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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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Advt. District Sub-Registrar
Bidhan Nagar (Salt Lake Circle)

17 MAY 2011



गैर न्यायिक
 भारतीय गैर न्यायिक
 भारत
 एक हजार रुपये
 ONE THOUSAND RUPEES
 रु.1000
 Rs.1000

ॐ साफ विक्रय कोबाला दलिल ॐ



১. ১৯৯৯ সালে
১৯৯৯ সালে

২. ১৯৯৯ সালে
১৯৯৯ সালে

কোবালা প্রতীকরণ : ১। ইমপেশন মার্চেন্টস্ প্রাইভেট লিমিটেড,

২। পরশমণী বিনিময় প্রাইভেট লিমিটেড,

৩। স্টারউইন ট্রেড-লিঙ্ক প্রাইভেট লিমিটেড,

৪। বিয়েল টাইম ট্রেডকম্ প্রাইভেট লিমিটেড এবং

৫। সেপেশন্স মার্চেন্টস্ প্রাইভেট লিমিটেড,

প্রাইভেট লিমিটেড কোম্পানীগুলির নিবন্ধিত

কার্যালয় ডি সি-৯/২৮, শান্তী বাগান, ডাকঘর -

দেশাবন্ধু নগর, থানা - বাঙ্গারহাট, জেলা উত্তর

২৪-পরগনা, পিন - ৭০০ ০৫৯, পশ্চিমবঙ্গ, পক্ষে

ইহাদের মনোনিত প্রতিনিধি শ্রী বিক্রম কুমার বা,

পিতা শ্রী চন্দ্রী চরণ বা, জাতি - ভারতীয়, ধর্ম

হিন্দু, পেশা - ব্যবসা, সকিন ফ্ল্যাট নং '৩-এ'

তৃতীয় তল, ইন্দীরা অ্যাপার্টমেন্ট, ৩৭৯/১ বি সি

চ্যাটার্জী স্ট্রাট, ডাকঘর ও থানা - বেলঘরিয়া,

জেলা উত্তর ২৪-পরগনা, পিন - ৭০০ ০৫৬,

পশ্চিমবঙ্গ।

কোবালা দাত্রী

: শ্রীমত্যা শৈলবালা বা ওরফে শ্রীমত্যা শৈলী বালা

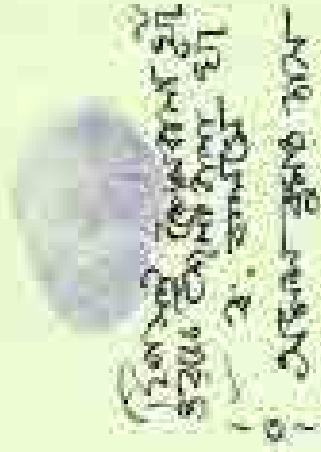
বা, স্বামী স্বর্গীয় হরমণন বা, জাতি - ভারতীয়,

ধর্ম - হিন্দু, পেশা - গৃহস্থালী, সকিন - হরিদাস

সীতলা ঘাট রোড (সুখচর), থানা - খরদহ, জেলা

উত্তর ২৪-পরগনা, পশ্চিমবঙ্গ, বর্তমান সকিন -

প্রসঙ্গে শ্রী অমল কুমার দাস, কলিকাতাপাড়া, থানা



ও ডাকঘর - রাজারহাট, জেলা উত্তর ২৪-পরগণা,
পশ্চিমবঙ্গ।

কস্য সম্পূর্ণ নির্দায় ও নির্দোষ অবস্থায় স্থাবর সম্পত্তির সাফ
বিক্রয় কোথাল দলিল পত্রমিদং কার্যকাণ্ডে :-

জেলা উত্তর ২৪-পরগণা, থানা রাজারহাট, অতিরিক্ত জেলা অধর
নিবন্ধকের মোকাম বিধান নগর, সল্ট লেক সিটি স্থিত জেবজোয়ানী গ্রামের
জে. এল. নং - ১৩, জে. সাঃ নং - ১৯৮ ও ২৯৯৮ নং জেজির অধীন
মালিক বর্তমানে পশ্চিমবঙ্গ রাজ্য সরকার পক্ষে জেলা উত্তর ২৪-পরগণা
কালেক্টার বাহাদুর অধিকারে বর্তমান (এল. আর.) ৪৬১৬ নং
খতিয়ানভুক্ত বর্তমান (এল. আর.) ৪০৪ নং দাগে মোট ১০ (তের)
শতক জমির ১/৪ অংশ ও ২৫ (তিন দশমিক দুই পীচ) শতক ও ৪০৫
নং দাগে মোট ১৫ (পনের) শতক জমির ১/৪ অংশ ও ৭৫ (তিন
দশমিক সাত পীচ) শতক, মোট দুইটি দাগে ৭ (সাত) শতক শালী জমি
অত্র সাফ বিক্রয় কোথাল দলিলের দাত্রী আমার পৈত্রিক ওয়ারিশান সূত্রে
প্রাপ্ত হইয়া নিজ নাম পতন করাইয়া ট্যাক্সাদী প্রদানে ভোগ দখল করিয়া
আসিতেছি এবং ভোগ দখল করিয়া আসিবার কালে বিপত ইংরাজী
২০০৬ সালের ১৮-ই সেপ্টেম্বর তারিখে বিধান নগর, সল্ট লেক সিটি
স্থিত অতিরিক্ত জেলা অধর নিবন্ধকের মোকামের ১ নং বহির ৪ নং সি
ডি ডকুমেন্ট ৫৯৯০ নং পৃষ্ঠা হইতে ৬০০০ নং পৃষ্ঠায় নকলকৃত ২০১১
সালের ০২০১১ নং দানপত্র দলিল মূলে আমার এক সহোদর ভ্রাতা শ্রী
সুনীল কুমার মন্ডল-কে আমার পৈত্রিক ওয়ারিশান সূত্রে প্রাপ্ত বর্তমান



১০০০ টাকার
১০০০ টাকার

১০০০

১০০০

১০০০

(এল আর) ৪৬১৬ নং খতিয়ানভুক্ত বর্তমান (এল আর) ৪০৪ নং দাগে মোট ১৩ (তের) শতক জমির ১/৪ অংশ ৩.২৫ (তিন দশমিক দুই পাচ) শতক জমি হইতে ২ (দুই) শতক জমি দান করিয়া তাহাকে উক্ত জমির দখল প্রদান করি এবং বর্তমানে আমি বর্তমান (এল আর) ৪৬১৬ নং খতিয়ানভুক্ত বর্তমান (এল আর) ৪০৪ নং দাগে মোট ১৩ (তের) শতক জমির ১/৪ অংশ ৩.২৫ (তিন দশমিক দুই পাচ) শতক মধ্যে ১.২৫ (এক দশমিক দুই পাচ) শতক ও ৪০৫ নং দাগে মোট ১৫ (পনের) শতক জমির ১/৪ অংশ ৩.৭৫ (তিন দশমিক সাত পাচ) শতক মোট দুইটি দাগে ৫ (পাঁচ) শতক শালী জমির মালিক হইতেছি যাহা দান, বিক্রয় ও সর্কপ্রকার হস্তান্তরের উত্তম নির্বাহ স্বত্বমিকার আমার বর্তমান আছে।

এক্ষণে আমার নানা প্রকার বৈধ কার্যের জন্য নগদ টাকার প্রয়োজন হওয়ায় আমার ঋণ দখলী সম্পত্তি নিম্ন তপশীল বর্ণিত কমবেশি মোট দুইটি দাগে ৫ (পাঁচ) শতক শতক শালী জমি সম্পূর্ণ নির্দায় ও নিশ্চেষ্ট অবস্থায় ঋণে আমার দখলে থাকাকালীন আমি সাফ বিক্রয় করিবার চেষ্টা করার আপনারা জেতাগল খরিল করিতে ইচ্ছুক হইয়া বর্তমান বাজারগোষ্ঠিত সর্বোচ্চ মূল্য অর্থাৎ ৪,০০,০০০ (চার লক্ষ) টাকা দিতে স্বীকৃত হওয়ায় আমি তাহাতে সম্মত হইয়া অন্য তারিখ আপনাদিগের নিকট হইতে প্রায় সম্পূর্ণ ৪,০০,০০০ (চার লক্ষ) টাকা বুঝিয়া পাইয়া অত্র ফোবালো নুতে নিম্ন তপশীল বর্ণিত সম্পত্তি আপনাদিগের নিকট সাফ বিক্রয় করিয়া অত্র বিক্রীত সম্পত্তি হইতে আমি চিরতরে নিঃসৃত ও দখলচ্যুত হইলাম এবং অত্র বিক্রীত সম্পত্তিতে আপনাদিগকে অন্য



পিতামহী সোমবাসুদেবী
১২০০ কোম্পানীগারী

১-১-২০১৬
সিগনাইজিং, ১০০

- ১ -

খোলসা খাসদখল ছারিয়া দিলাম। আপনার আদ্যকার তারিখ হইতে আমার নিখুঁট স্বত্ব কর্ত্বমান ভোগমান লখলীকার হইয়া মালেকান সরকারে আমার নাম খরিজে আপনাদিগের নিজ নাম পত্তন করতঃ নিরুপিত রাজনাদি আদারে খরিজ দাখিল লইয়া দান বিক্রী বক্ষক ইত্যাদি সর্বপ্রকার হস্তান্তরের ক্ষমতায়ুক্তে এবং সর্বপ্রকারের স্বত্বাধিকারি হইয়া পূত্র পৌত্রাদি ওয়ারেশান ও স্থলাভিষিক্তগণক্রমে যদৃচ্ছা ব্যবহারে পরম সুখে ভোগ সম্বল করিতে থাকুন। অত্র বিক্রীত সম্পত্তিতে আমার বাহ্য কিছু স্বত্ব স্বমীত্ব সংশ্লেশ লভ্য হক ইকিবত ও ইজমেন্ট স্বত্বাদি অধিকারাদি ছিল বা আছে তাহা সমস্তই আদ্যকার তারিখ হইতে আমার হতে বদ রহিত ও লোপ পাইয়া অত্র কোবালার বলে সম্পূর্ণরূপে আপনাদিগতে বর্তিল। কস্মিনকালে অত্র বিক্রীত সম্পত্তিতে আমি কিম্বা আমার ওয়ারেশান ও স্থলাভিষিক্তগণক্রমে কাহারও কোন প্রকার দাবী দাওয়া কিম্বা ওজরপত্তি চলিবে না করিলেও তাহা সর্ব স্থলে সর্ব আদালতে বাতিল ও অগ্রাহ্য হইবেক। অত্র সম্পত্তি আমি ইতিপূর্বে কোথাও কাহারও নিকট কোন প্রকার বিক্রীর চুক্তিতে আবদ্ধ হই নাই বা উহা কোন প্রকার দার সংযোগাদি করি নাই বা উহাতে কোন একুইজিসান বা রিকুইজিসান অস্তর্ভুক্ত সম্পত্তি নহে বা উহা কোন আদালতের বিষয়ভুক্ত সম্পত্তি নহে বা উহাতে কোন শরীক বা অংশীদার নাই বা উহাতে কোন প্রকার লিয়েন বা লিসপেন্ডেন্সের দোষ নাই বা উহা কোন দেব সেবার অর্পণ করি নাই। উহাতে কোন প্রকারের চার্জ নাই আমি কাহারও বেনামদার নাই। উহা সম্পূর্ণ নির্দায় ও নির্দোষ অবস্থায় খাসে আমার লখলে থাকাকালীন সাফ বিক্রয় করিলাম। ভবিষ্যতে কোন প্রকার তঞ্চকতা প্রকাশ পাইয়া



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১৪২৭৩৩

১৪২৭৩৩

১৪২৭৩৩

আপনাদিগের খরিদা বস্তু দখলের কোনরূপ বিঘ্ন বা ক্ষতি হইলে সম্পূর্ণ ক্ষতিপূরণ সহ পনের সমস্ত টাকা মায় সুপ খরচাদি সহ ফেরৎ দিতে আমি ওয়ারেশান ও ছুলাভিযুক্তগণক্রমে বাধ্য ও স্বীকৃত রহিলাম। দেওয়ানী ও ফৌজদারী উভয়বিধ আইনে দারী ও নভনীয় হইব ও আমার ওয়ারেশানগণ হইবেক। দেওয়ানী ও ফৌজদারী অত্র সম্পত্তি সংক্রান্ত কোন মামলা মোকদ্দমা আদালতে উপস্থিত হইলে তাহাতে আমার সাক্ষা বা জবানবন্দী দিবার আবশ্যক হইলে তাহাও আপনাদিগের খরচায় যথাযথ সময়ে আদালতে উপস্থিত হইয়া বেওয়ারে সাক্ষা দিতে আমি বাধ্য ও স্বীকৃত রহিলাম। অত্র কোবালা আপনাদিগের খরচায় ভ্রম সংশোধন দলিল পত্রাদি রেজিস্ট্রী করিয়া দিতে বাধ্য রহিলাম।

এতদর্থে আপন ধূনীতে গৃহ শরীরে অনোর বিনানুরোধে নিজ হিতার্থে দলিলের মর্ম্ম সম্মত জ্ঞাত হইয়া পনের সম্পূর্ণ ৪,০০,০০০ (চার লক্ষ) টাকা নগদ কুবিয়া পাইয়া আপনাদিগের নাম বরাবর অত্র সাফ বিক্রয় কোবালা দলিল সহ সম্পাদন করিয়া দিলাম। ইতি সন ১৪১৮ সালের ১৩০৯ বৈশাখ মোতাবেক ইংরাজী ২০১১ সালের ২৫ মে।



১৯৯৬ সালের ১৯ জুন তারিখের
১৯৯৬ সালের ১৯ জুন তারিখের
১৯৯৬ সালের ১৯ জুন তারিখের

- ৭ -

=ঃ উপরীল বিক্রীত সম্পত্তি :-

জেলা উত্তর ২৪-পরগণা, থানা বাজারহাট, অতিরিক্ত জেলা অধিবাসকের মোকাম বিধান নগর, সল্ট লেক সিটি স্থিত বেকজোয়ানী গ্রামের জে. এল. নং - ১৩, জে. সল্ট নং - ১৯৮ ও ২৯৯৮ নং ভৌমিক অধীন মালিক বর্তমানে পশ্চিমবঙ্গ রাজ্য সরকার পক্ষে জেলা উত্তর ২৪-পরগণা কালেকটর বাহাদুর অধিকারে বর্তমান (এল. আর.) ৪৬১৬ নং খতিয়ানভুক্ত

বর্তমান (এল. আর.) ৪০৪ নং দাগে মোট ১৩ (তের) শতক জমির ১/৪ অংশ ও ২৫ (তিন দশমিক দুই পাচ) শতক মধ্যে ১২৫ (এক দশমিক দুই পাচ) শতক ও ৪০৫ নং দাগে মোট ১৫ (পনের) শতক জমির ১/৪ অংশ ও ৭৫ (তিন দশমিক সাত পাচ) শতক, মোট দুইটি দাগে ৫ (পাঁচ) শতক শালী জমি মায় যাবতীয় সাক্ষর বর্ষ হতে সহ সন্তকণ্ড হক হকুক সম্পত্তি সফ বিক্রয় করিলাম। বাহা আমি বহু বৎসর হইতে ভোগদখল করিয়া আসিতেছি। অত্র বিক্রীত সম্পত্তি বাজারহাট বিষ্ণুপুর ১ নং গ্রাম পঞ্চায়েত-এর অন্তর্ভুক্ত। অত্র দলিল সংলগ্ন নম্বর দলিলের একংশ বলিয়া গণ্য হইবে।

=ঃ যাহার চৌহদ্দি :-

উত্তর : আর. এস. দাগ নং ৪০৬।

দক্ষিণ : আর. এস. দাগ নং ৪০৯।

পূর্ব : আর. এস. দাগ নং ৪০২ ও ৪০৩।



১. (১) অর্থাৎ ১০০০০০ টকা
২. (২) অর্থাৎ ১০০০০০ টকা
৩. (৩) অর্থাৎ ১০০০০০ টকা

পশ্চিম : আর. এস. দপ নং ৪০৮।

:= টাকার জায় :=

আর. বি. আই ২০০৫ টাকার নোট ২০০০০০০ ফেডায় = ২০০০০০০

আর. বি. আই ৫০০ টাকার নোট ৪০০ ফেডায় = ২০০০০০০

মেট্রি মূল্য : ৪,০০,০০০.০০

মেট্রি চার লক্ষ টাকা বৃদ্ধিয়া পাইলাম।

১. (১) অর্থাৎ ১০০০০০ টকা
২. (২) অর্থাৎ ১০০০০০ টকা
৩. (৩) অর্থাৎ ১০০০০০ টকা

১০/১২/২০১৬ তারিখ
কোবালাপত্র নামের স্বাক্ষর

মুসাবিবাকারক:

সুপ্রতিম বিদ্যা
স্বাক্ষর

শ্রী সুপ্রতিম সাহা
এ্যাডভোকেট

বে. জি. নং - পঃ নং - ১০৪/১৯৯০
বি. এ/১২/২বি, দেশবন্ধু নগর,
বাগুইআটি, কলকাতা - ৭০০ ০৫৯।

ইসাদি :-

১. (১) অর্থাৎ ১০০০০০ টকা
২. (২) অর্থাৎ ১০০০০০ টকা
৩. (৩) অর্থাৎ ১০০০০০ টকা

১. (১) অর্থাৎ ১০০০০০ টকা
২. (২) অর্থাৎ ১০০০০০ টকা
৩. (৩) অর্থাৎ ১০০০০০ টকা



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

Endorsement For Deed Number : I - 05513 of 2011
(Serial No. 05890 of 2011)

On

Payment of Fees:

On: 16/05/2011

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

Presented for registration at 19.40 hrs on : 16/05/2011, at the Private residence By Shatabala Khan Alias Shaiya Bala Khan, Executant.

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

Execution is admitted on 16/05/2011 by

1. Shatabala Khan Alias Shaiya Bala Khan, wife of Lt Haradhan Kha, Handas Sates Ghat Rd Sukhoran, Thana-Khardaha, District-North 24-Parganas, WEST BENGAL, India. P.O. - By Caste-Hindu. By Profession: House wife

Identified By Debasish Roy, son of Chitoranjan Roy, Dasodrone, Kokata, District-North 24-Parganas, WEST BENGAL, India. P.O. :-R Gopalpur Pin :-700136 - By Caste: Hindu. By Profession: Business.

[Debasish Dhar]
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/05/2011

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 : 23.4 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. 6405/- on 17/05/2011

(Under Article : A(1) = 6391/- E = 74/- on 17/05/2011)

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. -581819/-

Certified that the required stamp duty of this document is Rs. - 29111 /- and the Stamp duty paid as Impressive Rs. - 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 19020/- is paid 32354410/05/2011 State Bank of India, BACUATI, received on 17/05/2011



[Debasish Dhar]
 ADDITIONAL DISTRICT SUB-REGISTRAR

17 MAY 2011

17/05/2011 12:43:00



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

Endorsement For Deed Number : J - 05513 of 2011
(Serial No. 05890 of 2011)

2. Rs. 9100/- is paid 32357411/05/2011 State Bank of India, BAGUIATI, received on 17/05/2011

(Debasis Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR











17 MAY 2011

(Debasis Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

17/05/2011 12:43:00

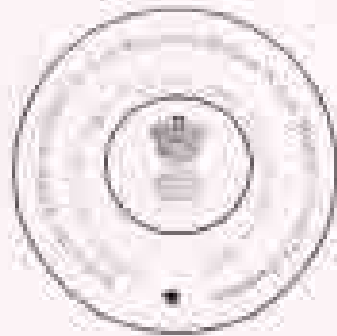
Endorsement Page 2 of 2

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
2	<i>Hand and Palm print of both hands 21. 07.2011 S. S. S. S. S.</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
3						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
3						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 7904 to 7916
Being No 05513 for the year 2011.



(Debasish Dhar) 17-May-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIGHAN NAGAR
West Bengal

CG 582

1 2012



अन्धप्रदेश पश्चिम बंगाल WEST BENGAL

F 640120

Handwritten notes in green ink on the left margin, including '10/5/12' and '11/12/12'.

Copy of
 the original
 and the
 with the
 this security
 is retained
 attached
 with the
 of

Sub-Registrar
 Bishnupur, Sanjay Chakraborty

17 MAY 2012

THIS DEED OF CONVEYANCE made this the 16th day of MAY, 2012
 BETWEEN (SRI) GOPAL CHANDRA DAS, son of Sri Jogendra Nath Das, by birth
 Hindu, by Occupation- retired from Service, by Nationality- Indian, residing at

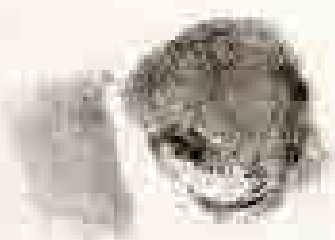
[Faint circular stamp or watermark on the left side of the page]

- Gopal Chandra Das -

1797
Date: 3 MAY 2012
No. _____
Sold to: SURBAS SAHA
Address: _____
Res. _____

J.S. VERMA
HIGH COURT JAL
[Signature]

Gopal chandra Das



v. e-t-3
4461

Gopal chandra Das



Souma Das
w/o Anindita Das (ANINDA)
595 Jessore Road DAS
Kod - 55
House wife.

Add. District Court
Bishnupur, 741101
16 MAY 2012

885, Jessore Road, under Police Station- Lake Town, District North 24-Parganas, West Bengal, hereinafter referred to and called as the **OWNER/VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**,

AND

(1) **LEISURE STOCKIST PRIVATE LIMITED** and (2) **RHYTHM VINIMAY PRIVATE LIMITED**, both the Companies registered under the Companies Act 1956 and having their registered Office at Executive Palace, CA-16/2A, Rail Pulao Road, Post Office- Deshbandhu Nagar, under Police Station- Baguati, Kolkata- 700 059, West Bengal, represented by their common Authorised Signatory (SRI) **SUNIL KUMAR LOHARUKA**, son of Late Ram Bhagat Laluraha, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Baguati, PIN- 700 059, West Bengal, by faith- Hindu, by Nationality- Indian, hereinafter 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 **Dasu 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. Khattar No. 1289 corresponding to R. S. Khattar No. 1417, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Najarat, District 24-Parganas together with other landed properties.

AND WHEREAS the said Dasu Bhushan Das, son of Manik Lal Das legally married with one Gajep Basini Das, and out of the said wedlock they got no issue and to that effect the said Dasu 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. III, Volume No. 2, Pages 65 to 70, Being No. 29 for the year 1962, wherein the said Dasu Bhushan Das had appointed his brother namely Jogendra Nath Das as an Executor of his last Will and Testament.

AND WHEREAS in the said Will and Testament the said Dasu Bhushan Das had nominated his 4 (four) nephews namely (1) Sri **Gopal Chandra Das**, (2) Sri **Gobinda Chandra Das**, (3) Sri **Sorendra Kumar Das** and (4) Sri **Shyamal Kumar Das**, all are sons of Sri Jogendra 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, become 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. 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- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District 24-Parganas North, together with other landed properties, and henceforth recorded their name in Records Of Rights (ROs) 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 26th 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 of parcel of land measuring about 88 (eighty eight) Decimals, more or less, comprised in R. S. Dag No. 450 (31 Decimals) and R. S. Dag No. 451 (57 Decimals) appertaining to R. S. Khatian No. 1417, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the local limits of Rajarhat Bishuapur No. 1 Gram Panchayet under Police Station- Rajarhat, District 24-Parganas North, in the manner mentioned therein;

Gopal Chandra Das.

AND WHEREAS thus the said Gopal Chandra Das, the Vendor herein, became sole and absolute owner of **ALL THAT** piece and parcel of a demarcated plot of land measuring about 22 [twenty two] 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- 5.15 Decimal] and C. S. Dag No. 423 corresponding to R. S. /L. R. Dag No. 451 [Area- 16.85 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, Touzi 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 Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganna, 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, has agreed to sell 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. 52,00,000/- (Rupees Fifty Two Lac) 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. 52,00,000/- (Rupees Fifty Two Lac) only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor 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 22 [twenty two] 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- 5.15 Decimal] and C. S. Dag No. 423 corresponding to R. S. /L. R. Dag No. 451 [Area- 16.85 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, Touzi No. 2998, within the local limits

of Rajarhat Bishtapur No. 1 Gram Panchayat, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, 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 herebefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever 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 Purchasers absolutely and forever, free from all encumbrances, trust, liens, liabilities, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

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

Loyal Charitra Co.

- (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 its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person exaction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, dependences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever 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 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 Vendor nor any such notice has been published; and

- (VIII) 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
- (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 Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, 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 promises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor has delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the 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 Purchasers.

~ Jyoti Chandra Joshi

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated plot of land measuring about 22 (twenty two) Decimals, equivalent to 13 (Thirteen) Centah 4 (Four) Chittacks and 43 (Forty Three) Square Feet, more or less, comprised under R. S. /L. R. Dag No. 450 (Area- 5.15 Decimal) and R. S./L. R. Dag No. 451 (Area- 16.85 Decimals) appertaining to R. S. Khatian No. 1417 corresponding to L. R. Khatian No. 4555, 774, 773 and 4556, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 158, Taluk No. 2998, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** a 200 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 butted and bounded as follows:

ON THE NORTH : By Main Road;

ON THE SOUTH : By R.S. Dag No. 449;

ON THE EAST : By R.S. Dag No. 450 (P) & 451 (P), land of Gobinda Ch. Das;

ON THE WEST : By R.S. Dag No. 452, 454 and 455;

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of:

Lopal Chandra Das

Tanvir Das

Rangomati Rajarat

KOL- 135

Rajarat Das

Rajarat Rajarat

Kat- 135

RECEIPT

RECEIVED a sum of Rs.52,00,000/- (Rupees Fifty Two Lac) only from the within named Purchasers, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Pay Order No.	Bank/Branch	Issued In Favour Of
9,00,000/-	14.05.2012	671051	Indian Overseas Bank Baguiati Branch	Gopal Chandra Das
9,00,000/-	14.05.2012	671052	Indian Overseas Bank Baguiati Branch	Gopal Chandra Das
2,00,000/-	14.05.2012	671053	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
2,00,000/-	14.05.2012	671054	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
9,00,000/-	14.05.2012	671055	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
9,00,000/-	14.05.2012	671056	Indian Overseas Bank, Baguiati Branch	Gopal Chandra Das
12,00,000/-	15.05.2012	Paid in CASH to GOPAL CHANDRA DAS		
52,00,000/-	Rupees Fifty Two Lac Only.			

