**

Name of the Presentant	Signature with date
Mahjuddin Loskar	 22/02/2011

**II. Signature of the person(s) admitting the Execution as Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mahjuddin Loskar Address -Bekjoani Mathpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700139	Attorney	 22/02/2011	 L1 22/02/2011	

**Name of Identifier of above Person(s)**

H Manjal  
 Dasodrone Rajarhat Rd, District:-North 24-Parganas,  
 WEST BENGAL, India, P.O. :-

**Signature of Identifier with Date**

  
22/02/2011





(Debashish Dhar)

**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**Office of the A. D. S. R. BIDHAN NAGAR**

22/02/2011

ADDY. DISTRICT  
 BIDHAN NAGAR (S.M. Lane) CHM



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

**Endorsement For Deed Number : I - 02083 of 2011**  
**(Serial No. 02210 of 2011)**

**On** \_\_\_\_\_

**Payment of Fees:** \_\_\_\_\_

**On 22/02/2011** \_\_\_\_\_

**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 : 23A of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10/-

**Payment of Fees:** \_\_\_\_\_

Amount By Cash)

Rs. 21178/- on 22/02/2011

(Under Article : A(1) = 21154/- E = 14/- on 22/02/2011.)

**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 -1925000/-

Certified that the required stamp duty of this document is Rs. - 96270/- and the Stamp duty paid as Impresive Rs. - 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 91270/- is paid 09976204/02/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 22/02/2011

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

Presented for registration at 13.46 hrs. on 22/02/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Mahjuddin Laskar ,Executant

**Executed by Attorney**

Execution by

1. Mahjuddin Laskar, son of Lt Sirajuddin Laskar, Rakjoni Mathpara, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India, P.O. - Pin -700135 By Caste Hindu By Profession: Others as the constituted attorney of 1. Madhabi Sankar 2. Shib Sankar Sankar is admitted by him.

Identified By H Mandal, son of A Mandal, Desodrone Rajarhat Rd, District-North 24-Parganas, WEST BENGAL, India, P.O. - By Caste Hindu, By Profession: Business



( Debasish Dhar )  
 ADDITIONAL DISTRICT SUB-REGISTRAR




22 FEB 2011

( Debasish Dhar )  
 ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69

Registered in Book - I  
CD Volume number 4  
Page from 6022 to 6038  
being No 02093 for the year 2011



 (Debasish Dhar) 22-February-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal