

1058

1058



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

130376

Handwritten notes in green ink:
1058
13-1-2011

Faint, illegible text, possibly a stamp or official notice.

Handwritten signature in green ink.

Handwritten text in purple ink:
13-1-2011

THIS INDENTURE

Made this the 13th day of January, 2011

[Two Thousand Eleven]

BETWEEN

2647
H. Adhya Adw
Kolkata

Sarvagat No. Day
ALPUS POLICE STATION
Kolkata - 25

5000



TAKEN BY
late Subandana Unit 39
Madrassah, Cal-119
Kolkata

Adm. Section
Bhuvanagar and Ganga Ghat

5000

26/4/17
BE No. 26/4/17
To: H. Adhya Adw
From: Subm. Lokn Kolkata
P.S. Kolkata

Serial No. Day
ALIPUR POLICE STATION
Kolkata - 75

5000



TAKA 44
late Subm. Lokn
Kolkata - 75

Adm. Officer (In-charge)
Alipur Police Station Kolkata

26/4/17

(MR.) BHOY CHAKRABORTY, son of Late Nalin Kumar Chakrabarty, by caste - Hindu, by occupation - Service, by Nationality - Indian, residing at State Bank of India, REC Sahaar Branch, Post Office Sahaar, PIN 786 010, State - Assam, 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 **FIRST PART**, represented by **SRI MANAS KUMAR BHATTACHARJEE**, son of Manendra Kumar Bhattacharjee, by caste - Hindu, by occupation - Settler, by nationality - Indian, permanent resident of HPC Hospital, Hindusthan Paper Corporation, Post Office - Poochigram, District Cachar, State - Assam and at present residing at C-11, Nabudwaha, Birati, District North 24 Parganas, PIN - 700 134, State - West Bengal, as Constituted Attorney by virtue of a General Power of Attorney made and executed on 18th day of December, 2010 registered in the office of the Additional Registrar of Assurances - III at Kolkata and recorded into Book No. IV, CD Volume No. 9, Pages from 6810 to 6817 Being No. 07256 for the year 2010;

AND

SRI DEBASISH ROY, son of Sri Chittaranjan Roy, by name - Hindu, by occupation - Business, by Nationality - Indian, residing at Deshabandhu Post Office - R. Gopalpur, Rajarhat Road, Police Station Bagmati, District North 24 Parganas, PIN - 700 135, 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

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 33, Western Street, Fifth Floor, Kolkata 700 012, represented by its Authorized Signatory **(Mr.) Sunil Kumar Leharika** son of Late Ram Bhagat Leharika, residing at EC 9/28, Shastri Nagar, Post Office - Deshabandhu Nagar, under Police Station - Rajarhat, PIN -

700, 059, hereinafter referred to and called as the "PURCHASER" (which expression shall unless excluded by or impugnant to the subject of contract be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**;

WHEREAS one Jatindra Nath Mondal and Satish Chandra Mondal were the recorded joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 (sixteen point five) Decimals, more or less comprised under R. S. Dag No. 454 (3 Decimals) appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 (13.5 Decimals) appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKIWAM, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station - Rajnagar, District 24 Parganna, together with other landed properties;

AND WHEREAS while thus the said Jatindra Nath Mondal and Satish Chandra 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 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 since then the said Jatindra Nath Mondal and 2 (two) sons of deceased Satish Chandra Mondal namely (1) Sri Sunil Kumar Mondal and (2) Sri Sudhir Kumar Mondal became the absolute joint owners of ALL THAT piece or parcel of a plot of land measuring about 16.5 (sixteen point five) Decimals, more or less comprised under R. S. Dag No. 454 (3 Decimals) appertaining to R. S. Khatian No. 1377 and R. S. Dag No. 455 (13.5 Decimals) appertaining to R. S. Khatian No. 1870, lying and situated under Mouza - REKIWAM, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station - Rajnagar, District 24 Parganna, together with other landed properties according to their proportionate share;

AND WHEREAS thus the said (1) Jatindra Nath Mondal, son of Late Jogendra Nath Mondal, (2a) Sunil Kumar Mondal and (2b) Sudhir Kumar Mondal, both sons of Late Satish Chandra Mondal, were the recorded joint owners of ALL THAT piece or parcel of a plot of land classified as RACIAN measuring about 16.5 (sixteen point five) Decimals, more or less, comprised under R. S. Dag No. 454 (Area 3 Decimals)

appertaining to R. S. Khatian No. 1377 and R. S. Dwg No. 455 [11.3 Decimals] appertaining to R. S. Khatian No. 1820, being and situated under Mouza - REKJANI, J.L. No. 13, R. S. No. 198, Taluk No. 2999, under Police Station - Rajahat, District 24 - Dargagan, together with other landed properties.

AND WHEREAS while thus the said (1) Jatindra Nath Mondal, (2) Sri Sundi Kumar Mondal and (3) Sri Sachir Kumar Mondal jointly seized and possessed of or otherwise well and sufficiently entitled to the abovesaid properties, by execution of a Sale Deed by Mohala dated 22nd day of June, 1973 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as DAGAN measuring about 16.5 (sixteen point five) Decimals, more or less, comprised under R. S. Dwg No. 454 (3 Decimals) appertaining to R. S. Khatian No. 1377 and R. S. Dwg No. 455 (13.5 Decimals) appertaining to R. S. Khatian No. 1820, being and situated under Mouza - REKJANI, J.L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station - Rajahat, District 24 - Dargagan, into and in favour of one Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty which was duly registered in the office of the Sub-Registrar at Dossipore District and recorded into Book No. 1, Volume No. 97, Pages 139 to 134, Being No. 4820 for the year 1971, against the valuable consideration mentioned therein and thus settled over the vacant and peaceful possession of the abovesaid landed property absolutely and forever.

AND WHEREAS while thus the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty solely seized and possessed of or otherwise well and sufficiently entitled to the abovesaid property due to urgent requirement of lawful money the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty made a master Plan and divided the said land under several plots and marked as Scheme Plot No. 'A', Scheme Plot No. 'B', Scheme Plot No. 'C' and Scheme Plot No. 'D' with 10'-0" wide Common Passage which provided from her purchased property.

AND WHEREAS while enjoying the said property the said Srimati Latika Chakraborty, wife of Sri Pranab Chakraborty by a registered deed dated 12.08.1994 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as DAGAN identified as Scheme Plot No. 'D' measuring about 3 (two) Cottahs 3 (three)

Chittacks 9 [nine] Square Feet, be the same a little more or less, out of net total land comprised under R. S. Dag No. 455 (13.5 Decimals) appertaining to R. S. Khattar No. 1870, lying and situated under Mirza - REKHANI, J. L. No. 15, H. S. No. 198, Town No. 2998, under Police Station - Rajahat, District 24-Parganas TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one **Sri Ratan Mukherjee**, son of Sri Madhuranath Mukherjee, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 122, Pages 263 to 274, Being No. 5670 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 by virtue of aforesaid Deed while that the said **Sri Ratan Mukherjee**, son of Sri Madhuranath Mukherjee, enjoying the aforesaid landed property, by a Registered Deed dated 5th day of May 2004 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land classified as BAGAN identified as Scheme Plot No. "D" measuring about 2 [two] Cottaks 3 [three] Chittacks 9 [nine] Square Feet, be the same a little more or less, comprised under R. S. Dag No. 455 (13.5 Decimals) appertaining to R. S. Khattar No. 1870, lying and situated under Mirza - REKHANI, J. L. No. 15, H. S. No. 198, Town No. 2998, under Police Station - Rajahat, District 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, unto and in favour of one **Sri Bijoy Chakraborty**, son of Late Naba Kumar Chakraborty, the Vendor herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 179, Pages 115 to 129, Being No. 63062 for the year 2004 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever.

AND WHEREAS by virtue of aforesaid Deed, the said Sri Bijoy Chakraborty, the Vendor herein, became the sole and absolute owner of ALL THAT piece or parcel of land, identified as Scheme Plot No. "D" measuring about 2 [two] Cottaks 3 [three] Chittacks 9 [nine] Square Feet, more or less, comprised under R. S. Dag No. 455 (13.5 Decimals)

appertaining to R. S. Khatian No. 1870, lying and situated under Mouza
REKHWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, within the
jurisdiction of the Office of the Additional District Sub-Registrar at
Bidhan Nagar, Salt Lake City, under Police Station - Kajarhat, 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 written hereunder free
from all sort of encumbrances, liens, charges, mortgages, attachments
therein 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 and shown in the attached plan at a consideration of
prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one
(MR.) DEBASISH MOY, 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 (1) **SIDHANT
VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE 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 charges of Rs.
7,40,993/- (Rupees Seven Lac Forty Thousand Nine Hundred And Nine
Thousand 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 part of a plot of land classified as
BAGIAN identified as Scheme Plot No. "C" measuring about 2 (two)
Gantabs 3 (three) Chittacks 9 (nine) Square Feet, more or less, comprised
under R. S. Dag No. 455 (13.5 Decimals) appertaining to R. S. Khatian
No. 1870, lying and situated under Mouza - REKHWANI, J. L. No. 13, R.
S. No. 198, Taluk No. 2998, within the jurisdiction of the Office of the
Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under

Police Station - Rajahm, District North 24 Parganas TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border hereinafter as well as hereinbefore called as the the SAID PROPERTY, at and for a Total Consideration of Rs. 16,93,997/- (Rupees Sixteen Lac Ninety Three Thousand Nine Hundred And Ninety Three) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreements and in consolidated consideration of sum of Rs. 16,93,997/- (Rupees Sixteen Lac Ninety Three Thousand Nine Hundred And Ninety Three) only duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this indenture (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 in every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the sum which the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or parcel of a plot of land classified as BILIAN identified as Scheme Plot No. '11' measuring about 2 [two] Guntas 3 [three] Chittaks 9 [nine] Square Feet, more or less, comprised under R. S. Dag No. 457 (11.5 Decimals) appertaining to R. S. Khata No. 1870, being and situated under Moza - SEKJWAN, J. L. No. 13, R. S. No. 198, Town No. 2098 within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Rajahm, 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 or to be hereto before or to be situated situated 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 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 with 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 or control of the Vendor or any other person or persons from the Vendor and procure the same without any action in suit either at 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, trusts, liens, incumbrances, charges, encumbrances, claimants, requisitions, mortgages and abridgment whatsoever.

II 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's action or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

(iv) THAT the said deed, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently well defended kept harmless and free estate rights, title, claim, mortgage, charge, lien, incumbrances and attachments whatsoever; and

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

(vi) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public Demand Recovery act or otherwise and no steps taken in execution of any certificate or the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities; and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the 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 and 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, equitable or otherwise mortgage or trust, lien, incumbrance or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property heretofore and promises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser in 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 purposes

of effecting mutation of Purchaser's name in the records of rights as well as in the records of local authority.

[XIV] THAT simultaneously with the execution of this deed, the Vendor cannot hand over all documents of title relating to this property (to) the Purchaser, as per schedule below, and hereby the Vendor herein declares that in future they are liable to handover these 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 measuring about 2 [two] Cottahs 3 [three] Chittucks 9 [nine] Square Feet, more or less, classified as BAGAN (classified as Scheme Plot No. 'D', comprised under R. S. Dag No. 455 [13.5 Decimals] appertaining to R. S. Khatri No [879], corresponding to the L. R. Khatri No. 4348 and 4393, lying and situated under Munsif: HEKHWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2994 within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station: Rajarhat, District North 24 Parganas, within the limits of Rajarhat Bhalaspa No 1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24 Parganas TWENTYER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed to be the easement right in respect of 12-0" wide Common Passage on the Western side and 10-0" wide Common Passage on the Northern side of the said property in question for ingress and egress and for laying telephonic, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. more or shown in the plan attached herewith and marked with colour RED border which shall be treated as part of this indenture and started and bounded as follows:-

ON THE NORTH: TEN FEET WIDE COMMON PASSAGE;
 ON THE SOUTH: LAND UNDER R. S. DAG NO. 455;
 ON THE EAST: SCHEMATIC PLOT NO. 'C';
 ON THE WEST: TWELVE FEET WIDE COMMON PASSAGE;

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

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

Tapan Das
Rajachak Kol-135

Tapan Das
Madhyamgram, Kol-135

ANAND SWADHAKAR
For and on behalf of
SRI BIJAY CHAKRABORTY
As Constituted Attorney
SIGNATURE OF VENDOR

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

Tapan Das
Rajachak Kol-135

Tapan Das
Madhyamgram, Kol-135

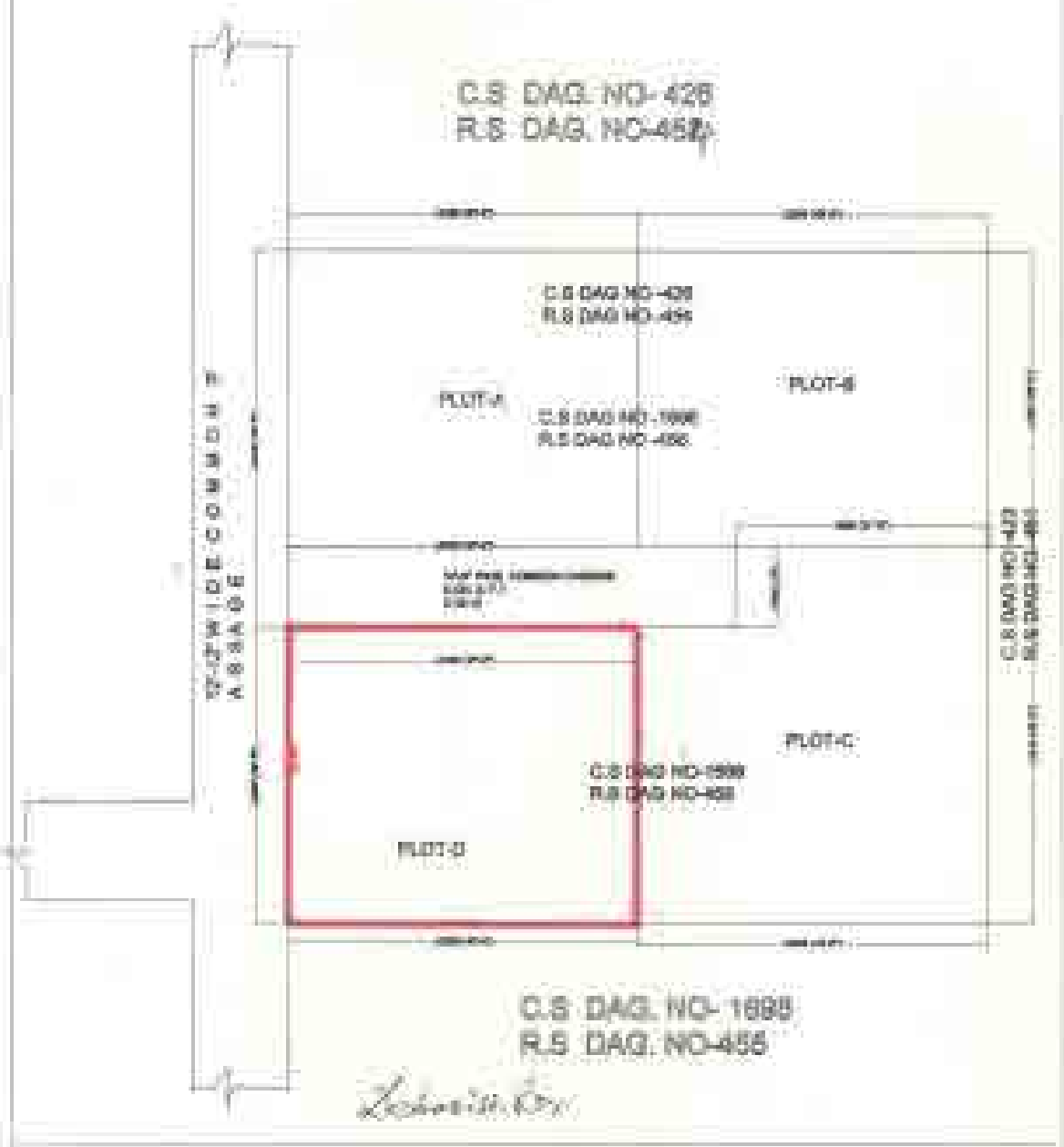
Tapan Das
SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office

Moumita Saha
SEPROTIM BATHA
Advocate, W.B. 134/1990
MONGLATA, BA 12/2E
Deshbandhu Nagar
Kolkata - 700 059

DEED PLAN OF LAND AT R.S/LR DAG.NO.454 & 455 (PART)
MOUZA -REKJUANI J.L. NO-13 RS. NO. 198, P. S. RAJARHAT,
DIST- NORTH 24 PARGANAS.