Witnesses:

W1, Soome Das

W2, SRS. Josemond Kolkata-55
15-5-2012

W3, Tarun Das

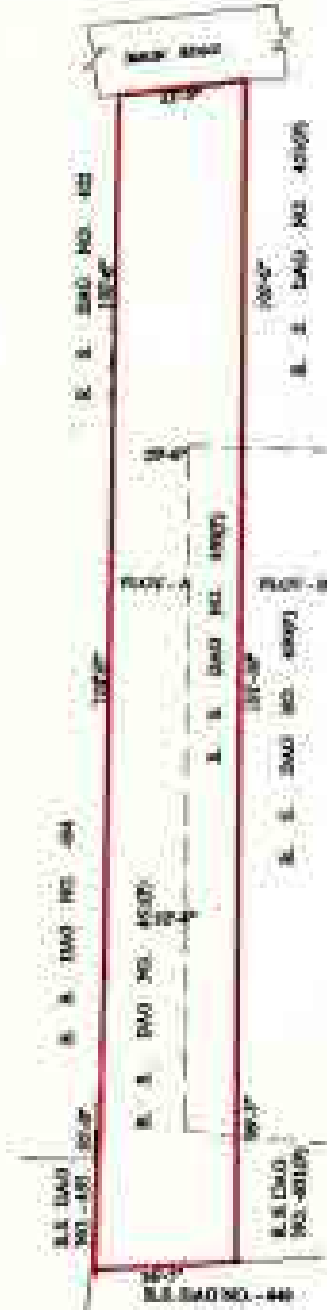
Renujani, Bagmati
KOL-125

Drafted by me:-

U. Gang
Advocate
M.C. Road, Kolkata

Gopal Chandra Das
SIGNATURE OF THE VENDOR

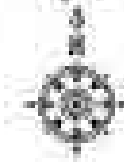
DEED PLAN OF R.S. DAD NO - 453 (P) AND 452 (S), AT MOUZA - BEK-JIAN, J.L. NO - 13, R.S. NO - 86, L.J. KHATAN NO - 773, 774, 4555, 4556, P.S. - BALASAHAT, DIST - 24 PRGGS (M), UNDER BALASAHAT BISHNUPUR I NO. - GRAM PANCHAYET.



REFERENCE	NO. OF	AREA		
	SHARE	S	CH	PTC
R.S. Dad No. - 453 (P)	0200	01	01	00
R.S. Dad No. - 452 (S)	0200	01	01	00
TOTAL AREA	0400	02	02	00

SIGNATURE OF OWNER

[Handwritten Signature]



DEED PLAN
BY T. S. CHAND



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

Endorsement For Deed Number : I - 06032 of 2012
(Serial No. 06582 of 2012)

On

Payment of Fees:

On 16/05/2012

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

Presented for registration at 16:40 hrs on 16/05/2012, at the Private residence by Gopal Ch Das
 Executant.

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

Execution is admitted on 16/05/2012 by

- Gopal Ch Das, son of Jogendra Nath Das, 885 Jessore Rd, Thana-Lake Town, P.O. - District-North 24-Parganas, WEST BENGAL, India. By Caste Hindu, By Profession - Retired Person
 Identified By: B Das, wife of A Das, 885 Jessore Rd, Kolkata, P.O. - District-North 24-Parganas, WEST BENGAL, India. Pin :-700055. By Caste: Hindu, By Profession: House wife

(Debasish Dhar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/05/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899: also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 57203.00/-, on 17/05/2012

(Under Article : A(1) = 57189/-, E = 14/- on 17/05/2012)

Certificate of Market Value(WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-52,00,000/-

Certified that the required stamp duty of this document is Rs.- 312020 /- and the Stamp duty paid as imprevise Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 311520/- is paid by the draft number: 908017, Draft Date 15/05/2012, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 17/05/2012

(Debasish Dhar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

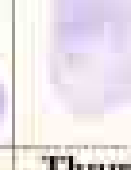




17 MAY 2012

Add. Dist. Sub-Registrar
 Bidhan Nagar, Salt Lake City

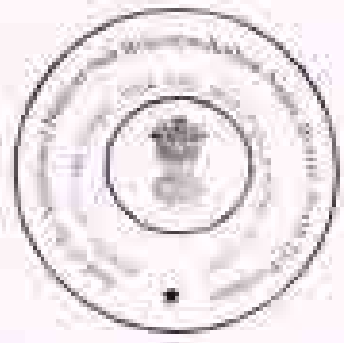
(Debasish Dhar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

FORM FOR TEN FINGERPRINTS

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

Certificate of Registration under section 60 and Rule 68.

Registered in Book - I
CD Volume number 9
Page from 2362 to 2375
being No 06032 for the year 2012.



(Debasish Dhar) 17-May-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.P. BIDHAN NAGAR
West Bengal

06707

D-06278/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 777634

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Certified that the signature is genuine
 & identical to the signature of the
 person named therein, and that the
 signature is the part of the
 document.

Notary Public, West Bengal
 Kolkata, West Bengal, North 24-Pgs.

07 JUL 2017

THIS INDENTURE made this the 7th day of July, 2017
BETWEEN (SRI) TARAK DAS, IT PAN- ADFFPD1319P, son of Late Krishna
 Charitra Das, by Caste- Hindu, by Nationality- Indian, by Occupation-

84760

15 FEB 2017

15 FEB 2017



ANJUSHREE BANERJEE
L.S. VENDOR ID
HIGH COURT, KOLKATA (INDIA)

15 FEB 2017



Alka Ghata
Sardar - Asit Ghata
Kolkata - 700 115

Additional District Judge
Rajshahi, New Town, Kolkata

07 JUL 2017

Business, residing at Rajal para, P.O. & P.S. - Rajarhat, District North 24 Pargana, Kolkata- 700 135, 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

SRIRAM COMMOTRADE PRIVATE LIMITED, [IT PAN- AALCS9616A], the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block- A/104, VIP Road, Raghunathpur, Kolkata- 700 059, represented by its Authorised Signatory [Mr. Deb Dulal Sarkar, son of Sri Bansi Bhuvan Sarkar, residing at 36-B, Prasanta Naskar Lane, Kolkata- 700 039, hereinafter referred to as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

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 Bikray 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. 1495, 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 Dum Dum and recorded into Book No. 1, Volume No. 55, Pages 175 to 178, Being No. 3324 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS the said (1) Sri Jatindra Nath Mondal (2) Sri Sunil Kumar Mondal, (3) Sri Sudhir Kumar Mondal, jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of 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 at 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 Cossipore DumDum and recorded into Book No. 1, Volume No. 55, Pages 179 to 183, 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 the said Srimati **Sabita Bose** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property by a Sale Deed 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 the said Srimati **Sandhya Ghosh** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Sale Deed 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- REKJOANI, J. L. No. 13, R. S. No. 198, Taazi No. 2098, 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: I, Volume No: 103, 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 solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a *Saf Bikray Khabala* dated 6th day of June, 1992 said Sri **Madan Mohan Goswami**, and Sri **Amaresh Banerjee**, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land ad-measuring about 5 (Five) Cottah, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, comprised in R.S. Dag No. 416, recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, and land area 3 (Three) Cottah 5 (Five) Chittack, more or less, comprised in R.S. Dag No. 417, recorded in 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. 196, Teuzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of one **Dr. Bhumendra Nath Guharoy**, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas and recorded into Book- I, Volume No: 61, Pages 259 to 267, Being No. 4162 for the year 1992, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever;

AND WHEREAS while solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a *Saf Bikray Khabala* dated 9th day of June, 2004 said **Dr. Bhumendra Nath Guharoy**, (out of the aforesaid landed property), sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, is comprised in R.S. Dag

