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अभिभवशा पश्चिम बंगाल WEST BENGAL

N 109746

Certified that the document is admitted to registration. The [unclear] [unclear] & the [unclear] [unclear] attached with this document are the part of the document.

Handwritten signature in blue ink.

Subscribed and sworn to before me on this 24th day of January, 2013

24 JAN 2013

THIS INDENTURE made this 24th day of January, 2013
BETWEEN (1) Asim Kumar Pal alias Asim Pal and (2) Soupan Kumar Pal,
 both sons of Late Satish Chandra Pal, residing at Bagarchak, Belghani, Pal Pocha,
 Kolkata-700135, (3) Kabita Pal, daughter of Late Satish Chandra Pal, residing

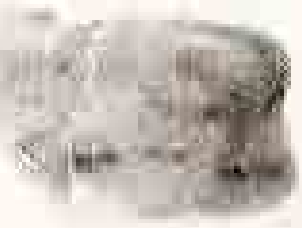
16 JAN 2013

705/2011

Case No.	
Case Name	
Case Type	
A. Date: 16/01/2013	
L.S. VENKUH I.G.S.	
HIGH COURT, KOLKATA-700011	



Kanika Arund



AT1

Kanika Arund



AT2

Manoj Paul



AT3

Krishna Paul



AT4

Biswajit Paul

24 JAN 2013



AT5

Bipali Pal

STATE OF WEST BENGAL
PUBLIC PROSECUTOR
OFFICE OF THE PUBLIC PROSECUTOR
100, RAJABAI SALUNKHE ROAD, KOLKATA-700011



STATE OF WEST BENGAL
PUBLIC PROSECUTOR
OFFICE OF THE PUBLIC PROSECUTOR
100, RAJABAI SALUNKHE ROAD, KOLKATA-700011

at Rajarhat, Rekjoni, Pal Pada, Kolkata - 700135, (4) **Minati Pal** alias Minati Paul, wife of Sri Gour Chandra Pal, residing at Shyam Nagar, 24 Paraganas (North) (5) **Ava Pal**, wife of Prakash Chandra Pal, residing at Barrackpore, 24 Paraganas (North) (6) **Chabi Pal**, wife of Sri Harendra Nath Pal, residing at Ballygunge, 24 Paraganas (South) (7) **Mira Pal** alias Mira Rani Pal, wife of Sri Mohan Lal Pal, residing at Mechoda, District- Midnapore (8) **Monoj Paul** alias Monoj Pal, son of Late Kartick Chandra Pal (9) **Krishna Bhowmik**, wife of Sri Shyamal Bhowmik (10) **Dipali Paul**, wife of Late Kartick Chandra Pal, (11) **Sova Paul**, alias Shobha Paul, alias Sova Pal, wife of Dibi Pal, all (8), (9), (10) and (11) residing at Rajarhat, Rekjoni, Pal Pada, Kolkata - 700135 (12) **Supriya Paul** alias **Supriya Pal**, daughter of Late Basanta Pal, residing at Bhatpada, P.O. Pingapara, P.S. Jagatsal, 24 Paraganas North (13) **Bhrajit Paul**, son of Late Basanta Pal, (14) **Sangeeta Paul** alias **Sangeeta Pal**, daughter of Late Paresch Chandra Pal, (15) **Swagata Paul** alias **Swagata Pal**, daughter of Late Paresch Chandra Pal, (16) **Monika Paul** alias **Manika Paul**, wife of Late Paresch Chandra Pal, and (17) **Prasanta Kumar Paul** son of Late Nagendra Nath Pal, all (14), (15), (16) and (17) residing at Rajarhat, Rekjoni, Pal Pada, Kolkata 700135, hereinafter jointly and/or collectively referred to and called as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART**

AND

(1) **LUCKY RETAILS PRIVATE LIMITED**, the Company, having its registered office at CA 16/2A, Rail Pukur Road, Flat No. B/403, Fourth Floor, Kolkata 700 059, and (2) **RELAX RETAILS PRIVATE LIMITED**, the Company, having its registered office at CA 16/2A, Rail Pukur Road, Flat No. B/403, Fourth Floor, Kolkata 700 059, hereinafter jointly and/or collectively referred to and called as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART** :

WHEREAS by virtue of Records Of Rights (ROR), (1) SATISH CHANDRA PAL, (2) KARTICK CHANDRA PAL, (3) GANESH CHANDRA PAUL, (4) PARESH NATH PAUL, (5) PRASANTA KUMAR PAUL, (6) GOUR CHANDRA PAUL, were the recorded owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, being and situated under Mouza- REKNDANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khata No. 2838 in the name

of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARSH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS said SATISH CHANDRA PAL died on 02.02.1952, leaving behind two son (1) Asim Kumar Pal, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Aya Pal, (6) Chabi Pal, (7) Mira Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No-423, recorded in R.S. Khatian No. 2838 (Area- 17.5 Decimal), under Police Station- Rajarhat, District 24-Parganas. After some time said Durgesh Nandini Paul also died leaving behind her aforesaid two-sons and five daughters as her only legal heirs towards the estates left by him, including the land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, as aforesaid, absolutely and forever;

AND WHEREAS said GANESH CHANDRA PAUL died unmarried on 5th of February 1962, leaving behind his four brothers (1) Kartik Chandra Pal, (2) Paresh Nath Paul, (3) Prasanta Kumar Paul, (4) Gour Chandra Paul, and two sisters (5) Sova Paul, and (6) Manjuri Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No-423, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS in the span of time said KARTICK CHANDRA PAUL died on 10th July, 1991, leaving behind one son (1) Monoj Paul, one daughter (2) Krishna Bhawanik, and wife (3) Diputi Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No-423, recorded in R.S. Khatian No. 2839 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS said GOUR CHANDRA PAUL died unmarried on 10th November, 2010, leaving behind his two brothers (1) Paresh Nath Paul, (2)