Handwritten signature or name



RECEIPT

Received a sum of Rs. 16,93,993/- (Rupees Sixteen Lac Ninety Three Thousand Nine Hundred Ninety Three) only from the herein above named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque / DD No.	Bank/Branch	Issued In Favour Of
7,10,000/-	12-01-2011 (E.P.)-2011	672481 672438	Indian Overseas Bank Ltd., Bengaluru Branch	Hem Chakraborty
2,78,000/-	12-01-2011		PAID IN CASH	Hem Chakraborty
4,77,000/-	12-01-2011	164457	Indian Overseas Bank Ltd., Bengaluru Branch	Debnandi Roy
1,63,993/-	12-01-2011		PAID IN CASH	Debnandi Roy
16,93,993/-	Rupees Sixteen Lac Ninety Three Thousand Nine Hundred & Ninety Three Only			

Tapas Das

Tapas Das

For and on behalf of

Sri HEM CHAKRABORTY
As Consulting Attorney
SIGNATURE OF VENISON

Debnandi Roy

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office

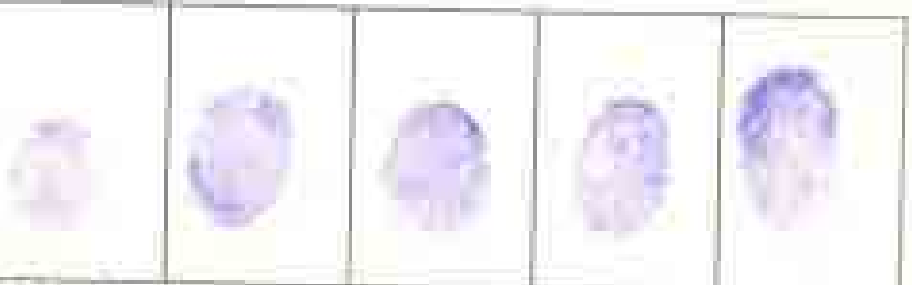
SUPREEM SAHA
Advocate, W.B. 134/1920
MINDOLATA, BA-12/2B,
Dashbandhu Nagar,
Kolkata-700 050

SPECIMEN FOR TEN FINGER PRINTS

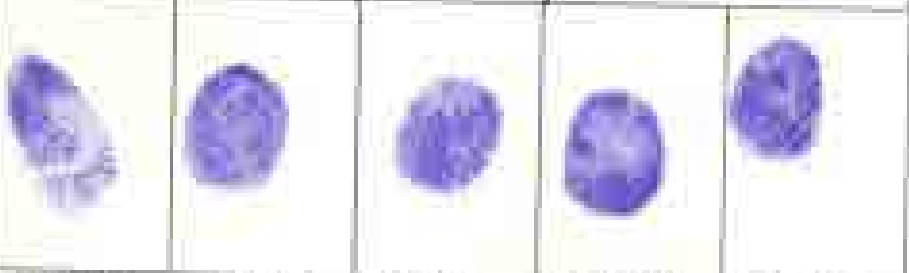
SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



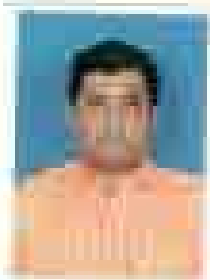
Signature
(Signature of Presentant)



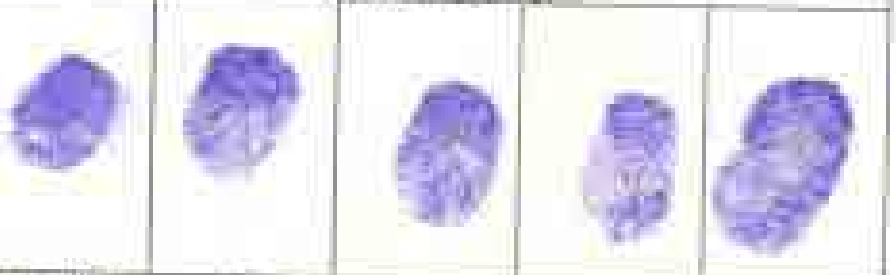
LITTLE RING MIDDLE FORE THUMB
(LEFT HAND)



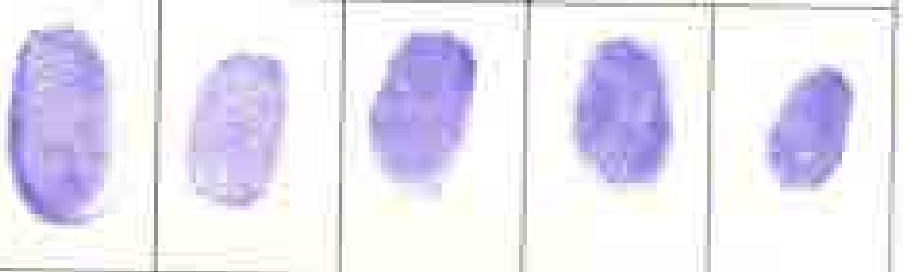
THUMB FORE MIDDLE RING LITTLE
(RIGHT HAND)



Signature



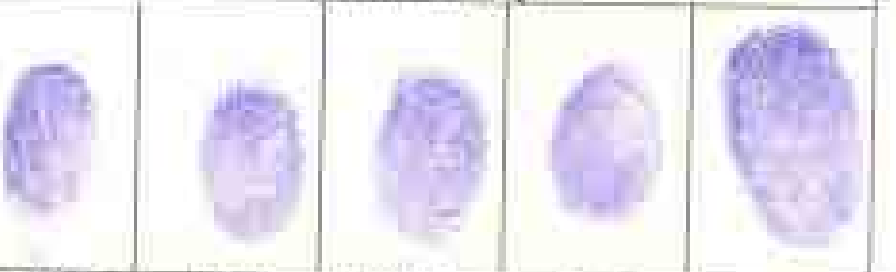
LITTLE RING MIDDLE FORE THUMB
(LEFT HAND)



THUMB FORE MIDDLE RING LITTLE
(RIGHT HAND)



Signature



LITTLE RING MIDDLE FORE THUMB
(LEFT HAND)



THUMB FORE MIDDLE RING LITTLE
(RIGHT HAND)

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. 00101 / 2011. Docd No. (Book - 1 / 00355 / 2011)

I. Signature of the Presentant

Name of the Presentant	Signature with Date
Moumita Bhattacharya	Moumita Bhattacharya 12/01/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Moumita Bhattacharya Address: C-32, Nandadwara Road, District: North 24 Parganas, WEST BENGAL, India. P.O. - PO - 700129	Admitter			Moumita Bhattacharya
2	Debanish Roy Address: Goshwara, Thana: Gopabati, District: North 24 Parganas, WEST BENGAL, India. P.O. - Gopinath Vajratal PO PO 700129	Earning Party			Debanish Roy

Name of Identifier of above Person(s)

Tapan Roy
Nachyanagar, Kalkola, District: North 24 Parganas,
WEST BENGAL, India. P.O. - PO - 700129

Signature of Identifier with Date

Tapan Roy
12/01/11




 Add. District Sub-Registrar
 Bidhan Nagar 3/1/2011 9517

(Debanish Roy)

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 1 - 80155 of 2011
(Serial No. 00383 of 2011)

On

Payment of Fees:

On 13/01/2011

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

Admissible under (sec 21 of West Bengal Registration Rule, 1962) (Sec 21 of West Bengal Registration Act, 1957) (Article 213, 214 of Indian Stamp Act 1899) (Sec 21 of Government of West Bengal Stamp Act, 1955) Court fee amount Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 2577/- on 13/01/2011

(Under Article 21 - 29/2011, Sec 14, on 13/01/2011)

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of the property, which is the subject matter of the deed, has been assessed at Rs. 1000000/-

(Certified that the assessed value of the property is Rs. 1000000/-, under Sec 14, on 13/01/2011)
 (Stamp Rs. 5000/-)

Deficit stamp duty

Deficit stamp duty Rs. 70000/- is paid in the name of the State of West Bengal, BACHUNA THAKUR, received on 13/01/2011

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

Presented for registration of 1352 hrs on 13/01/2011 under (Section 52 & Rule 22A(3) 46(1) of West Bengal Registration Rules, 1962) by Mr. C. S. Bhattacharya, Advocate at the Registrar's Office.