No. 416, recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, and land area 13 (Thirteen) Chittack, more or less, is comprised in R.S. Dsg No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District- North 24 Parganas, hereinafter called as "the Said Property", more fully and particularly described in the SCHEDULE, hereunder written, unto and in favour of Sri **TARAK DAS**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan nagar, Salt Lake City and recorded into Book- I, Volume No. 332, Pages 46 to 65, Being No. 05597 for the year 2004, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever;

AND WHEREAS thus, after purchase of the Said Property, said Sri **TARAK DAS**, the Vendor herein, applied for and got recorded the Said Property in his name in Records Of Rights (ROR) at BL&LRO, Rajarhat, in the following manner:

District- North 24 Parganas, L.R. Khatian No. 4984
Mouza- Rekjoani, J.L. No. 13, Police Station- Rajarhat

<u>L.R. Dag No.</u>	<u>Shreni</u>	<u>Total Area in Dag (Acre)</u>	<u>Share in the Dag</u>
416	Shali	1.16	0.0239
417	Shali	0.23	0.0691

AND WHEREAS thus, as on date, the said Sri **TARAK DAS**, the Vendor herein, is solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein have agreed to Purchase the Said Property TOGETHER WITH the right to use the common passage, road, drains, water line without

any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with **RED** color border, at and for a Total Consideration of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty Thousand] only, which according to the parties herein is fair and reasonable market value of the Said Property.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (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 part 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 ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, is comprised in R.S. / L.R. Dag No. 416 (Share in Dag- 0.0239), recorded in R.S. Khatian No. 1490, corresponding to L.R. Khatian No.-4984, **and** land area 13 (Thirteen) Chittack, more or less, is comprised in R.S. / L.R. Dag No. 417 (Share in Dag- 0.0691), recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4984, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, more fully shown in the MAP annexed herewith and bordered RED thereon **TOGETHER WITH** a two storied mosaic floored building, having an covered area of 800 square feet approx on each floor, standing thereon, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR**

HOWSOEVER OTHERWISE the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever 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 as 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, dependens, charges, attachments, claiments, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seised 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
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, dispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever in 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 at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts,

assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published;
- (VIII) THAT the Vendor has not yet received any notice of requisition or sequestration of the property described in the Schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the 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, acquirable or otherwise mortgage or trust, lien, liaspensense 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 Purchaser; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor has delivered peaceful and 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 Record of Rights as well as in the records of local authority;
- (XIV) THAT this day, the Vendor has handed over originals of all papers, deed and documents, related to the Said Property to the Purchaser herein;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of a plot of land ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, is comprised in R.S./L.R. Dag No. 416 (Share in Dag- 0.0239), recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4984, and land area 13 (Thirteen) Chittack, more or less, is comprised in R.S./L.R. Dag No. 417 (Share in Dag- 0.0691), recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4984, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touza No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram

Panchayat, under Police Station- Rajerhat, District- North 24-Parganas, more fully shown in the MAP annexed herewith and bordered RED thereon **TOGETHER WITH** a two storied mosaic floored building, having an covered area of 800 square feet approx on each floor, standing thereon **AND TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : By land comprised in R.S./ L.R. Dag 449;
 ON THE SOUTH : By 12'0" wide common passage; (Kutcha)
 ON THE EAST : By land comprised in R.S./ L.R. Dag 417 (P);
 ON THE WEST : By land comprised in R.S./ L.R. Dag 416 (P);

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

SIGNED, SEALED & DELIVERED

by the **VENDOR** at Kolkata
 in the presence of:

Abhishek Chakrabarti

Son of Asit Chakrabarti

Presented by Asit Chakrabarti

Moumita Das

SIGNATURE OF VENDOR

RECEIPT

RECEIVED a sum of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty 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
15,00,000/-	06.07.2017	049233	Corporation Bank, Baguiati Branch	TARAK DAS
15,00,000/-	06.07.2017	049234	Corporation Bank, Baguiati Branch	TARAK DAS
9,80,000/-	06.07.2017	049235	Corporation Bank, Baguiati Branch	TARAK DAS
39,80,000/-	Rupees Thirty Nine Lac And Eighty Thousand only.			

Witnesses:

Aloke Ghosh

Son of Ajit Ghosh

Rajbari Kamialpara

Kolkata - 700135

Anirban Ghosh

Son of Aloke Kr. Ghosh

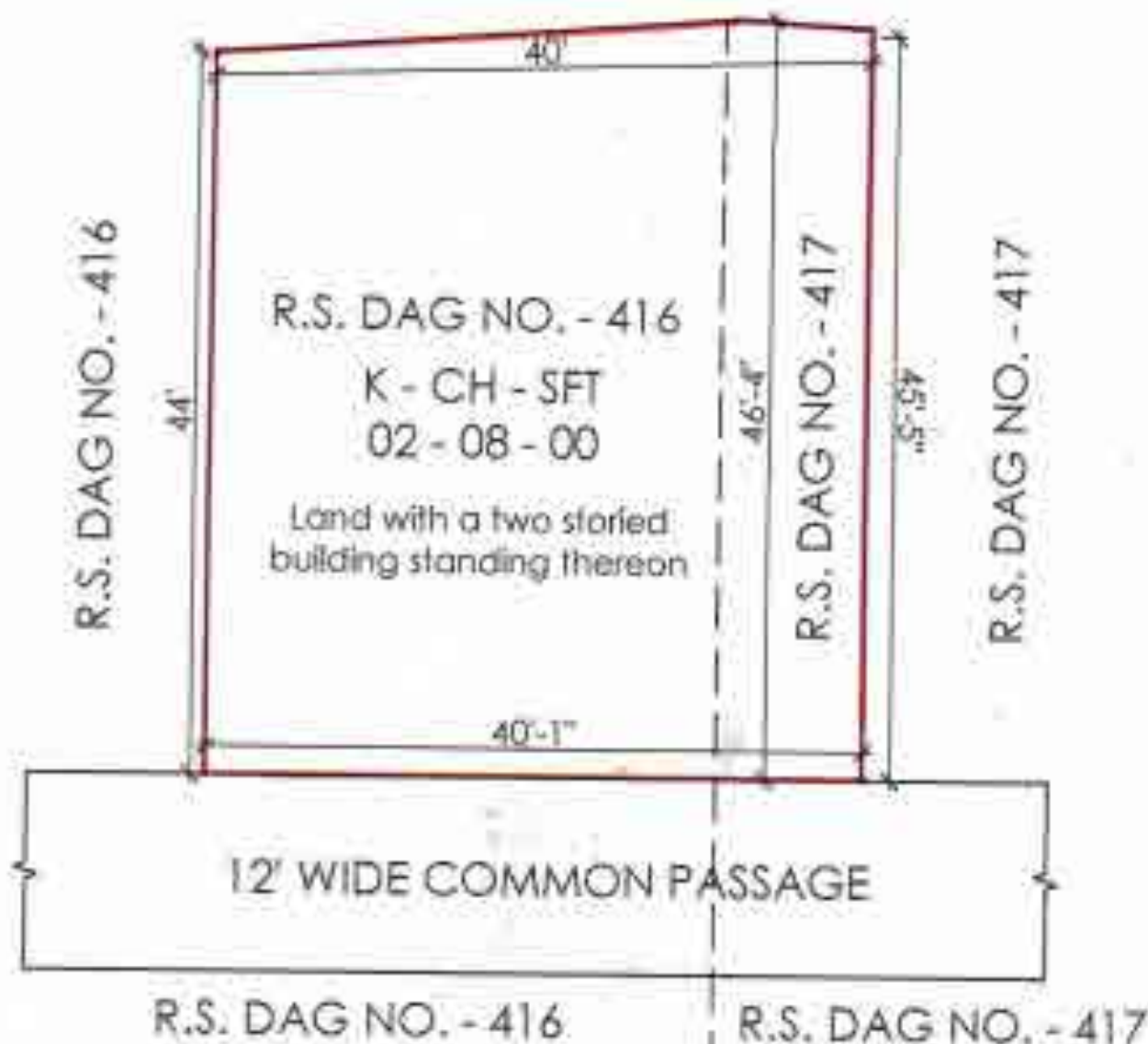
Rajbari, Kamialpara, Kolkata 700135



SIGNATURE OF THE VENDOR

SITE PLAN OF LAND OF R.S. DAG NOS. - 416(P), 417(P), AT
 MOUZA - RECKJOANI, J.L. NO. - 13, R.S. NO. 198, R.S. KH.
 NOS. - 1496, 1502, L.R. KH. NO. - 4984, TOUZI NO. 2998.
 P.S. RAJARHAT, DIST.- NORTH 24 PARGANAS.