Prasanta Kumar Paul, and (3) Monoj Paul, (4) Krishna Bhosmik, (5) Dipali Paul, (no.3 to no. 5 are heirs of Kartick Chandra Paul) and one sisters (6) Soya Paul, and (7) Supriya Paul), and (8) Biswanjit Paul, (no.7 and no.8 are heirs of Manjuri Paul (sister of Gour Chandra Paul), died on 15th May 2008), as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS said PARESH NATH PAUL died on 11th August, 2011, leaving behind two daughter (1) Sangeeta Paul, (2) Swagata Paul, and wife (3) Monika Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2841 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), and his share as legal heirs of Gour Chandra Paul, recorded in recorded in R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS said PRASANT KUMAR PAUL, one of the Vendors herein, is the sole and absolute owner of piece or parcel of land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2842 (Area- 3.5 Decimal), and his share as one of the legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), and his share as one of the legal heirs of Gour Chandra Paul, recorded in recorded in R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS thus, by virtue of aforesaid inheritances, said (1) Asim Kumar Paul, (2) Swapati Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Aya Pal, (6) Chabi Pal, (7) Mira Ram Paul, (8) Monoj Paul, (9) Krishna Bhosmik, (10) Dipali Paul, (11) Soya Paul, (12) Supriya Paul, (13) Biswanjit Paul, (14) Sangeeta Paul, (15) Swagata Paul, (16) Monika Paul, and (17) Prasant Kumar Paul, the Vendors herein, as on date are the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 6.171 (Six point One Seven One) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name

of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas; more fully and particularly described in the Schedule hereunder written, hereinafter called as the "**SAID PROPERTY**", free from all sort of encumbrances, liens, charges, mortgages, attachments, whatsoever and howsoever.

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

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.6,00,000/- [Rupees Six Lac] only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written) admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same; the Vendors do hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring 6.17 [Six point One Seven One] Decimal, more or less, lying and situated under Mouza- REKHAJAL, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), within the limit of Rajarhat Beshnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar, Rajarhat, under Police Station- Rajarhat, District 24-Parganas, **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the

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

2. **THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER**

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the 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 Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

- (iii) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- (iv) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, incumbrances and attachments whatsoever; and
- (v) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessors-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (vi) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities; and
- (vii) THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and

- (VIII) THAT the Vendors 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 or road alignment or for any other purposes; and
- (IX) THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendors or by the discovery of any charge, equitable or otherwise mortgage or trust, lien, liens or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;

THE SCHEDULE
(the Said Property)

ALL THAT piece or parcel of land measuring 6.171 (Six point One Seven One) Decimal, more or less, classified as Sali, lying and situated under Mauza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 in the name of SATISH CHANDRA PAUL, Area- 17.5 Decimal, R.S. Khatian No. 2839 in the name of KARTICK CHANDRA PAUL, Area- 3.5 Decimal, R.S. Khatian No. 2840 in the name of JANESH CHANDRA PAUL, Area- 3.5 Decimal, R.S. Khatian No. 2841 in the name of PARESH NATH PAUL, Area- 3.5 Decimal, R.S. Khatian No. 2842 in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal, R.S. Khatian No. 2843 in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal, within the limit of Rajarhat District No. 1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar, Rajarhat, under Police Station- Rajarhat, District 24-Parganas (North) **TOGETHER WITH** the rights and properties appertained thereto;

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

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

1. Debavit Roy.
Assistant Secy. Govt.
Kolkata
2. Pata mukherjee
P.P.O. Rajarhat
Kot. 135

Jaugala Pal
Chhala Paul
Sayan Kumar Pal
Manoj Paul
Ajay Paul
Koushik Paul

Biswajit Paul
Dipali Pal
Ruhma Pal
Mona Paul
Supriya Paul
Basanta Kumar Paul
Monika Paul
Kobila Pal
Minati Paul
Swagata Paul
Ananta Paul

SIGNATURE OF VENDORS

Prasanna Paul

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

RECEIVED from the within named Purchasers
 the within mentioned sum towards full and
 final Payment of the Total Consideration of
 the Said Property

Rs.6,00,000/-

(Rupees Six Lac) only

MEMO OF CONSIDERATION

Date	Amount (Rs.)	Bankers' Cheque No.	Bank/Branch	At the request of all the Vendors, bankers' cheque has been issued, in favour of PRASANTA KUMAR PAUL , for and on behalf of all the Vendors.
24.01.2013	6,00,000/-	017123	Axis Bank, Airport Branch Kolkata	
Total:	6,00,000/-	Rupees Six Lac Only.		

Witnesses:

① Rabi Mukherjee
 P-115 Rajarhat
 Vol- 135.

② Debashish Roy
 Zindabani, Kolkata













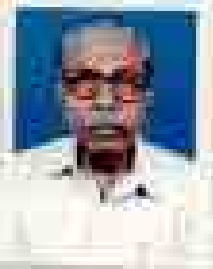











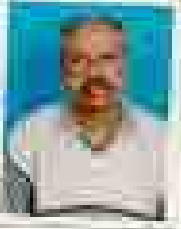























Chitra Paul
 Sanyal Road
 Mani Paul
 Anu Paul
 Krishna Chandra

Bhargya Paul
 Dipali Pal
 Minati Paul
 Ishita Pal
 Mira Rani Pal
 Supriya Paul
 Ananta Kumar Paul
 Monika Paul
 Kibita Pal

































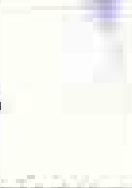

SIGNATURE OF VENDORS

Sangita Pal
 Swagata Paul
 Anurama Paul











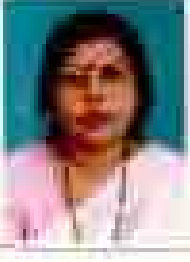
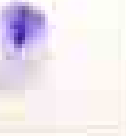









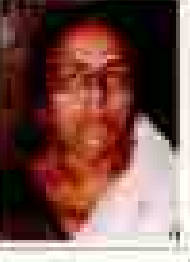

















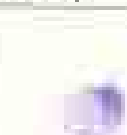
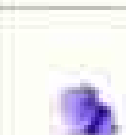
FORM FOR TEN FINGERPRINTS

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





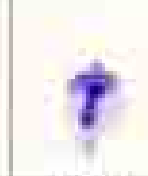


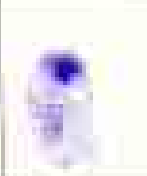


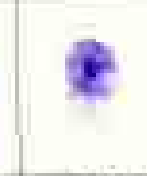








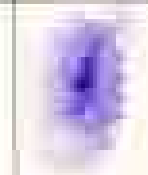
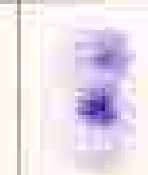
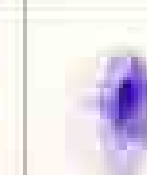






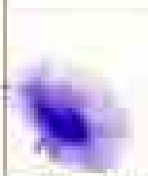
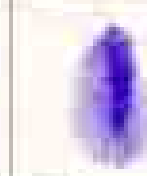
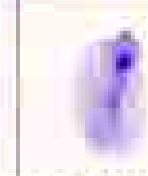
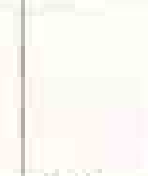


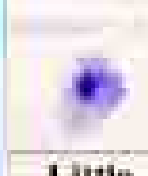





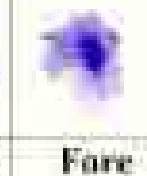


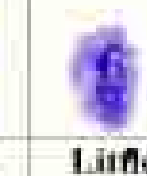
FORM FOR TEN FINGERPRINTS

1						
	<p><i>Mirati Paul</i></p>					
2						
	<p><i>Christina Paul</i></p>					
3						
	<p><i>Mirati Paul</i></p>					
4						
	<p><i>Alina Paul</i></p>					





















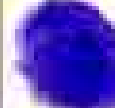





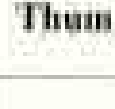



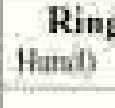





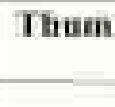





FORM FOR TEN FINGERPRINTS

1						
	<i>Manoj Kumar</i>					
2						
	<i>Manika Sharma</i>					
3						
	<i>Anil Kumar</i>					
4						
	<i>Anu Sharma</i>					

FORM FOR TEN FINGERPRINTS

1						
	<i>Sujayalal</i>					
2						
	<i>Bhaskarajit</i>					
3						
	<i>Sanjayalal</i>					
4						
	<i>Sanjayalal</i>					

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Monika Paul</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Prasanta Kumar</i>					
		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
4						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



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

Endorsement For Deed Number : I - 00962 of 2013
(Serial No. 01037 of 2013)

On

Payment of Fees:

On 24/01/2013

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

Presented for registration at 20:40 hrs on 24/01/2013, at the Private residence by Kailash Agarwal
Claimant.

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

Execution is admitted on 24/01/2013 by

1. Asim Kr. Pal Alias Asim Pal, son of Lt Satish Ch. Pal , Reckjoani, Palpada, Rajarhat, P.O
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession
Others
2. Swapan Kr Pal, son of Lt Satish Ch. Pal , Reckjoani, Palpada, Rajarhat, P.O :- District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Kabita Pal, daughter of Lt Satish Ch. Pal , Reckjoani, Palpada, Rajarhat, P.O. :- District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
4. Minati Pal Alias Minati Paul, wife of Gour Ch Pal, Shyam Nagar, P.O :- District:-North 24-Parganas
WEST BENGAL, India, By Caste Hindu, By Profession : Others
5. Ava Pal, wife of Prakash Ch Pal , Barrackpore, P.O :- ,District:-North 24-Parganas, WEST BENGAL,
India, By Caste Hindu, By Profession : Others
6. Chabi Pal, wife of Hirandra Nath Pal , Ballygunge, P.O. :- District:-South 24-Parganas, WEST
BENGAL, India, By Caste Hindu, By Profession : Others
7. Mira Pal Alias Mira Rani Pal, wife of Mohan Lal Pal , Mechoda, P.O. :- District:-Purba Midnapore,
WEST BENGAL, India, By Caste Hindu, By Profession : Others
8. Monoj Paul Alias Monoj Pal, son of Lt Kartick Ch Pal , Reckjoani Palpada, Rajarhat, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession :
Others
9. Krishna Bhowmik, wife of Shyamal Bhowmik , Reckjoani Palpada, Rajarhat, P.O. :- District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
10. Dipal Paul, wife of Lt Kartick Ch Pal , Reckjoani Palpada, Rajarhat, P.O. :- District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
11. Sova Paul Alias Shobha Paul, wife of Dilip Pal , Reckjoani Palpada, Rajarhat, P.O. :- District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
12. Supriya Paul Alias Supriya Pal, daughter of Lt Basanta Pal , Bhatpada Thana-Jagaddal, P.O.
:-Fingapara, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession
Others

28 JAN 2013

Additional District

Sub-Registrar

(Debasish Dhar)

Additional District Sub-Registrar

EndorsementPage 1 of 3

26/01/2013 14:12:00



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

Endorsement For Deed Number : I - 00962 of 2013
(Serial No. 01037 of 2013)

13. Biswajit Paul, son of Lt Basanta Pal, Reckjani Palpada, Rajarhat, P.O. - District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
14. Sangeeta Paul Alias Sangeeta Pal, daughter of Lt Parash Ch Pal, Reckjani Palpada, Rajarhat, P.O. - District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
15. Swagata Paul Alias Swagata Pal, daughter of Lt Parash Ch Pal, Reckjani Palpada, Rajarhat, P.O. - District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
16. Monika Paul Alias Manika Paul, wife of Lt Parash Ch Pal, Reckjani Palpada, Rajarhat, P.O. - District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
17. Prasanta Kr Paul, son of Lt Nagesh Nath Pal, Reckjani Palpada, Rajarhat, P.O. - District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
18. Kalash Agarwal
 Director, Lucky Retails Pvt Ltd., C A 16/2 A, Raj Pukur Road, Flat No:BM403,4th Floor, P.O. - District-Kolkata, WEST BENGAL, India, Pin :-700059.
 Director, Relax Retails Pvt Ltd., C A 16/2 A, Raj Pukur Road, Flat No:BM403,4th Floor, P.O. - District-Kolkata, WEST BENGAL, India, Pin :-700059.
 By Profession : Business
 Identified By Debasish Roy, son of Chittaranjan Roy, Dasagrone, P.O. - District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
 Additional District Sub-Registrar

On 28/01/2013

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

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

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 28/01/2013

Amount by Draft

Rs. 11880/- is paid, by the draft number 577739, Draft Date 24/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 28/01/2013

(Under Article / A(1) = 11847/- ,E = 14/- ,Excess amount = 19/- on 28/01/2013)

28 JAN 2013

Additional District Sub-Registrar
 Rajarhat, West Bengal, Pin :- 700135

(Debasish Dhar)

Additional District Sub-Registrar

EndorsementPage 2 of 3

28/01/2013 14:12:00



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

Endorsement For Deed Number : I - 00962 of 2013
(Serial No. 01037 of 2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. -10,77,118/-

Certified that the required stamp duty of this document is Rs. - 53875 /- and the Stamp duty paid is Impresive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 13800/- is paid, by the draft number 577738, Draft Date 24/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 28/01/2013.
2. Rs. 40000/- is paid, by the draft number 577740, Draft Date 24/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 28/01/2013.