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

Execution is admitted on 13/01/2011 by

1. Dipak Roy, son of Chandra Shekhar Roy, (Address: Thane Bagaria, District, West Bengal, WEST BENGAL, India, P.O. - R. Gopalpur Rajarhat Rd. Pin - 700134) By Certificate No. 111/2011-1352

Identified by: 1. son of Mr. C. S. Bhattacharya, (Address: 24 Parganas, WEST BENGAL, India, P.O. - Pin - 700134) by Case No. 111/2011-1352

Executed by Attorney

Execution by



Addl. District Sub-Registrar
 North 24 Parganas, West Bengal
 13/01/2011

13/01/2011
ADDITIONAL DISTRICT SUB-REGISTRAR
 North 24 Parganas, West Bengal

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

Endorsement For Deed Number : 1 - 00355 of 2011

(Serial No. 00383 of 2011)

Munis K. Bhattacharya, son of Manoj K. Bhattacharya, of 23/10/1, Bhowani Road, Bhowani, North 24 Parganas, WEST BENGAL, India. P.O. - Ph. - 700129. By Deed No. 1 - 00355 of 2011, the constituted attorney of Biju Chatterjee is admitted by him.

Identified By: Tapan Dey, son of Lt Jaundra Nath Dey, Medhyangram, Kullam, District Murshidabad, WEST BENGAL, India. P.O. - Ph. - 700129. By Deed No. 1 - 00355 of 2011.

I Witnessed This

ADDITIONAL DISTRICT MURSHIDABAD

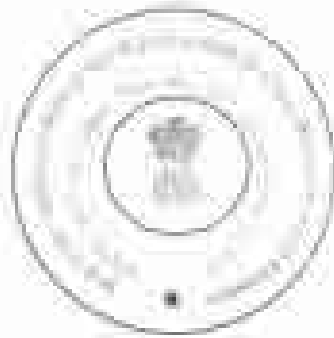


ADDITIONAL DISTRICT MURSHIDABAD
13 JAN 2011

I Witnessed This
ADDITIONAL DISTRICT MURSHIDABAD
Endorsement Page 2 of 2

Certificate of Registration under section 67 and Rule 69

Registered in Book : I
CD Volume number 1
Page from 5003 to 5003
being No.00055 for the year 2011.



A handwritten signature in green ink, appearing to be 'Debashis Dhar', written over the official seal.

(Debashis Dhar) 14-January-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

CC 573/2011

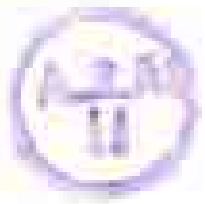
D-646/11



107 मच्छिन्द्रना पश्चिम बंगाल WEST BENGAL

330374

Handwritten notes in blue ink on the left side of the document, including the name 'KASHINATH BASAK' and other illegible scribbles.



Official text and signature block on the right side of the document. It includes a signature and the name 'KASHINATH BASAK'.

THIS INDENTURE made this the 18th day of January, 2011
 BETWEEN (MR.) KASHINATH BASAK, son of Late Brijn Gopal Basak, by caste -
 Hindu, by occupation - Business, by nationality - Indian, residing at at 42, H. N.
 G, Bôrn Naraini, Police Station - Debaghata, Kalkata - 700 085, State - West

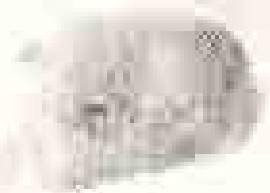
Handwritten notes in blue ink at the bottom right of the document, including the name 'KASHINATH BASAK' and other illegible scribbles.

7/11/2011

Sl. No. 2-615
Age 35
Address: C.M.D. Cochin Kerala
Name: [Signature]

Suburban P.O. Dept
ALIPUR POLICE COURT
Kochi - 22

Sebastian Roy



Sebastian Roy



Radi with Bank

Shri. [Name] (MAMMAL MANDAL)
to [Name]
Kollam [Name]
No. 100/155
Kollam

Additional Registrar of
Assurances-II, Kochi
7/11/2011



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 Dashbandra, Post Office - K. Gopalpur, Rajarhat Road, Police Station Bagadati, District North 24 Parganas, PIN - 700 135, 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, Western Street, Fifth Floor, Kolkata 700 012, represented by its Authorized Signatory (Mr.) Sanil Kumar Loharika, son of Late Rumi Bhagat Loharika, residing at DC 9/28, Shastri Bagan, Post Office- Dashbandra Nagan, under Police Station- Rajarhat, Kolkata- 700 009, 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. Khattam No: 1571, Tang and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 198, Touza No. 2908, 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 with and in favour of one Sri Jogendra Nath Mondal and handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

[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. 415, land measuring about 1.10 [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) taxes, tiths, rents, fees 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 Sunil Kumar Mondal and [2] 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 23rd 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 1.18 Acres comprised under R. S. Dag No. 416 appertaining to R. S. Khatian No. 1496, lying and situated under Mouza - REKJWAN, J. L. No. 13, R. S. No. 198, Tenai No. 2998, under Police Station - Rajarhat, District 24-Pargana, and in favour of one Srimati Sandhya Ghosh, which was duly registered in the office of the Sub-Registrar at Chokisree Dandigram and recorded into Book No. I, 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 Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal jointly by execution of another Saf Bikray Kohala dated 23rd 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 1.10 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 Cosaspore DumDum and recorded into Book No. 1, Volume No. 35, 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 and Srimati Sabita Bose recorded their name in the Record Of Rights (ROR) vide L.R. Khatian No. 4543 in the name of Sabita Bose and 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 Sal Ekiray Kobala dated 11th day of July, 1995 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 1.18 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 Niharun Chandru 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 147 to 151, 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 Niharun Chandru Goswami solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property Sal Ekiray 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/3", measuring about 2 [two] Cottaks, more or less, out of total land measuring about 0.2490 Acres, comprised under R. S. Dag No. 416 [land area 3 (three) Chittaks and 7 (seven) Square Feet] and 417 [land measuring about 1 (one) Cottak 12 (twelve) Chittaks 38 (thirty eight) Square Feet] 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, Town No. 2998 under Police Station - Rajarhat, District 24-Parganas, into and in favour of one Sri **Kashinath Basak**, son of Late Braja Gopal Basak, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Sub Loko City and recorded into Book No. 1, Volume No. 19, Pages 103 to 110, Deung No. 536 for the year 1995, against the valuable considerations 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 **Kashinath Basak**, son of Late Braja Gopal 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/C', measuring about 2 [two] Cottah, more or less out of total land measuring about 0.2490 Acres comprised under **R. S. Dag No. 416** [land Area 3 [three] Chittacks 7 [seven] Square Feet] **and 417** [land Area 1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight] Square Feet] appertaining to R. S. Khattar No. 1496 and 1302, corresponding to L.R. Khattar No. 4543 and 4541, being and situated under Mouza - KERRIWATI, J. L. No. 13, R. S. No. 198, Town 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 **(MR.) 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 name, 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.5,90,000/- [Rupees Five Lacs Ninety Thousand] 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/3", measuring about 2 [two] Cottahs, more or less out of total land measuring about 0.2490 Acres comprised under R. S. Dag No. 416 [land Area 3 [three] Chittacks 7 [seven] Square Feet] and 417 [land Area 1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight] Square Feet] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - BEKJWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red solar border, hereinafter as well as hereinafter called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.15,40,000/- [Rupees Fifteen Lac and Forty Thousand Only], which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