R.S. DAG NO. - 449



AREA OF LAND

R.S. /LR. DAG NOS.	SHARE IN DAG	AREA		
		K.	CH.	SFT.
416 (PART)	0.0239	01	11	00
417 (PART)	0.0391	00	13	00
TOTAL AREA (MORE OR LESS)		02	08	00

Tarak Das
 Signature of Vendor
 Tarak Das



Not to Scale

FORM FOR TEN FINGERPRINTS

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

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

GRN: 19-201718-002919238-1

Payment Mode: Online Payment

GRN Date: 06/07/2017 19:30:58

Bank: State Bank of India

BRN: CKC9500490

BRN Date: 06/07/2017 18:33:02

DEPOSITOR'S DETAILS

Id No.: 192300009678853/2017

(Date: No./Year)

Name: SRIRAM COMMOTRADE PVT LD
 Contact No. Mobile No: +91 983645200
 E-mail
 Address: VIP ENCLAVE, A/TM, RAGHUNATHPUR, K.L-58
 Applicant Name: Mr Tarak Das
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Claimant
 Purpose of payment / Remarks: Sale- Sale Document Payment No 2

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount(₹)
1	192300009678853/2017	Process Registration- Stamp duty	6932.00-003-003-02	19000
2	192300009678853/2017	Process Registration- Registration Fee	6932.00-104-001-19	30014

Total

239734

In Words

Rs. Two Lakh Three Eight Thousand Seven Hundred Thirty Four only



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

TANU DAS

SHRIRAM CHARTER (P)

0011000

PROVISIONAL ASSESSMENT ORDER

2000-01-02

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জাতিসংঘ
 বিশ্বমানবাধিকার সংস্থা
 ১১১ স্ট্রীট
 ১১১১ স্ট্রীট
 ১১১ স্ট্রীট
 ১১১ স্ট্রীট
 ১১১ স্ট্রীট
 ১১১ স্ট্রীট



০৪১৩ ৪৭৯২ ৪৬০৫

জাতিসংঘ - সাধারণ মানুষের অধিকার



জাতীয় মানবাধিকার কমিশন
 National Human Rights Commission of India

১১১ স্ট্রীট
 ১১১ স্ট্রীট
 ১১১ স্ট্রীট
 ১১১ স্ট্রীট
 ১১১ স্ট্রীট

Address:
 111 Street
 111 Street
 111 Street
 111 Street

০৪১৩ ৪৭৯২ ৪৬০৫



Major Information of the Deed

Deed No :	I-1523-05296/2017	Date of Registration	07/07/2017
Query No / Year	1523-0000967835/2017	Office where deed is registered	
Query Date	05/07/2017 6:48:32 PM	A.D. S.R. RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details	Tarak Das Kajal Para Thana, Rajarhat, District North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9836475200, Status: Seller/Executant		
Transaction	Additional Transaction		
[010] Sale, Sale Document	[430] Other than Immovable Property, Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 38,80,000/-	Rs. 38,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,89,020/- (Article:23)	Rs. 30,814/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-416	LR-4884	Basni	Shel	1 Katta 11 Chatak	13,50,000/-	13,50,000/-	Width of Approach Road: 12 Ft.
L2	LR-417	LR-4884	Basni	Shel	13 Chatak	6,50,000/-	6,50,000/-	Width of Approach Road: 12 Ft.
TOTAL :					4.125Dec	20,00,000 /-	20,00,000 /-	
Grand Total :					4.125Dec	20,00,000 /-	20,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	19,80,000/-	19,80,000/-	Structure Type: Structure
<p>01 Floor, Area of floor : 800 Sq Ft, Residential Use, Mason Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft, Residential Use, Mason Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total		1600 sq ft	19,80,000 /-	19,80,000 /-	

Seller Details :

Sl No.	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprnt	Signature
1	Mr Tarak Das (Presentant) Son of Late Krishna Chandra Das Executed by: Self, Date of Execution: 07/07/2017 Admitted by: Self, Date of Admission: 07/07/2017, Place: Office			
		07/07/2017	L1 07/07/2017	07/07/2017

KANJIAL PARA, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADFPD1319F, Status : Individual, Executed by: Self, Date of Execution: 07/07/2017
Admitted by: Self, Date of Admission: 07/07/2017, Place : Office


Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sriram Comtrade Private Limited VIP ENCLAVE, BLOCK-A/104, VIP ROAD, RAGHUNATHPUR, P.O.- DESH BANDHU NAGAR, P.S - Baguria, District:-North 24-Parganas, West Bengal, India, PIN - 700068, PAN No.: AALC38616A, Status: Organization, Status: Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DEB DULAL SARKAR Son of Mr. BANU BHUISAN SARKAR 36-B, PRASHANTA NASKAR LANE, P.O:- TELJALA, P.S:- Kesba, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of : Sriram Comtrade Private Limited

Identifier Details :

Name & address	
Mr ALOKE KUMAR GHOSH- Son of Mr. AJIT GHOSH KANJIAL PARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Mr Tarak Das	
	07/07/2017

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Tarak Das	Sriram Comtrade Private Limited-2 76437 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr Tarak Das	Sriram Comtrade Private Limited-1 34063 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Tarak Das	Sriram Comtrade Private Limited-1800 60000000 Sq Ft

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 416(Corresponding RS Plot No:- 416), LR Khatian No:- 4694	Owner: সর্গেশ্বর বর্মা, Guardian: কৃষ্ণকান্ত বর্মা, Address: 37/H/7/4, মুন্সিফ নগরবাস (সিও), বর্মা-১০, Classification: ১১১১, Area: 0.03000000 Acre.
L2	LR Plot No:- 417(Corresponding RS Plot No:- 417), LR Khatian No:- 4694	Owner: সর্গেশ্বর বর্মা, Guardian: কৃষ্ণকান্ত বর্মা, Address: 37/H/7/4, মুন্সিফ নগরবাস (সিও), বর্মা-১০, Classification: ১১১১, Area: 0.01000000 Acre.

Endorsement For Deed Number : I - 152366298 / 2017

On 06-07-2017

Certificate of Market Value(WB PUW rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 38,80,000/-

Debashish Dhar

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

On 07-07-2017

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

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

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

Presented for registration at 11:24 hrs on 07-07-2017, at the Office of the A.D.S.R. RAJARHAT by Mr. Tarak Das, Executor

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

Execution is admitted on 07/07/2017 by Mr. Tarak Das, Son of Late Krishna Chandra Das, KANJIAL, PARA, P.O. Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indebted by Mr. ALOKE KUMAR GHOSH, Son of Mr. AJIT GHOSH, KANJIAL, PARA, P.O. RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,814/- (A(1) = Rs 38,800/-, II + Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017, 7:33PM with Govt. Ref. No: 182017180029152361 on 06-07-2017, Amount Rs: 38,814/-, Bank State Bank of India (SBIN0000001), Ref. No. CKC0500490 on 06-07-2017, Head of Account: 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,98,920/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,98,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 84790, Amount: Rs 100/-, Date of Purchase: 15/02/2017, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017 7:33PM with Govt. Ref. No: 192017189029152361 on 06-07-2017, Amount Rs: 1,98,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKCR600498 on 06-07-2017, Head of Account 0030-02-100-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 181017 to 181041
being No 152306298 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.07.14 17:00:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 14-07-2017 17:00:47
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

06710

P. 06300/17



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Y 534717

4-7-17
 G - 01967845

Certified that the document is executed in presence of the undersigned. The signature sheet, stamp & the stamping sheet/roll, attached with this document are the part of this indenture.

[Signature]

Additional District Sir, Paschim Medinipur, New Town, West 741008

07 JUL 2017

THIS INDENTURE made this the 7th day of July, 2017
 BETWEEN [SRI] ALOKE KUMAR GHOSH, IT PAN- AGBPG9570E, son of
 Sri Ajit Kumar Ghosh, by Caste- Hindu, by Nationality- Indian, by

[Signature]

Occupation- Business, residing at Kanjival para, P.O. & P.S.- Rajarhat, District- North 24 Pargana, Kolkata- 700 135, 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

SRIRAM COMMOTRADE PRIVATE LIMITED, [IT PAN- AALCS9616A], the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block- A/104, VIP Road, Raghunathpur, Kolkata- 700 059, represented by its Authorised Signatory [Mr.] **Deb Dulal Barik**, son of Sri Bani Bhuvan Sarkar, residing at 36-B, Prasanta Naskar Lane, Kolkata- 700 039, hereinafter referred to as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

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. #16, recorded under R. S. Khatian No. 1495, 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- REKJGANI, J.L. No. 13, R.S. No. 198, Touza No. 2998, under Police Station - Rajarhat, District North 24 Pargana.