(Debasish Dhar)
Additional District Sub-Registrar




Debasish Dhar, A.D.S.R.
Rajarhat, North 24 Parganas, West Bengal


12 9 JAN 2013

(Debasish Dhar)
Additional District Sub-Registrar
Endorsement Page 3 of 3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 3868 to 3890
being No 00982 for the year 2013.




(Debasish Dhar) 28-January-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

00939/011

I - 1025/11



पश्चिम बंगाल WEST BENGAL

A 006716

Handwritten notes in Bengali and English, including a signature and a date '28.01.11'. There is a purple circular stamp with the number '11' inside.

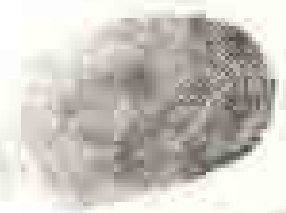
Handwritten signature and date '28.01.11'.

THIS INDENTURE made this the 27th day of January, 2011
 BETWEEN (MR.) SUNIL KUMAR BASAK, son of Late Braja Chandra Basak, by
 care - Hingla, by occupation - Business, by Nationality - Indian, residing at of 42,
 B. K. G. Bose Sarani, Police Station - Beliaghata, Kolkata - 700 085, State - West

7 JAN 2011



Zincobates Key.



106

Zebiasis Key.



145

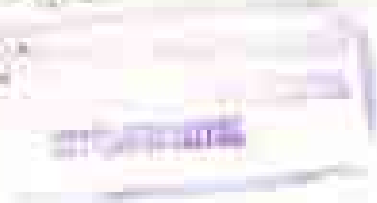
Exhibit number 1000000



Handwritten text: Name with Date, Son of late Mr. J. Lal Bahadur

Handwritten text: 1000000, Nat-700000

Handwritten text: 1000000



Bengal, 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

[MR.] DEBASISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadronc, Post Office - R. Gopalpur, Rajarhat Road, Police Station Bagnani, District North 24 Parganas, PIN - 700 136, State West Bengal, hereinafter referred to and called as the "**CONFIRMING PARTY**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **SECOND PART**.

AND

RADISON VINIMAY PRIVATE LIMITED, the Company, having its registered office at 52, Western Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **[Mr.] Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata- 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **THIRD PART**.

WHEREAS one Roshan Jan Bibi was the sole and absolute owner of ALL THAT piece or parcel of a plot of land comprised under C. S. Khatian No. 1571, lying and situated under Mouza - REKHWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas;

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

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

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

AND WHEREAS while thus the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money by execution of a Saf Bikray Kohala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about **0.2250 Acres** out of their total land measuring about 1.16 Acres comprised under R. S. Dag No. 416 appertaining to R. S. Khatian No. 1496, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 196, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati Sandhya Ghosh, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 55, Pages 175 to 178, Being No. 3324 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly by execution of another Saf Bikray Kohala dated 22nd day of April, 1974 sold, transferred, conveyed, granted,

assigned and assured ALL THAT piece or parcel of a plot of land measuring about 0.2490 Acres comprised under C. S. Dag No. 390 and 391 corresponding to **R. S. Dag No. 416** [land area 0.0190 Acres out of total land area 1.16 Acres] and **417** [land area 0.23 Acres] appertaining to R. S. Khatian No. 1496 and 1502, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 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 purchasers said Srimati **Sandhya Ghosh** recorded their name in the Record Of Rights (ROR) vide L.R. Khatian No. 4545 and Srimati **Sabita Bose** vide L.R. Khatian No. 4543 and 4541,

AND WHEREAS while thus the said Srimati **Sabita Bose** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, 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 0.2490 Acres comprised under **R. S. Dag No. 416** [land area 0.0190 Acres out of total land area 1.16 Acres] and **417** [land area 0.23 Acres] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 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. 5869 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Sri **Madan Mohan Goswami**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a **Saf Bikray Kobala** dated 22th day of June, 1994 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 1 (One) cottah 9 (Nine) Chittack and 9 (Nine) Square Feet, comprised under **R. S. Dag No. 417** [land area 0.23 Acres] appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 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, Being No. 4034 for the year 1994, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said (1) Sri **Madan Mohan Goswami**, and (2) Sri **Amaresb Banerjee**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Saf Bilray Kobala dated 7th day of June, 1995 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less (out of which, **Sri Madan Mohan Goswami**, has sold and transferred 1 (One) Cottah, 3 (Three) Chittack and 36 (Thirty Six) Square Feet and **Sri Amaresb Banerjee** has sold and transferred 10 (Ten) Chittack and 25 (Twenty Five) Square Feet), comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Sri **SUNIL KUMAR BASAK**, 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 No. 1, Volume No. 63, Pages 249 to 256, Being No. 2869 for the year 1995, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed the said Sri **SUNIL KUMAR BASAK**, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less, comprised under **R. S./L. R. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one Sri **DEBASISH ROY**, the Confirming Party herein, on the terms and at the price settled between them.

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

AND WHEREAS the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charge of Rs.5,60,844/- [Rupees Five Lac Sixty Thousand Eight Hundred And Forty Four] only, for sale and transfer of the **SAID PROPERTY** by the Vendor, in favour of the Purchaser.

AND WHEREAS thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sale **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less, comprised under R. S./L. R. Dag No. 417 appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWAN], J. L. No. 13, R. S. No. 198, Taluq No. 2958, under Police Station - Rajarhat, District 24-Parganas, **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.14,60,844/- [Rupees Fourteen Lac Sixty Thousand Eight Hundred Forty Four] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.14,60,844/- [Rupees Fourteen Lac Sixty Thousand Eight Hundred Forty Four] only, duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor and the Confirming Party doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chittack and 16 (Sixteen) Square Feet, more or less,

comprised under R. S./L. R. Dag No. 417 appertaining to R. S. Khata No. 1502, corresponding to L.R. Khata No. 4541, lying and situated under Muzai-RENJWAN, J. L. No. 13, R. S. No. 198, Taust No. 2998, within the limits of Kaurtar Hishampur Na. I (Gram Panchayat), under jurisdiction of the Office of the Additional District Sub-Registrar at Bodhan Nagar, Salt Lake City, under Police Station: Kaperhat, District North 24-Parganas, **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others; more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon and which is heretofore as well as hereinafter referred to as "the said property" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated bounded and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversions or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the 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 incumbrances, trust, liens, liabilities, charges, attachments, claims, mortgages, requisitions, expropriations and alignment whatsoever.

1. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessors 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 or persons 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 moved defended kept harmless and other estate rights, title claim mortgage, charge lien, incumbrances 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 such 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 insuring 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 of the Institute 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

- (VII) 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
- (VIII) THAT the Purchaser and all person claiming through or under the Purchaser have undisturbed and full manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (IX) THAT the Vendor shall and will, at all times hereunder 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, leasehold or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (X) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XI) 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
- (XII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting insertion of Purchaser's name in the records of rights as well as in the records of local authority;
- (XIII) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those documents as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land, identified as Scheme Plot No. "A/5", measuring about 1 (One) Cottah, 14 (Twelve) Chituck and 16 (Sixteen) Square Feet more or less, comprised under R. S./L. R. Dag No. 417 appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 454 L, lying and situated under Mouza- REKHWANI, J. L. No. 1A, R. S. No. 198, Tmazi No. 2998, within the limits of Rajarhat Bidhanpur No 1 Gram Panchayat, under 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 sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'6" wide Common Passage on the Northern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and bounded and bounded as follows:

ON THE NORTH Twelve Feet Wide Common Passage;
ON THE SOUTH Land Under C. S. Dag No. 392,
ON THE EAST Land Under R. S. Dag No. 423,
ON THE WEST Scheme Plot No. "A/4".

IN WITNESS WHEREOF the VENDOR and CONFIRMING PARTY set and subscribed their respective hands and seals on the day month and year above written.

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of

Rajesh Roy
Vill- Rajarhat para,
Panch Rajarhat
Kalt- 135

Tamara Das
Vill- Rajarhat para,
Panch Rajarhat - P.O. 135

SIGNED, SEALED & DELIVERED

by the CONFIRMING PARTY at Kolkata

in the presence of

Rajesh Roy
Vill- Rajarhat para,
Panch Rajarhat

Soumitra Kumar Ghosh

SIGNATURE OF VENDOR

Debasis Roy

SIGNATURE OF CONFIRMING PARTY

RECEIPT

RECEIVED a sum of Rs. 14,60,844/- (Rupees Fourteen Lac Sixty Thousand Eight Hundred Party Four) 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
1,15,000/-	20.01.2011	164408	Indian Overseas Bank Ltd. Madurai Branch	SUNIL KUMAR BASAK
1,00,000/-	PAID IN CASH to SUNIL KUMAR BASAK			
1,10,000/-	20.01.2011	164409	Indian Overseas Bank Ltd. Madurai Branch	DEBASISH ROY
1,15,844/-	PAID IN CASH to DEBASISH ROY			
14,60,844/-	Rupees Fourteen Lac Sixty Thousand Eight Hundred Forty Four Only.			

Witnessed:

[Handwritten Signature]

T. Anand Das

[Handwritten Signature]

SIGNATURE OF THE VENDOR

[Handwritten Signature]
























SIGNATURE OF CONFIRMING PARTY

Drafted and prepared in my office:

[Handwritten Signature]
Advocate

SRINIVASAN RAMA
Advocate, W.P. 134, 1992
MYSOLATA, BA 10/3B
Deshbandhu Nagar,
Kolkata-700 059.

FORM FOR TEN FINGERPRINTS

1						
	<p><i>Sahil Kumar Bhowmik</i></p>	<p>Little</p>	<p>Ring</p>	<p>Middle (Left Hand)</p>	<p>Fore (Hand)</p>	<p>Thumb</p>
2						
	<p><i>Sahil Kumar Bhowmik</i></p>	<p>Thumb</p>	<p>Fore</p>	<p>Middle (Right Hand)</p>	<p>Ring (Hand)</p>	<p>Little</p>
3						
	<p><i>Sahil Kumar Bhowmik</i></p>	<p>Little</p>	<p>Ring</p>	<p>Middle (Left Hand)</p>	<p>Fore (Hand)</p>	<p>Thumb</p>
						
		<p>Thumb</p>	<p>Fore</p>	<p>Middle (Right Hand)</p>	<p>Ring (Hand)</p>	<p>Little</p>



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District-Kolkata

Endorsement For Deed Number : 1 - 21223 of 2011
(Serial No: 00929 of 2011)

Amount for the common stamp duty of the Government of West Bengal and the Government of India
imposed on the deed

Deed stamp duty

Serial no: 101575-16 and 12648231/97/711 House-Bank of India, SOCIETY, Kolkata (W
No: 101575)

(Signature)
Asst. REGISTRAR OF ASSURANCES II


(Sudakar Sahu)
Asst. REGISTRAR OF ASSURANCES II

Certificate of Registration under section 60 and Rule 89.

Registered in Book - I
GD Volume number F
Page from 373 to 388
being No 01005 for the year 2011.



(Sudhakar Saha) 03-February-2011
ADDL REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

10937/011

1 - 1026/11



215

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A-006717

6/23/11



Handwritten signature and text, possibly a date or name, in black ink.

THIS INDENTURE made this the 27th day of January, 2011
 BETWEEN (MRS.) ALO BASAK, wife of Sri Balaji Chandra Basak, by caste-
 Hindu, by occupation- Housewife, by Nationality- Indian, residing at T.I. 3/6,
 Teghari, P.O. Hamira, Police Station - Rajachar presently Bagaiati, Kolkata.

Handwritten signature and text at the bottom of the page.

102 JAN 3 2011

NA _____
Date _____
Sold to _____
Address _____
City _____ State _____

102 JAN 3 2011

Zabosisk Bay



ASL

Zabosisk Bay



ASL

Alo Babak.



Karta wathi, panti
Son of Late Guru's pupil panti
42 B. K. A. Bawa Selaan
Kab-700005

Banyuwangi

102 JAN 3 2011

700 059, hereinafter referred to and called as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART**;

AND

(MR.) DEBASISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadrone, Post Office - R. Gopalpur, Rajarhat Road, Police Station Bagmati, District North 24 Parganas, PIN - 700 136, State West Bengal, hereinafter referred to and called as the "**CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**;

AND

SPICE DEALCOM PRIVATE LIMITED, the Company, having its registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorized Signatory **(Mr.) Sunil Kumar Laharika**, son of Late Ram Bhagat Laharika, residing at DC 9/29, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata- 700 059, hereinafter referred to and called as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**;

WHEREAS one Roshan Jan Bibi was the sole and absolute owner of ALL THAT piece or parcel of a plot of land comprised under C. S. Khatian No. 1571, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 108, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas;

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

AND WHEREAS while thus the said Sri Jogendra Nath Mondal solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, the said **Jogendra Nath Mondal** died intestate leaving behind him, his 2