In pursuance of agreements and in consolidated consideration of sum of Rs.15,40,000/- [Rupees Fifteen Lac and Forty Thousand Only], duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instrument, 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 hereby 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/3", measuring about 2 [two] Cottahs, more or less out of total land measuring about 0.2490 Acres, comprised under R. S. Dag No. 416 [land Area 3 [three] Chittacks 7 [seven] Square Feet] and 417 [land Area 1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight] Square Feet] appertaining to R. S. Khatian No. 1496 and 1502, corresponding to L.R. Khatian No. 4543 and 4541, lying and situated under Mouza - BEKJWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and 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 situate and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appurtenances whatsoever of the said property or any and every

part thereof belonging to or in any way appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate rights, liberties, title, interest, inheritances 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, liens, dependences, charges, attachments, claimants, requisitions, acquisitions and alignments 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 peacefully 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 entitled 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 predecessors-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended to be and every part thereof into 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 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 encumbrances 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, equitable or otherwise mortgage or trust, lien, dependence or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

- (XII) 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;
- (XIII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor 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 land measuring about 2 [two] Cottaks, more or less, identified as Scheme File No. 'A/3', comprised under **R. S. Dag No. 416** [land Area 3 [three] Chittacks 7 [seven] Sq. ft.] **and 417** [land Area 1 [one] Cottak 12 [twelve] Chittacks 38 [thirty eight] Sq. ft.] appertaining to R. S. Khutian No. 1496 and 1502, corresponding to L.R. Khutian No. 4543 and 4541, lying and situated under Mouza - REKJWANI, J. L. No. 13, R. S. No. 189, Taluq No. 2998, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, encumbrances, 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 telephones, 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 barred and bounded as follows:-

- ON THE NORTH : Twelve Feet Wide Common Passage;
- ON THE SOUTH : Land Under C. S. Dag No. 390 And 392;
- ON THE EAST : Scheme Plot No. 'A/4';
- ON THE WEST : Scheme Plot No. 'A/2';

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

Rajul Roy
Vill - Rajulpara
PO - Rajulhat
Kul - 135
Tushar Kanki Das,
Rasulhat,
Bachsonay Kul - 135


SIGNATURE OF VENDOR

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

the presence of


































Rajul Roy
Vill - Rajulpara
PO - Rajulhat
Kul - 135
Tushar Kanki Das,
Rasulhat,
Bachsonay Kul - 135


SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office


SUPRATIM SAHA
Advocate, W.D. 134/1999
MONOLATA, BA-12/2H,
Deshbandhu Nagar,
Kolkata - 700 084.

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left)	Fore Hand	Thumb
	<i>Kan-... ..</i>					
		Thumb	Fore	Middle (Right)	Ring Hand	Little
2						
		Little	Ring	Middle (Left)	Fore Hand	Thumb
	<i>Debra... ..</i>					
		Thumb	Fore	Middle (Right)	Ring Hand	Little
3						
		Little	Ring	Middle (Left)	Fore Hand	Thumb
	<i>S... ..</i>					
		Thumb	Fore	Middle (Right)	Ring Hand	Little

RECEIPT

RECEIVED a sum of Rs 15,40,000/- (Rupees Fifteen Lac and Forty Thousand Only) only from the within named Purchaser, according to terms of consideration stated herein below:-

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
6,80,000/-	12.01.2011	164479	Indian Overseas Bank Ltd., Bajpatti Branch	Kashinath Banik
2,70,000/-	PAID IN CASH to Kashinath Banik			
3,50,000/-	12.01.2011	164480	Indian Overseas Bank Ltd., Bajpatti Branch	Debasish Roy
2,40,000/-	PAID IN CASH to Debasish Roy			
15,40,000/-	Rupees Fifteen Lac and Forty Thousand Only.			

Witnesses

Tushar Kanti Das,
Rajesh Roy

Hashi Kanti Banik

SIGNATURE OF THE VENDOR

Debasish Roy

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared at my office:

S. Saha

SUPROTIM SAHA
Advocate, W.E. 134/1999
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 - I - 06846 of 2011
(Serial No. 00543 of 2011)

On

Payment of Fees:

On 18/01/2011

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

Presented for registration at 17.30 hrs on 18/01/2011 at the Private residence of Debashree Roy, one of the Executants

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

Execution is admitted on 18/01/2011 by

1. Kanti Nath Basu, son of Late Braj Gopal Basu, 42, B. K. G. Bose Street, Kpt. Thandi-Belghata, District-South 24-Parganas, WEST BENGAL, India. P.O. - Pin - 700085. By Caste Head. By Profession- Business.
2. Debashree Roy, son of Chittaranjan Roy, Doshadrome, Rajnarai Road, Kpt. Thandi-Belghata, District-North 24-Parganas, WEST BENGAL, India. P.O. - Pin-700138. By Caste Head. By Profession- Business.

Identified By Hemal Mondal, son of A. Mondal, Doshadrome, Rajnarai, Kpt. Thandi-Belghata, District-Kolkata, WEST BENGAL, India. P.O. - Pin-700138. By Caste Head. By Profession- Business.

[Sudhakar Sahu]
ADDL. REGISTRAR OF ASSURANCES-II

On 19/01/2011

Certificate of Market Value[WB PUVI rules of 2001]

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs. 15,00,000/-.

Certified that the required stamp duty of the document is Rs. 27000/- and the Stamp duty paid as required Rs. 5000/-.

[Sudhakar Sahu]
ADDL. REGISTRAR OF ASSURANCES-II

On 20/01/2011

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

Admissible under rule 43 of West Bengal Registration Rules, 1962 and stamped under Chapter 1A, Section number 24.5 of Indian Stamp Act 1899.

Payment of Fees:



[Sudhakar Sahu]

ADDL. REGISTRAR OF ASSURANCES-II

30/01/2011 15:55:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number - I - 00546 of 2011
(Serial No. 00543 of 2011)

Amount By Cash

Rs. 40000/- on 20/01/2011

(Under Article - A(1) - 1(029) / E - A - 3 - 35) / A(1) - 29 / A(1) - 31 on 20/01/2011)

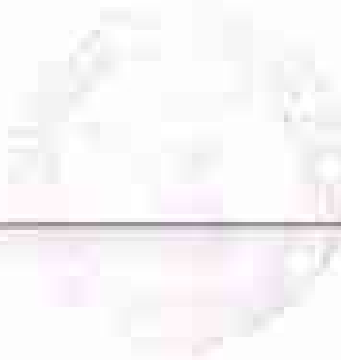
Deficit stamp duty

Deficit stamp duty

1. Rs. 27100/- @ 0.00055(177/01/2011) Stamp Bank of India, TECHOPUR, RAJCHURNATHPUR, HOOGHLY ON 20/01/2011

2. Rs. 40000/- @ 0.00055(177/01/2011) Stamp Bank of India, TECHOPUR, RAJCHURNATHPUR, HOOGHLY ON 20/01/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES - II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES - II

Certificate of Registration under section 60 and Rule 69

Registered in Book (I)
(CD Volume number) 2
Page from 103 to 108
Being No 60086 for the year 2011.



A handwritten signature in black ink, appearing to read "S. K. Das", written over the official seal.

Subscribed and sworn to January 2011
REGISTRAR OF ASSURANCE
Office of the A. R. A. - KOLKATA
West Bengal

20034/2011

D-648/11



10

पश्चिम बंगाल WEST BENGAL

A 006865

Handwritten notes in Bengali and English, including a signature and the text 'WEST BENGAL'.



Official text and a signature in Bengali, likely from a government or legal authority.

Handwritten notes and signatures in Bengali, including a date '2011'.

THIS INDENTURE made this 18th day of January, 2011
 BETWEEN (MR.) BISWANATH BASAK, son of Late Braja Gopal Basak, by son
 (Name of the son)

10/1/2011

3 JAN 2011

THE REGISTRAR
OF COMPANIES
MALAYSIA

15/1/2011

De Lucren Kay



20/1/2011

Deburith Kay



20/1/2011



Deburith Kay

Hajjal Mawad (HAMJAI Mawad)

11/1/2011

20/1/2011

18/1/2011

18/1/2011

Registrar of Companies
Malaysia
18/1/2011

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

AND

(MR.) DEBASISH ROY, son of Sri Chittaranjan Roy, by caste - Hindu, by occupation - Business, by Nationality - Indian, residing at Lushadrona, Post Office - R. Gopalpur, Rajarhat Road, Police Station Bagmati, District 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 North 24 Parganas, PIN - 700 138, State West Bengal, hereinafter referred to heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**,

AND

RADISON VINIMAY PRIVATE LIMITED, a company, having its registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunit Kumar Loharika**, son of Late Ram Bhagat Loharika, residing at DC-9/28, Bhairi Bagan, Post Office- Deshbandhu Nagar, under Police Station- Bagmati, Kolkata 700 039, 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 our **Kalpada Ghosh** was the sole and absolute owner of ALL THAT piece or parcel of a plot of land comprised under G. S. Khata No. 594 appertaining to K. S. Khata No. 634, lying and situated under Mouza - REKIWANI, J. L. No. 11, K. S. No. 198, Totu No. 2998, under Police Station - Rajarhat, District 24-Parganas;

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

AND WHEREAS while thus the said [1] Sri Sristidhar Ghosh, [2] Srimati Anna Ghosh, [3] Srimati Lakmi Rani Ghosh, [4] Srimati Saraswati Ghosh, [5] Srimati Jamuna Ghosh and [6] Srimati Harani Ghosh jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, the said [1] Srimati Lakmi Rani Ghosh, [2] Srimati Saraswati Ghosh, [3] Srimati Jamuna Ghosh and [4] Srimati Harani Ghosh due to urgent requirement of lawful money by virtue of a Saf Bikray Kobala dated 19th day of December, 1973 sold transferred, conveyed, granted, assigned and assured **ALL THAT** undivided un-demarcated 4/60 share of piece or parcel of a plot of land comprised in C.S. Dag No. 398 corresponding to R.S. Dag No. 424, under C. S. Khattian No. 594 appertaining to R. S. Khattian No. 631, lying and situated in Mouza - BEKJWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station - Rajarhat, District 24-Parganas, along with other properties, unto and in favour of said Sri Sristidhar Ghosh, which was duly registered in the office of the Sub-Registrar at Comptone DumDum and recorded into Book No. 1, Being No. 8628 for the year 1973, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever and enjoying the same without any interruption and/or disturbance from any corner;

AND WHEREAS while thus the said [1] Sri Sristidhar Ghosh and [2] Srimati Anna Ghosh jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property due to urgent requirement of lawful money by a Saf Bikray Kobala dated 30th day of July, 1996 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land classified as SHALI measuring about 1 [one] Cottah 14 [fourteen] Chittucks, more or less, out of their total land comprised in C. S. Dag No. 398, corresponding to R.S./L.R. Dag No. 424 appertaining to R. S. Khattian No. 631, corresponding to L.R. Khattian No. 5399, lying and situated under Mouza - BEKJWANI, J. L. No. 13, R. S. No. 198, Taluk No. 2998, under Police Station Rajarhat, District North 24-Parganas, unto and in favour of one Sri Biswanath Basak, son of late Braja Gopal Basak, the Vendor herein which was duly registered in the office of the District Registrar, of the District North 24-Parganas at Barisal and recorded into Book No. 1, Volume No. 93, Pages 46 to 51, Being No. 5142 for the year 1996, 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 Biswanath Basak, son of late Braja Gopal Basak, the Vendor herein became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land classified as SHALI measuring about 1 [one] Cottah 14 [fourteen] Chittucks, more or less, comprised

in R.S./L.R. Dag No. 424 appertaining to R. S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, lying and situated under Mouza - REKJWAN, J. L. No. 13, R. S. No. 198, Tongi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule written hereunder free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the "**SAID PROPERTY**";

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property described in the Schedule written hereto and shown in the attached plan at a consideration of prevailing rates, the Vendor agreed to sell the SAID PROPERTY to one **(MR.) 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 charges of Rs.5,53,119/- (Rupees Five Lac Fifty Three Thousand One Hundred And Ninety) 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 classified as SHALL measuring about 1 (one) Cordah 14 (fourteen) Chittacks, more or less, comprised in R.S./L.R. Dag No. 424 appertaining to R. S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, lying and situated under Mouza- REKJWAN, J. L. No. 13, R. S. No. 198, Tongi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with RED color border, at and for a consolidated consideration of Rs.14,43,744/- (Rupees Fourteen Lac Forty Three Thousand Seven Hundred Party Four) only, according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the said plot of land for consolidated consideration of Rs.14,43,744/- (Rupees Fourteen Lac Forty Three Thousand Seven Hundred Party 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:

1. In pursuance of agreements and in consolidated consideration of sum of 14,43,744/- [Rupees Fourteen Lac Forty Three Thousand Seven Hundred Forty Four] only, duly paid by the Purchaser to the Vendor and the Confirming Party, at or before the execution of this instrument (the receipt whereof the Vendor and the Confirming Party both 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, measuring about 1 [one] Cottah 14 [fourteen] Chittacks, more or less, comprised in R. S. Dag No. 424, appertaining to R. S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, lying and situated under **Moza-REKIWANI**, J. L. No. 13, R. S. No. 198, Taluk No. 2998, within the limit of Rajarhat Bishnupur No. 1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bishan Nagar, Sult 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 (hereto) and which is herebefore as well as hereinafter referred to as "the said property" OR **HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, licenses, 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 reversionaries remainder or remainders and all rents issues and profits thereof and all said 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, incumbrances, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

4 THE VENDOR DOTH 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 of 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 receive and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (iv) THAT free and clear, freely and cheerly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently sued 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 unto or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessors-in-title or any of them shall and will from time to time and at all times hereafter at

the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned as 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 or 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, dependence or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser, and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser 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 pieces of land, measuring about **1 (one) Cottah 14 (fourteen) Chittacks** more or less, comprised in **R. S. Dag No. 424** appertaining to R. S. Khatian No. 531, corresponding to **L.R. Khatian No. 5389**, lying and situated under **Mouza- REKIWANI**, S. L. No. 15, R. S. No. 148, Town No. 2998, within the limit 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 appertaining 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 limited and bounded as follows:

ON THE NORTH Twelve Feet wide Common Passage;
ON THE SOUTH Land Under Other Dag;
ON THE EAST Land Under Other Dag;
ON THE WEST Land Under Same Dag;

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:

Rajit Roy
Vill - Rajpalpara
PO+PS - Rajpalpara
Kal - 135

Bilwamath Bhowmik
SIGNATURE OF VENDOR

Tushar Kumar Das,
Rajpalpara
Block Sonag, Kal: 135

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

Rajit Roy
Vill - Rajpalpara
PO+PS - Rajpalpara
Kal - 135

Tushar Kumar Das
SIGNATURE OF CONFIRMING PARTY

Tushar Kumar Das,
Rajpalpara
Block Sonag, Kal: 135

Drafted by me and prepared in my office.

S. Saha

SUPROTIM SAHA
Advocate, W.B. 134/1990
MORNILATA, NA-13/94

Deshbandhu Nagar,

Kolkata - 700 048

RECEIPT

RECEIVED a sum of 14,43,744/- [Rupees Fourteen Lac Forty Three Thousand Seven Hundred Forty Four] only from the herein above named Purchaser according to terms of consideration stated herein below.

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
6,20,625/-	12.01.2011	164405	Indian Overseas Bank Ltd., Baguati Branch	Biswanath Bisak
2,70,000/-	PAID IN CASH to Biswanath Bisak			
3,38,900/-	12.01.2011	164404	Indian Overseas Bank Ltd., Baguati Branch	Debasish Roy
2,23,119/-	PAID IN CASH to Debasish Roy			
14,43,744/-	Rupees Fourteen Lac Forty Three Thousand Seven Hundred Forty Four Only.			

Witnessed:

Rupit Roy

Rishu Nath Das

SIGNATURE OF THE VENDOR

Tushar Kanti Das

Debasish Roy

SIGNATURE OF CONFIRMING PARTY

Drafted by me and prepared in my office:

S. Saha

SUPROTIM SAHA





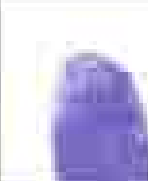




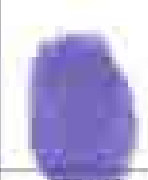










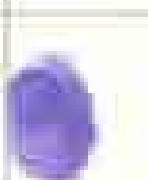
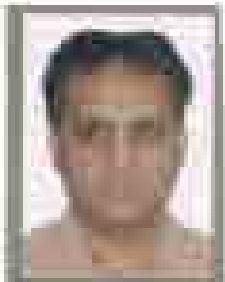








Advocate, W.D. 134/1990

MONOLATA, BA-12/2B.

Deshbandhu Nagar.

Kolkata - 700 098

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left)	Fore Finger	Thumb
	<i>Prakash Kumar, 24/10/2018</i>					
		Thumb	Fore	Middle (Right)	Ring Finger	Little
2						
		Little	Ring	Middle (Left)	Fore Finger	Thumb
	<i>Devi Prasad</i>					
		Thumb	Fore	Middle (Right)	Ring Finger	Little
3						
		Little	Ring	Middle (Left)	Fore Finger	Thumb
	<i>Srinivas</i>					
		Thumb	Fore	Middle (Right)	Ring Finger	Little



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

Endorsement For Deed Number - I - 00648 of 2011
(Serial No. 00534 of 2011)

On

Payment of Fees:

On 18/01/2011

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

(Presented for registration at 17.30 hrs on 18/01/2011 at the Private residence of Debashish Roy) one of the Executants

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

Execution is admitted as 18/01/2011 by

1. Bishwanath Bera, son of Late Brajo Gopal Bera, 42, B.K.G Bose Sarani, Kol. Thana-Belaghatta, District-South 24-Parganas, WEST BENGAL, India. P.O. - Pin- 700085. By Caste Hindu. By Profession- Business
2. Debashish Roy, son of Chitranjan Roy, Dashdixon, Rajarhat Road, Kol. Thana-Belaghatta, District-North 24-Parganas, WEST BENGAL, India. P.O. - By Caste Hindu. By Profession- Business
Identified By Hemraj Mondal, son of A Mondal, Dashdixon, Rajarhat, Kol. District-Kolkata, WEST BENGAL, India. P.O. - Pin- 700130. By Caste- Muslim. By Profession- Business.

[Sudhakar Sahu]
ADDL. REGISTRAR OF ASSURANCES-II

On 19/01/2011

Certificate of Market Value(WB PUVI rules of 2001)

(Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs. 140000/-)

(Certified that the required stamp duty of this document is Rs. 72197/- and the Stamp duty paid is inclusive Rs. 5000/-)

[Sudhakar Sahu]
ADDL. REGISTRAR OF ASSURANCES-II

On 20/01/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule VA, Annex number 22.5 of Indian Stamp Act 1899

Payment of Fees:

Amount By Cash



[Sudhakar Sahu]
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number - 1 - 00648 of 2011
(Serial No. 00534 of 2011)

No. 00048 of 2011(2011)

(Under Article - A(1) - 15873A - 74 - 55 - 25 - 26(b) - 46 - 08/20/01/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 22200/- is paid to State Bank of India, TECHHORA, RACHHUNATHPUR, received on 20/01/2011
2. Rs. 45000/- is paid to State Bank of India, TECHHORA, RACHHUNATHPUR, received on 20/01/2011

(Sudhakar Sahu)
ADDL REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL REGISTRAR OF ASSURANCES-II

Certificates of Registration under section 60 and Rule 69

Registered in Book - I
CO Vehicle number 2
Page from 1000 to 1001
Policy No 00048 for the year 2011.



[Handwritten signature]

(Signature) 22 January 2011
ADJL REGISTRAR OF ASSURANCES-II
Office of the A. R. A., KOLKATA
Kolkata

00722

00668/2013



Handwritten notes in green ink, possibly '00722' and '9.1.13'.

सुनिश्चयकल पश्चिम बंगाल WEST BENGAL

N 230674

It is hereby stated that the document is executed in accordance with the provisions of the Indian Stamp Act, 1899 & the Indian Stamp (Amendment) Act, 2003 and with this document is the part of the document.

Handwritten number '05/157' with a horizontal line underneath.

2013-01-21 10:00:00 AM
 2013-01-21 10:00:00 AM

21 JAN 2013

THIS INDENTURE made this the 18th day of January, 2013
 BETWEEN (1) (MR.) SACHINDRA NATH PAUL alias Sachindra Pal, son of
 Late Netaji Pal, by Caste- Hindu, by Occupation- Business, by Nationality

10209B

05 JAN 2013



Sudip Pal



-283

✓ Sudip Pal



-284

Sudip Pal



-285

✓ Sachindra Nath Paul



-286

✓ Sudip Pal



Tanmoymanna Das
S/o Shyamal Mukherjee
Rajarhat, Birasipur
Kolkata - 713150
Soville

05 JAN 2013

Indian, residing at Village- Reksouni, P.O. & P.S. Rajarhat, District North 24-Parganas, PIN 700 135; (2) (MR.) SUDIP PAL, (3) (MR.) SANDIP PAL, both son of Late Rabindra Nath Pal, by Caste- Hindu, by Occupation- Business, and (4) (MRS.) HANSI PAL alias Hansi Ram Pal, wife of Late Rabindra Nath Pal, by Caste- Hindu, by Occupation- Housewife, Nationality- Indian, residing at Village- Reksouni, P.O. & P.S. Rajarhat, District North 24-Parganas, PIN 700 135, hereinafter jointly and/or collectively referred to and called as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

(1) SIDHANT VINTRADE PRIVATE LIMITED, and (2) SOLTY MERCANTILE PRIVATE LIMITED, both the Companies having their registered office at 52, Weston Street, 5th Floor, Kolkata 700 012, represented by its Authorized Signatory (Mr.) Sanji Kumar Loharuka, son of Late Ram Bhagat Loharuka, residing at DC 9728, Shastri Bagat, Post Office- Dashbandha Nagar, under Police Station- Rajarhat, PIN - 700 059, hereinafter referred to and called as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS the NETAI CHANDRA PAL, AKHAYA KUMAR PAL and PRHALAD CHANDRA PAL were the recorded joint owners of All That piece or parcel of land comprised under R. S. Dag No. 425, 426 and 427 appertaining to R. S. Khatian No. 2710, 2711 and 2712, lying and situated under Mouza- REKSOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, along with other landed properties;

AND WHEREAS while the said Netai Chandra Pal, Akhaya Kumar Pal and Prhalad Chandra Pal jointly seized and possessed of the aforesaid well and sufficiently united to the aforesaid properties, they mutually settled/ partitioned the aforesaid properties among themselves;

AND WHEREAS by virtue of a Family Settlement Deed dated 23.09.1981, registered in the office of the Sub-Registrar at Cosmopore DumDum and recorded into Book No. 1, Volume No. 262, Pages 227 to 250, Serial No.

10073 for the year 1981, said Netai Chandra Pal, settled all the properties enjoyed by him through aforesaid settlement/ partition, unto and in favour of his son (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, including the aforesaid R. S. Dag No. 425, appertaining to R. S. Khata No. 2710, 2711 and 2712, lying and situated under Memar-REKHOANI, Police Station- Rajachal, District North 24-Parganas.

AND WHEREAS thus while the said (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, all sons of Late Netai Chandra Pal, were enjoying the aforesaid properties, the said Manoranjan Pal died, leaving behind his wife and a daughter RUMA PAL, as his only legal heirs towards the estates left by him. In the span of time wife of Manoranjan Pal also died, leaving behind her only daughter RUMA PAL, as only legal heirs towards the estates of Manoranjan Pal.

AND WHEREAS thus while the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Ruma Pal, jointly seized and possessed of or otherwise well and sufficiently entitled in the aforesaid properties, they recorded their name as owner of the Said Property in Record Of Rights vide L.R. Khata No. 4242, 4243 and 4244, respectively.

AND WHEREAS while enjoying the aforesaid properties, the said Rabindra Nath Pal, died leaving behind his two son (1) Mr. Sudip Pal, (2) Mr. Sandip Pal, and his wife (3) Mrs. Hass Rani Pal, as his only legal heirs towards the estates left by him.

AND WHEREAS thus by virtue of the aforesaid inheritance, (1) Mr. Sachindra Nath Pal, (2) Mr. Sudip Pal, (3) Mr. Sandip Pal, and (4) Mrs. Hass Rani Pal, the Vendors herein, are sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring about 4.20 (Four point Two) Decimal, more or less, lying and situated under Memar- REKHOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 425 (Area- 2.12 Decimal), R.S. Dag No. 426 (Area- 1.42 Decimal), and R.S. Dag No. 427 (Area- 0.66 Decimal), appertaining to R. S. Khata No. 2710, 2711 and 2712, corresponding to L. R. Khata No. 4242 and 4243, within the limits of Rajachal Beshimpur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajachal, under Police Station- Rajachal, District North 24-Parganas **TOGETHER WITH** the right and properties appertenant thereto, more fully and particularly described in the Schedule written hereunder, Dox

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

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sell and the Purchaser herein has agreed to Purchase the said Property at and for a Total Consideration of Rs.10,00,000/- (Rupees Ten Lac) only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.10,00,000/- (Rupees Ten Lac) only duly paid by the Purchaser to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and is and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors do hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land measuring about 4.20 (Four point Two) Decimal, more or less, lying and situated under Mauza- REKICANI, J.L. No. 13, R. S. No. 198, Touzi No. 2998, comprised in R.S. Dag No. 425 (Area- 2.12 Decimal), R.S. Dag No. 426 (Area- 1.42 Decimal), and R.S. Dag No. 427 (Area- 0.66 Decimal), appertaining to S. S. Khattian No. 2710, 2711 and 2712, corresponding to L. K. Khattian No. 4242 and 4243, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station, Rajarhat, District North 24 Parganas **TOGETHER WITH** the right and properties appurtenant thereto, more fully and particularly described in the schedule hereunder written and which is heretofore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated litted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever in the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong

or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance use, possession, property claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolute and forever, free from all encumbrances, trusts, liens, dispendens, charges, attachments, seizures, requisitions, acquisitions and alignment whatsoever.

2. THE VENDORS DOETH HEREBY COVENANT WITH THE PURCHASER:

- (1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessors in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same: and
- (2) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (iii) **THAT** the Purchaser shall and may from time to time and at all times hereafter peacefully and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and receive and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- (iv) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently aimed defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, dependences and attachments whatsoever; and
- (v) **THAT** further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and 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 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

- (VII) **THAT** the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) **THAT** the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) **THAT** the Vendors shall and will, in all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, equitable or otherwise mortgage or trust, lien, dispendence or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and 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 Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) **THAT** the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the records of rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of a plot of land measuring about 4.30 (Four point Two Decimal) more or less, recorded as Sali land, lying and situated under Mouza-REKHOANI, J. G. No. 13, R. S. No. 198, Teina No. 2998, comprised in R.S. Dag No. 425 (Area- 2.12 Decimal), R.S. Dag No. 426 (Area- 1.42 Decimal), and R.S. Dag No. 427 (Area- 0.60 Decimal), appertaining to R.S. Khatian No. 3710, 3711 and 37127 corresponding to L.R. Khatian No. 4242 and 4243, within the limits of Rajarhat Bishnupur Sali Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the rights and properties appurtenant thereto

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

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

Deborah Roy
Dushadine B. L. Goswami
KOL-135

Hari Das Das
Sachin Das Nath Paul
Sudip Pal

Tapas Das
Rajarhat,
KOL-135

Sudip Pal

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

Tanmoy Mukherjee

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs.10,00,000/- [Rupees Ten Lac] only from the hereinafter named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	At the request of all the Vendors, cheque issued in Favour Of
3,00,000/-	18.01.2013	164465	Indian Overseas Bank Bengaluru Branch	Sachindra Nath Paul
1,50,000/-	18.01.2013	164466	-do-	SUDIP PAL
1,00,000/-	18.01.2013	164467	-do-	SANDIP PAL
1,00,000/-	18.01.2013	164468	-do-	HASE RANI PAUL
3,50,000/-	PAID IN CASH on 18.01.2013 shared by all the Vendors according to their entitlement.			
10,00,000/-	Rupees Ten Lac only.			

Witnesses

Devisishoy

Tapas Das

Hase Rani Paul

Sachindra Nath Paul

Sandip Pal

Sudip Pal

SIGNATURE OF THE VENDORS

5dFORM FOR TEN FINGERPRINTS

1						
	<i>Singh, Manish</i>					
2						
	<i>Gochar, N. N. N. N. N. N.</i>					
3						
	<i>Singh, Manish</i>					

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left)	Fore Hand	Thumb
	<i>Sundip Pal</i>					
		Thumb	Fore	Middle (Right)	Ring Hand	Little
2						
		Little	Ring	Middle (Left)	Fore Hand	Thumb
	<i>Harshita Patel</i>					
		Thumb	Fore	Middle (Right)	Ring Hand	Little



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

Endorsement For Deed Number : I - 00668 of 2013
(Serial No. 00722 of 2013)

On

Payment of Fees:

On 18/01/2013

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

Presented for registration at 21.00 hrs on 18/01/2013, at the Private residence by Sudip Pal one of the Executants

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

Execution is admitted on 18/01/2013 by

1. Sachindra Nath Pal Alias Sachindra Pal, son of Lt. Netaji Pal, Rejopani, Rajarhat, Thana-Rajarhat, P.O. :- ,District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession - Business
2. Sudip Pal, son of Lt. Rabindra Nath Pal, Rejopani, Rajarhat, Thana-Rajarhat, P.O. :- District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession - Business
3. Sandip Pal, son of Lt. Rabindra Nath Pal, Rejopani, Rajarhat, Thana-Rajarhat, P.O. :- District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession - Business
4. Hansi Pal Alias Hasi Rani Paul, wife of Lt. Rabindra Nath Pal, Rejopani, Rajarhat, Thana-Rajarhat, P.O. :- District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession - House wife

Identified By Tarimoy Mukherjee, son of Shyamal Mukherjee, Rajarhat, Kokata, P.O. :- District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession- Service

(Debasish Dhar)
Additional District Sub-Registrar

On 21/01/2013

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

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 21/01/2013

Amount by Draft

Rs. 11000/- is paid, by the draft number: 577637, Draft Date: 18/01/2013, Bank Name: State Bank of India, Rajarhat Township, received on 21/01/2013

21 JAN 2013

(Debasish Dhar)
Additional District Sub-Registrar

(Debasish Dhar)
Additional District Sub-Registrar



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

Endorsement For Deed Number : I - 00668 of 2013
(Serial No. 90722 of 2013)

(Under Article : A(1) = 10889/- , E = 14/- on 21/01/2013)

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.-10,00,000/-

Certified that the required stamp duty of this document is Rs.- 50020/- and the Stamp duty paid as Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid, by the draft number - 577635, Draft Date 18/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 21/01/2013
2. Rs. 5000/- is paid, by the draft number: 577536, Draft Date 18/01/2013, Bank Name State Bank of India, Rajarhat Township, received on 21/01/2013

(Debasish Dhar)
Additional District Sub-Registrar



21 JAN 2013

(Handwritten signature)
Additional District Sub-Registrar
Rajarhat Township, North 24 Parganas

(Debasish Dhar)
Additional District Sub-Registrar
EndorsementPage 3 of 3

Certificate of Registration under section 60 and Rule 48.

Registered in Book - I
CD Volume number 1
Page from 13160 to 13174
being No 00668 for the year 2013.



(Debasish Dhar) 21-January-2013
Additional District Sub-Registrar
Office of the A.D. S.R. RAJARHAT
West Bengal