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 Sale Deed 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 Dum Dum 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 Sale Deed 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 at 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 Sabita Bose, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus

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

AND WHEREAS after the aforesaid purchases said Srimati **Sandhya Ghosh** recorded 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 the said Srimati **Sabita Bose** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property Saf Bikray Kobala dated 11th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about .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 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- 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 Sri Amaresb 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 solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Saf Bikray Kohala dated 6th day of June, 1992 said Sri Madan Mohan Goswami, and Sri Amaresb Banerjee, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land ad-measuring about 5 (Five) Cottah, more or less, out of which land area 1 (One) Cottah 11 (Eleven) Chittack, more or less, comprised in R.S. Dag No. 416, recorded in R.S. Khatian No. 1496, corresponding to L.R. Khatian No. 4545, and land area 3 (Three) Cottah 5 (Five) Chittack, more or less, comprised in R.S. Dag No. 417, recorded in 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, Touzi No. 2998, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of one Dr. Bhumendra Nath Guharoy, which was duly registered in the office of the District Registrar at Barnasat, North 24 Parganas and recorded into Book- 1, Volume No. 61, Pages 259 to 267, Being No. 4162 for the year 1992, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever;

AND WHEREAS while solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Saf Bikray Kohala dated 9th day of June, 2004 said Dr. Bhumendra Nath Guharoy, (out of the aforesaid landed property), sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian

No. 4541, lying and situated at Mouza- REKHOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District- North 24- Parganas, hereinafter called as "the **Said Property**", more fully and particularly described in the **SCHEDULE**, hereunder written, unto and in favour of Sri **ALOKE KUMAR GHOSH**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar at Bodhanagar, Salt Lake City and recorded into Book- I, Volume No. 332, Pages #2 to 101. Being No. 05599 for the year 2004, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever.

AND WHEREAS thus, after purchase of the Said Property, said Sri **ALOKE KUMAR GHOSH**, the Vendor herein, applied for and got recorded the Said Property in his name in Records Of Rights (ROR) at BE&LRG, Rajarhat, in the following manner:

District- North 24 Parganas, L.R. Khata No. 4983

Mouza- Rekhoani, J.L. No. 13, Police Station- Rajarhat

<u>L.R. Dag No.</u>	<u>Shreni</u>	<u>Total Area in Dag (Acre)</u>	<u>Share in the Dag</u>
417.	Shali	0.23	0.1783

AND WHEREAS thus, as on date, the said Sri **ALOKE KUMAR GHOSH**, the Vendor herein, is solely seized and possessed of or otherwise well and sufficiently entitled to the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein have agreed to Purchase the Said Property **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with **RED** color border, at and for a Total Consideration of Rs.39,80,000/- [Rupees Thirty Nine Lac

And Eighty Thousand] only, which according to the parties herein is fair and reasonable market value of the Said Property:

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (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 at 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 ad-measuring about 3 (Two) Cottah and 8 (Eight) Chittack, more or less, comprised in R.S./ L.R. Dag No. 417 (Share in Dag- 0.1783), recorded in R.S. Khastan No. 1502, corresponding to L.R. Khastan No. 4983, lying and situated at Mouza-REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, more fully shown in the MAP annexed herewith and bordered RED thereon **TOGETHER WITH** a two storied mosaic floored building, having an covered area of 750 square feet approx on each floor, standing thereon, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever at 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, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same: and
- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now 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
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, liens, encumbrances and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessors-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have unflinched 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, acquirable or otherwise mortgage or trust, lien, lispendense or any writ 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 Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor has delivered peaceful and 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' name in the Record of Rights as well as in the records of local authority;
- (XIV) THAT this day, the Vendor has handed over originals of all papers, deed and documents, related to the Said Property to the Purchaser herein;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of a plot of land ad-measuring about 2 (Two) Cottah and 8 (Eight) Chittack, more or less, comprised in R.S./ L.R. Dag No. 417 (Share in Dag- 0.1783), recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4983, lying and situated at Mouza- REKRDANI, J.L. No. 13, R.S. No. 198, Touza No. 2996, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rejarhat, District- North 24-Parganas, more fully shown in the MAP annexed herewith and bordered RED thereon **TOGETHER WITH** a two storied mosaic floored building, having an covered area of 750 square feet approx on each floor, standing thereon **AND TOGETHER WITH** all sorts of rights, easements,

privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH	:	By land comprised in R.S. / L.R. Dag 449;
ON THE SOUTH	:	By 12'0" wide common passage;
ON THE EAST	:	By land comprised in R.S. / L.R. Dag 417 (P);
ON THE WEST	:	By land comprised in R.S. / L.R. Dag 417 (P);

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

SIGNED, SEALED & DELIVERED

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

Yaradon
Son of Late Krishna Chandra Das

Kanjil para
Anarhat
Kaf-135

Anirban Ghosh

Son of Alake K. Ghosh

Anarhat, Kanjil Para, Kolkata 700135

Alake Ghosh

SIGNATURE OF VENDOR

Received by
I, my wife
K. Anirban Ghosh
H/W No. 135, Kaf
Anarhat

RECEIPT

RECEIVED a sum of Rs.39,80,000/- [Rupees Thirty Nine Lac And Eighty 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
15,00,000/-	06.07.2017	049230	Corporation Bank, Baguiati Branch	ALOKE KUMAR GHOSH
15,00,000/-	06.07.2017	049231	Corporation Bank, Baguiati Branch	ALOKE KUMAR GHOSH
9,80,000/-	06.07.2017	049232	Corporation Bank, Baguiati Branch	ALOKE KUMAR GHOSH
39,80,000/-	Rupees Thirty Nine Lac And Eighty Thousand only.			

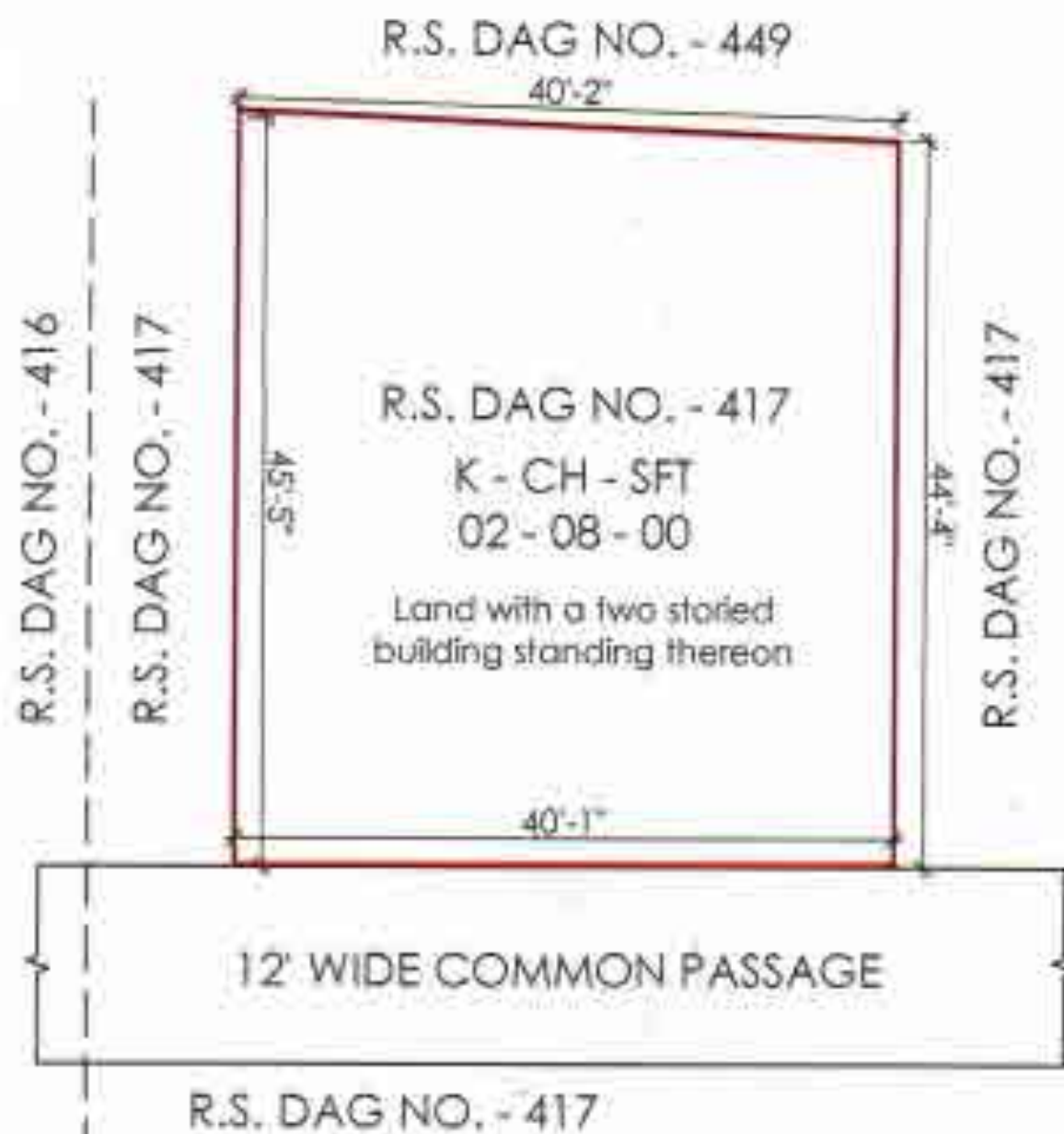
Witnesses

Naraindas
 Son of late Krishna
 Chandra Das
 Karjal para
 Rajarhat
 Kot - 135

Anirban Ghosh
 Son of Alok K. Ghosh
 Rajarhat, Karjal para, Kolkata 700135

Alok Ghosh
 SIGNATURE OF THE VENDOR

SITE PLAN OF LAND OF R.S. DAG NOS. - 417(P), AT
 MOUZA - RECKJOANI, J.L. NO. - 13, R.S. NO. 198, R.S. KH.
 NOS. - 1496,1502, L.R. KH. NO. - 4983, TOUZI NO. 2998.
 P.S. RAJARHAT, DIST.- NORTH 24 PARGANAS.



AREA OF LAND

R.S. /L.R. DAG NOS.	SHARE IN DAG	AREA		
		K.	CH.	SFT.
417 (PART)	0.068	02	08	00
TOTAL AREA (MORE OR LESS)		02	08	00

Aloke Kt. Ghosh
 Signature of Vendor
 Aloke Kt. Ghosh



FORM FOR TEN FINGERPRINTS

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

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

GRN: 19-201718-002916563-1 Payment Mode: Online Payment
GRN Date: 08/07/2017 19:40:56 Bank: State Bank of India
BRN: CKC9501829 BRN Date: 08/07/2017 19:42:10

DEPOSITOR'S DETAILS

Name: SRIRAM COMMO TRADE PVT LTD
Contact No.: Mobile No.: +91 9836405200
E-mail:
Address: VIP ENCLAVE, A-104, RACHUNATHPUR, KOL-59
Applicant Name: Mr ALDKE KUMAR GHOSH
Office Name:
Office Address:
Status of Depositor: Buyer/Clermont
Purpose of payment / Remarks: Sale: Sale Document Payment No 2
Id No.: 152000009678453/2017
(Scan Multiple Times)

PAYMENT DETAILS

Sl No.	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	1520000078453/2017	Property Registration - Stamp duty	0000-00-105-000-00	10000
2	1520000078453/2017	Property Registration - Registration Fee	0000-00-104-001-10	30014

Total

20814

In Words: Rupees, Ten Lakh Three Thousand eight Hundred and Fourteen Only



भारत सरकार
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOK KUMAR GHOSH

AJT GHOSH

04/01/1971

Permanent Account Number

AGBPG9570E

[Handwritten Signature]



Income Tax Department
Income Tax Officer
Plot No. 2, Sector 15, Conch Enclave
New Delhi - 110055

आयकर विभाग
आयकर अधिकारी
प्लॉट नं. 2, सेक्टर 15, कोंकण एनक्लेव
नई दिल्ली - 110055



भारत सरकार
Government of India

आरक्षक प्रमुख, १९९१
Aad Rakshak Bhawan
एम्प्लॉय (१९९१-२००१९१)
७०१, ७००



7013 7199 7001

आधार - भारतीय सामूहिक अधिकार



एम्प्लॉय प्रमाणिकरण प्राधिकरण
Employee Identification Authority of India

पता
E/O एम्प्लॉय भवन, १९९१
एम्प्लॉय, एम्प्लॉय भवन,
एम्प्लॉय, एम्प्लॉय भवन १९
एम्प्लॉय, एम्प्लॉय भवन, ७००१३

Address:
E/O, Ad Bhawan, Lohar House,
Rajya Hous, Rajya Hous,
Kum-24 Prigatal, West Bengal,
70191.

7013 7199 7001



✓
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Major Information of the Deed

Deed No	I-1523-06300/2017	Date of Registration	07/07/2017
Query No / Year	1523-0000967845/2017	Office where deed is registered	
Query Date	05/07/2017 6:50:38 PM	A.O.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ALOK KUMAR GHOSH KALJIYAL PARA Thana - Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135. Mobile No. : 9536475200. Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4300] Other than immovable Property Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 29,80,000/-	Rs. 29,80,000/-		
Stamp Duty Paid(SD)	Registration Fee Paid		
Rs. 1,39,020/- (Article 23)	Rs. 38,814/- (Article A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
LI	LR-417	LR-4883	Baru	Shali	2 Katta 8 Chatak	20,00,000/-	20,00,000/-	Width of Approach Road 12 Ft.
Grand Total :					4.125Dec	20,00,000 /-	20,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
SI	On Land LI	1800 Sq Ft.	19,80,000/-	19,80,000/-	Structure Type: Structure
<p>Gr- Floor, Area of floor : 750 Sq Ft, Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft, Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1800 sq ft	19,80,000 /-	19,80,000 /-	

Seller Details

Sl No	Name, Address, Photo, Finger print and Signature			
i	Name	Photo	Fingerprmt	Signature
	Mr Alok Kumar Ghosh (Presentant) Son of Mr. AJIT GHOSH Executed by: Self, Date of Execution: 05/07/2017 ; Admitted by: Self, Date of admission: 07/07/2017 ,Place Office			
		signature	stamp	stamp

KANJAL PARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGBFG9570E, Status : Individual, Executed by: Self, Date of Execution: 07/07/2017
Admitted by: Self, Date of Admission: 07/07/2017, Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRIRAM COMMOTRADE PRIVATE LIMITED VIP ENCLAVE, BLOCK- A/104, VIP ROAD, RAGHUNATHPUR, P.O:- DEHBANDHU NAGAR, P.S:- Baguati, District:-North 24-Parganas, West Bengal, India, PIN - 700050, PAN No. : AALCS8818A, Status Organization, Status - Not Executed.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DEB DULAL SARKAR Son of Mr BANI BHUSAN SARKAR 36-B, PRASHANTA NASKAR LANE, P.O:- TELJALA, P.S:- Kasbe, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative, Representative of : SRIRAM COMMOTRADE PRIVATE LIMITED

Identifier Details :

Name & address	
Mr TARAK DAS Son of Late KRISHNA CHANDRA DAS KANJAL PARA, P.O - RAJARHAT, P.S - Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India Identifier Of Mr Abke Kumar Ghosh	07/07/2017

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr Abke Kumar Ghosh	SRIRAM COMMOTRADE PRIVATE LIMITED-4.125 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Mr Abke Kumar Ghosh	SRIRAM COMMOTRADE PRIVATE LIMITED-1500.00000000 Sq Ft

Land Details as per Land Record

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


Sch No	Plot & Khallan Number	Details Of Land
L1	LR Plot No:- 417(Corresponding RS Plot No:- 417), LR Khallan No:- 4688	Owner: অসিত কুমার গোস্বামী, Guardian: অসিত কুমার গোস্বামী, Address: 15বি, ব্লক ৩৬ রাসা, বেঙ্গালটা, ডি-10, Classification: শসি, Area: 0.04000000 Acre.

Endorsement For Deed Number : I - 152306200 / 2017

On 05-07-2017

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 39,80,000/-


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

On 07-07-2017

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 of Indian Stamp Act 1859.

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

Presented for registration at 11:26 hrs on 07-07-2017, at the Office of the A.D.S.R. RAJARHAT by Mr. Abhis Kumar Ghosh, Executive.

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962)

Execution is admitted on 07/07/2017 by Mr Abhis Kumar Ghosh - Son of Mr AJIT GHOSH, KANJAYAL PARA, P.O. RAJARHAT, Thana: Rajmahal, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business.

Indebted by Mr TARAK DAS, , Son of Late KRISHNA DGHANDRA DAS, KANJAL PARA, P.O: RAJARHAT, Thana: Rajmahal, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,814/- (A) = Rs 39,800/-, E = Rs 14/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,814/-.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB : Online on 06/07/2017, 7:42PM with Govt. Ref. No: 192017180029155831 on 06-07-2017, Amount Rs: 39,814/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKC9501629 on 06-07-2017, Head of Account 0030-09-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,98,920/- and Stamp Duty paid by Stamp Rs. 100/-
by online = Rs. 1,98,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no.28157, Amount: Rs.100/-, Date of Purchase: 06/07/2017, Vendor name: S. Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/07/2017, 7:42PM with Govt. Ref. No: 192017160029150631 on 06-07-2017, Amount Rs. 1,98,920/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKC0501629 on 06-07-2017, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 181042 to 181067

being No 152306300 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.07.14 17:02:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 14-07-2017 17:02:37
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)