[two] sons namely [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal, as the only legal heirs and successors towards the estate of deceased Jogendra Nath Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal recorded their respective names in the Operation of Provisional Settlement and their names have been recorded under R. S. Khatian No. 1496 in respect of R. S. Dag No. 416, land measuring about 1.16 [one point one six] Acres and under R. S. Khatian No. 1502 in respect of R. S. Dag No. 417, land measuring about .23 [point two three] Acres and they used to pay proper rates, tax, rents, levies and other outgoings against their names and enjoying the same without any interruption and/or disturbance from any corner;

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

AND WHEREAS while thus the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money by execution of a Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about **0.2250 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, Tours No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati Sandhya Ghosh, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 55, Pages 175 to 178, Being No. 3324 for the year 1974; against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal [3] Sri Sudhir Kumar Mondal, jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about 0.2490 Acres comprised under C. S. Dag No. 390 and 391 corresponding to R. S. Dag No. 416 [land area **0.0190 Acres** out of total land area 1.16 Acres]

and **417** [land area **0.23 Acres** out of total land area **0.23 Acres**] appertaining to R. S. Khatian No. 1496 and 1502, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Srimati **Sabita Bose**, which was duly registered in the office of the Sub-Registrar at Cossipore DamDam and recorded into Book No. 1, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

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

AND WHEREAS while thus the said Srimati **Sabita Bose** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property **Saf Bikray Kobala** dated 11th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about .2490 Acres comprised under **R. S. Dag No. 416** [land area 0.0190 Acres out of total land area 1.16 Acres] and **417** [land area 0.23 Acres] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 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. 108, Pages 447 to 454, Being No. 5509 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Sri **Madan Mohan Goswami**, son of Late Nibaran Chandra Goswami solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property **Saf Bikray Kobala** dated 17th day of February, 1995 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land classified as DANGA identified as Scheme Plot No. 'A/4', measuring about 1 (One) Cottah, 12 (Twelve) Chittack, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one Smt. **ALO BASAK**, 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 No. 1, Volume No. 13, Pages 111 to 120, Being No. 837 for the year 1995, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed the said Smt. **ALO BASAK**, the Vendor herein became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/4", measuring about 1 (One) Cottah, 12 (Twelve) Chittack, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 10, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one Sri **DERASISH ROY**, the Confirming Party herein, on the terms and at the price settled between them;

AND WHEREAS the Confirming Party herein, being not able to complete the sale transaction in his own favour, approached **SPICE DEALCOM PRIVATE LIMITED**, the Purchaser herein to take the conveyance of the SAID PROPERTY in its favour and requested the Vendor to complete the sale in favour of the Purchaser, which request has been accepted by the Vendor;

AND WHEREAS the Confirming Party herein, has joined this conveyance to confirm his nomination, against a nomination charge of Rs.4,47,500/- [Rupees Four Lac Forty Seven Thousand Five Hundred] only, for sale and transfer of the SAID PROPERTY by the Vendor, in favour of the Purchaser;

AND WHEREAS thus, the Purchaser herein has agreed to Purchase, the Confirming Party herein has agreed to nominate and the Vendor herein has agreed to sell **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/4", measuring about 1 (One) Cottah, 12 (Twelve) Chittack, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKJWANI, J. L. No. 10, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District 24-Parganas,

TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.13,47,500/- (Rupees Thirteen Lac Forty Seven Thousand And Five Hundred) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.13,47,500/- (Rupees Thirteen Lac Forty Seven Thousand And Five Hundred) only, duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instruments (the receipt whereof the Vendor and the Confirming Party doth hereby as well as by the receipt and rasmo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A/4", measuring about **1 (One) Cottah, 12 (Twelve) Chittaek, more or less**, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** 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, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under 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** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered RED thereon 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 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, mortgages, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

1. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (iii) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (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, incumbrances 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 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 have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the 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, incumbrance 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

- (X) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever.
- (XI) 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
- (XII) 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 records of rights as well as in the records of local authority;
- (XIII) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land, identified as Scheme Plot No. "A/4", measuring about 110sq. Cottah, 12 (Twelve) Chittack, more or less, out of total land measuring about 0.23 Acres, comprised under **R. S. Dag No. 417** appertaining to R. S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, lying and situated under Mouza - REKICANI, J. L. No. 13, R. S. No. 198, Touza No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under 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 sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage on the Northern side of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and bounded and bounded as follows:

ON THE NORTH : Twelve Feet Wide Common Passage
 ON THE SOUTH : Land Under C. S. Dag No. 392;
 ON THE EAST : Land Under R. S. Dag No. 417;
 ON THE WEST : Scheme Plot No. 'A/3';

IN WITNESS WHEREOF the VENDOR and CONFIRMING PARTY set and subscribed their respective hands and seals on the day month and year above written.

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

Tanvir Das
 Vill: Ranjiana
 PO/PS Rajarhat
 KOL - 135
 Raful Raj
 Vill - Raful para
 PO/PS Rajarhat
 KOL - 135

Alo Basak
 SIGNATURE OF VENDOR

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

Tanvir Das
 Vill - Ranjiana
 PO/PS Rajarhat
 KOL - 135
 Raful Raj
 Vill - Raful para
 PO/PS Rajarhat
 KOL - 135

Sukanta Roy
 SIGNATURE OF CONFIRMING PARTY

RECEIPT

RECEIVED a sum of Rs.13,47,500/- (Rupees Thirteen Lac Forty Seven Thousand And Five Hundred) 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
4,50,000/-	20.01.2011	164483	Indian Overseas Bank Ltd., Bagnan Branch	ALO BASAK
1,50,000/-			PAID IN CASH to	ALO BASAK
2,37,500/-	20.01.2011	164484	Indian Overseas Bank Ltd., Bagnan Branch	DEBANISH ROY
5,10,000/-			PAID IN CASH to	DEBANISH ROY
13,47,500/-	Rupees Thirteen Lac Forty Seven Thousand Five Hundred Only.			

Witnessed:

Tanu Das,

Rajit Roy

Alo Basak,

SIGNATURE OF THE VENDOR

Debanish Roy,

SIGNATURE OF CONFIRMING PARTY

Drawn and prepared by my office:

Supriya Saha
 SUPRIYA SAHA
 Advocate, W.B. 134/1990
 MONOLATA, BA-12/2B,
 Deshbandhu Nagar,
 Kolkata 700 059.

Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District: Kolkata

Endorsement For Deed Number 1 - 01026 of 2011
(Serial No. 00937 of 2011)

On

Payment of Fees:

On 27/01/2011

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

Presented for registration at 15.20 hrs. on 27/01/2011, with Form number 1 by Latajit Das, son of late Prasad Das

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

Execution is admitted on 27/01/2011 by

1. Mrs. Anu Das, wife of late Charles Das, P.O. No: Tigharia, Rd. Thana: Bagpara, District: Medinipur, WEST BENGAL, India, P.O. - Haripur, Pin - 700016. By (Dasu Hrida, By Profession: Housewife)

2. Debashis Das, son of (Taranidhar Das, Ghatmukheri Rd, Thana: Bagpara, District: Medinipur, WEST BENGAL, India, P.O. - Haripur, Bagpara Thana, Pin - 700016. By (Dasu Hrida, By Profession: Business)

Witnessed by P.N Das, son of Late B.G Das, 42 B, K.G Bose Sarani, Kol, Thana: Kolkata, WEST BENGAL, India, P.O. - Pin - 700015. By (Dasu Hrida, By Profession: Business)

(Sushankar Saha)
ADDL. REGISTRAR OF ASSURANCE-II

On 28/01/2011

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly satisfied under section 1A, Section number 21A of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 1000/- on 28/01/2011

(Stamp duty - Rs.1000/-) (S.D. - Rs.50/-) (MVA - Rs.25/-) (MIR - Rs.4/-) on 28/01/2011

Certificate of Market Value(WB PUVI rules of 2001)

Confirmed that market value of this property within the market value of Rs. 100000/- is correct as recorded in No. 1017507.



(Sushankar Saha)
ADDL. REGISTRAR OF ASSURANCE-II

28/01/2011 17:17:00

EndorsementPage 1 of 2

Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District- Kolkata

Endorsement For Deed Number | | - 01026 of 2011
(Serial No. 00937 of 2011)

I certify that the required stamp duty of this document is Re. 17285/- and the stamp duty paid on
is Re. 11000/-.

Stamp duty

Stamp duty of Re. 11000/- is paid to the State Bank of India, CALCUTTA, received on
18/01/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



Sudhakar Sahu

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2

FORM FOR TEN FINGERPRINTS

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

Certificate of Registration under section 60 and Rule 69

Registered in Book - I
CD Volume number 5
Page from 484 to 509
being No 01026 for the year 2011.



[Handwritten signature]

(Sudhakar Sahu) 03-February-2011
ADDL REGISTRAR OF ASSURANCES-8
Office of the A. R. A. - II KOLKATA
West Bengal

01122

9-2010-53



Handwritten notes in green ink, including the word 'Adm' and some illegible scribbles.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

930378

Caution: This document is intended to be registered. The signature sheets use the above number which is attached with this document and the part of this document.

Adm. District Sub-Registrar
Bally Bager (Sub. Lake City)
28 JAN 2011

THIS INDENTURE made this the 28th day of January, 2011
 BETWEEN (MR.) SACHCHIDANANDA SINHA, son of Late Gopal Chandra
 Sinha, by Caste- Hindu, by occupation- Doctor, by Nationality- Indian, residing

78 DEC 2010

No. 2844 2010
 No. 101 101
 Address C.M.M. Street Madurai
 P. S. Madurai
 District Madurai

11-5200
 11-5200

- Saravathi P. Das
 ALP (P) (M) (C) (H)
 Madurai



Ramesh Kumar
 Son of Dr. Sankaranarayanan Sankaran
 P. S. College Street, Madurai District

Registration District

And District Registrar
 Madurai (Madurai District)

28 JAN 2011

at Kolkata Medical College Hospital, 88, College Street, Kolkata 700 073, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**:

AND

(1) **DHANRISHI MERCHANDISE PRIVATE LIMITED**, and (2) **NIFTY MARKETING PRIVATE LIMITED**, both the Company, having their registered office at 1, Ganesh Chandra Avenue, Room No. 601, Sixth Floor, Kolkata 700 013, represented by its Authorised Signatory (**Mr.) Anand Kumar Shah**, son of Sri Shrawan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chintamoni, Raikhati, Kolkata- 700 136; hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS one Roshan Jan Bibi was the sole and absolute owner of ALL THAT piece or parcel of a plot of land comprized under C. S. Khatian No. 1571, lying and situated under Mouza - BEKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajurhat, District North North 24 Parganna,

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

AND WHEREAS while thus the said Sri Jogendra Nath Mondal solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, the said **Jogendra Nath Mondal** died intestate leaving behind him his 2 [two] sons namely (1) Sri **Satish Chandra Mondal** and (2) Sri **Jatindra Nath Mondal**, as the only legal heirs and successors towards the estate of deceased Jogendra Nath Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956 and thus the said (1) Sri Satish Chandra Mondal and (2) Sri Jatindra Nath Mondal recorded their respective names in the Operation of Divisional Settlement and their names have been recorded under

R. S. Khatian No. 1496 in respect of R. S. Dag No. 416, land measuring about 1.16 [one point one six] Acres and under R. S. Khatian No. 1502 in respect of R. S. Dag No. 417, land measuring about .23 [point two three] Acres and they used to pay proper rates, tax, rents, levies and other outgoings against their names and enjoying the same without any interruption and/or disturbance from any corner;

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

AND WHEREAS while thus the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal [3] Sri Sudhir Kumar Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties due to urgent requirement of lawful money by execution of a Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about **0.2250 Acres** out of their total land measuring about 1.16 Acres comprised under R. S. Dag No. 416 appertaining to R. S. Khatian No. 1496, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one Srimati Sandhya Ghosh, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 56, Pages 175 to 178, Being No. 3324 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal [3] Sri Sudhir Kumar Mondal, jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 0.2490 Acres comprised under C. S. Dag No. 390 and 391 corresponding to R. S. Dag No. 416 [land area **0.0190 Acres** out of total land area 1.16 Acres] and 417 [land area **0.23 Acres**] appertaining to R. S. Khatian No. 1496 and 1502, lying and situated under Mouza - 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 Calcutta and recorded into Book No. 1, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

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

AND WHEREAS while thus the said Srimati **Sabita Bose** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property Sri 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 0.2490 Acres comprised (under R. S. Dag No. 416 [land area 0.0190 Acres out of total land area 1.16 Acres] and 417 [land area 0.23 Acres] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station - Rajahat, District North North 24-Parganas, unto and in favour of one Sri **Madan Mohan Goswami**, son of Late Niharani Chandra Goswami, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 105, Pages 447 to 454, Being No. 5509 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS while thus the said Srimati **Sandhya Ghosh** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by a Sri 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 REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajahat, District North North 24-Parganas, unto and in favour of one Sri **Amaresh Banerjee**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 105, Pages 439 to 448, Being No. 5508 for the year 1986, against the valuable consideration mentioned therein and thus handed over the

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

AND WHEREAS while thus the said (1) Sri Madan Mohan Goswami, and (2) Sri Amaresh Banerjee, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Saf Bilray Kohala dated 6th day of June, 1992 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under R. S. Dag No. 416 appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, 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 Sri SACHCHIDANANDA SINHA, 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 No. 1, Volume No. 61, Pages 268 to 275A, Being No. 4163 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 by virtue of aforesaid Deed the said Sri SACHCHIDANANDA SINHA, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under R. S. Dag No. 416 appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, 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, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the said property described in the Schedule written herein, agreed to sell and the Purchaser herein has agreed to Purchase, **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under R. S. Dag No. 416 appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, 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 **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others,

specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs. 16,00,000/- [Rupees Sixteen 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:

In pursuance of agreements and in consolidated consideration of sum of Rs. 16,00,000/- [Rupees Sixteen Lac] 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 portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 [Five] Cottah, more or less, comprised under **R. S. Dag No. 416** appertaining to R. S. Khatian No. 1496, corresponding to L.R. Khatian No. 4543 and 4545, lying and situated under Mouza- REKJWANL J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, under 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** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the said property" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated 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 reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended 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, liens, liens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

I. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled in 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, liens 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 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 have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the 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, dependance 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 have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefit 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 records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover those document as and when he will collect the same from the appropriate authority

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land, identified as Scheme Plot No. "A", measuring about 0.825 Acre, equivalent to 5 (Five) Cottah, more or less, comprised under **R. S. Dag No. 416** appertaining to R. S. Khattian No. 1406, corresponding to L.R. Khattan No. 4543 and 4545, lying and situated under Mouza - **REKIWANI**, J. L. No. 13, R. S. No. 198, Tassa No. 2998, within the limits of Rajarhat Beshnupur No.1 Gram Panchayat, under 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 sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage in front of the said property in question for ingress and egress and for laying telephone, water

and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc and litted and bounded as follows: -

ON THE NORTH : Land Under C. S. Dwg No. 1698;

ON THE SOUTH : Twelve Feet Wide Common Passage;

ON THE EAST : Scheme Plot No. "B";

ON THE WEST : Common Passage;

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of:

Suman Saha

88, Suman Saha Kolkata - 73

Biswas

Sudhakaranda Saha

SIGNATURE OF VENDOR

Secretary to

Rajarat. Rajach.

ad-135

Drafted by me and prepared in my office

Suprotm Saha
 SUPROTM SAHA
 Advocate, W.B. 134/1990
 MONOLATA, BA-12/2B,
 Deshbandhu Nagar,
 Kolkata - 700 059.

RECEIPT

RECEIVED a sum of Rs. 16,00,000/- [Rupees Sixteen Lac] 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
16,00,000/-	21.01.2011	164528	Indian Overseas Bank, Bagmati Branch.	SACHCHIDANANDA SINHA
16,00,000/-	Rupees Sixteen Lac only			

Witnesses:

Suman Sinha

Sachchidananda Sinha

SIGNATURE OF THE VENDOR

Suman Sinha

Drafted by me and prepared in my office:

Suprotim Saha
Advocate

SUPROTIM SAHA
Advocate, W.B. 134/1990
MONCLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

FORM FOR TEN FINGERPRINTS

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


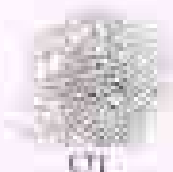
[Handwritten signature]

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 01122 / 2011, Deed No. (Book - 1) . 01053/2011)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Sachchidananda Sinha	<i>Sachchidananda Sinha</i> 28/1/11


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sachchidananda Sinha Address - Kolkata Medical College 88 College St. District - Kolkata, WEST BENGAL, India, P.O. - Po - 700073	Self			<i>Sachchidananda Sinha</i> 28/1/11
			28/01/2011	CT 28/01/2011	

Name of Identifier of above Person(s)
 Rupam Sinha
 88 College St, District - Kolkata, WEST BENGAL, India.
 P.O. - Po - 700073

Signature of Identifier with Date
Rupam Sinha
 28-1-11




 Addl. District Sub-Registrar
 Bidhan Nagar (East Lake City)
 (Debashish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR



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

Endorsement For Deed Number : I - 01053 of 2011
(Serial No. 01122 of 2011)

On

Payment of Fees:

On 28/01/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule IA 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. 17603/- on 28/01/2011

(Under Article A(1) = 17589/- E = 14/- on 28/01/2011)

Certificate of Market Value(WB PUVTI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- 1600000/-

Certified that the required stamp duty of this document is Rs.- 80000/- and the Stamp duty paid as Impressive Rs - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 75000/- is paid 09/05/2028/01/2011 State Bank of India, TECHONIA RAGHUNATHPUR, received on 28/01/2011

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

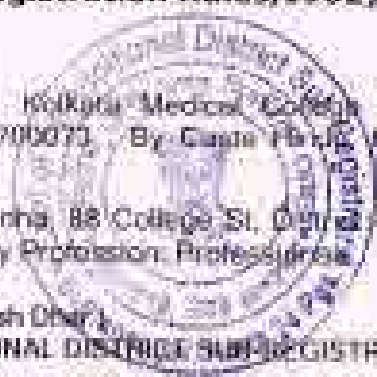
Presented for registration at 13.37 hrs. on 28/01/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Sachchidananda Sinha, Executor

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


Execution is admitted on 28/01/2011 by

1. Sachchidananda Sinha, son of Lt Gopal Ch Sinha, Kolkata Medical College, 88 College St, District-Kolkata, WEST BENGAL, India, P.O. - Pin - 700073. By Caste Hindu. By Profession Professional.

Identified By Rupam Sinha, son of Sachchidananda Sinha, 88 College St, District-Kolkata, WEST BENGAL, India, P.O. - Pin - 700073. By Caste Hindu. By Profession Professional.



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

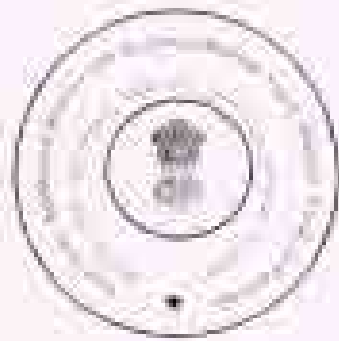

Additional District Sub-Registrar
Bidhan Nagar (Old Lake City)

28 JAN 2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 11650 to 11665
Being No 01053 for the year 2011.



(Debasish Dhar) 28-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal