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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 536443

Certified that the document is admitted to registration. The registration charges and the endorsement charges attached with this document are the part of this document.

[Signature]
 Addl. Dist. Sub-Registrar
 Alipore, South 24 Parganas

17 AUG 2012

DEED OF CONVEYANCE

THIS INDENTURE made this the 16th day of August, Two Thousand Twelve (2012) **BETWEEN SMT. MINAKSHI GHOSH** alias **MINU GHOSH**, wife of Shri Tapan Kumar Ghosh, by religion - Hindu, by occupation - Housewife AND **SHRI TAPAN KUMAR GHOSH**, son of Late Balai Ghosh, by religion - Hindu,

NAVJATAN SUPPLIERS PVT. LTD.
[Signature]
 Director
 Certified true Copy

16.08.12
 SNO-14045/12
 8-00pm

✓

65588

GOPAL MANDAL
ADVOCATE

NAME.....
 ADD.....
 Rs.....

10 AUG 2012
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Road, Kpt-1


5M

10 AUG 2012
10 AUG 2012

Amitkai Surana

 ✓ CTG
 8861

Mevraan Suppliers Pvt. Ltd.
Amitkai Surana
 Director / Authorized Signatory

Polina Ghosh

 ✓ CTG
 8862

Tapan Kumar Ghosh

 ✓ CTG
 8863

Mevraan
 DEEPAK - KUMAR - HIRANKAT
 S/o, CHHATTAR SINGH HIRANKAT
 207, SARAT BOSE ROAD.
 KOL-700029.
 BUSINESS.



ADDL. DIST. SUP. REGISTRAR
 ALIPUR JARAI
 16 AUG 2012

by occupation - Retired both residing at 39A, Chakraberia Road (South), Calcutta - 700025, hereinafter collectively called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

NAVRATAN SUPPLIERS PRIVATE LIMITED, a Company registered under the Companies Act, 1956 having its registered office at 22, Rabindra Sarani, Room No.6, P.S. Hare Street, Kolkata - 700073, represented by one of its Director, **AMIT RAI SURANA**, son of Ashok Chand Rai Surana, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS:

A) By a preliminary Decree dated 12th September, 1963 made in the Partition and Administration Suit No.1892 of 1956, filed in the Original Side of the High Court at Calcutta (wherein Hrishikesh Choudhuri was the plaintiff and Rai Bahadur Satish

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Amit Rai Surana
Director



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Chandra Choudhuri and after his death his sons and daughters Nalinakshya Choudhury and others as his heirs and legal representatives and several other parties were the defendants) shares of the parties in the joint family properties including the property at No: 39, Chakraberia Road (South) were declared and the late Suresh Chowdhury was declared as holding undivided $1/8^{\text{th}}$ share in the said properties and a commission was issued to the Joint Commissioner of Partition by the said Decree appointed to Partition the joint family properties by metes and bounds and the said Joint Commissioners were also appointed Joint Receivers thereof in place of the official Receiver who was discharged.

B) By an Order made in the said suit on 3rd May, 1966 Mr. J.C. Ghosh, Barrister-at-law was appointed Commissioner of Partition in the place and stead of the said Joint Commissioner.

C) By an Order dated 25th February, 1970 it was inter alia ordered that some of the joint family properties be in the first instance partitioned by metes and bounds and the Commissioner of Partition was directed to make and submit a special return pending partition of other properties and on the same day the Commissioner of Partition by consent of the parties made a special return in respect of some properties only other than

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Director



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premises No.39, Chakraberia Road (South) and several others which was filed and confirmed on the same day.

D) Thereafter various proceedings and meetings were held before the Commissioner of Partition and a Scheme of Partition was approved in respect of the joint family properties including the said premises No.39, Chakraberia Road (South) (being properties other than those covered by Special return) and a final return was made and filed in Court.

E) By an Order dated 18th September, 1974 and made by Hon'ble Mr. Justice B.C. Mitra in the said suit exceptions to the said Report filed by Commissioner of Partition taken in respect of the said Final Return by or on behalf of the heirs of Rai Bahadur Satish Chandra Choudhury deceased were dismissed on contest and the said Final Return was confirmed on the following day and a Decree was passed thereon.

F) An appeal was preferred from the said Order and Decree of Hon'ble Mr. Justice B.C. Mitra by the said Nalinakshya Chaudhury being Appeal NO.352 of 1974 and an application for stay of operation of the said Order of Hon'ble Mr. Justice B.C. Mitra was made and an order to that effect was obtained from the Appeal Court on or about 11th day of October, 1974.

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Amitha Suresh
Director



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G) By the said Final Return and Decree the premises No.39 Chakraberia Road (South) more fully and particularly described in the Schedule 'A' hereunder written was exclusively allotted along with other properties to the said Late Sukesh Choudhury in lieu of his undivided 1/8th share in the Joint Family properties.

H) By virtue of the said Final Decree dated 19th September, 1974 the said late Sukesh Choudhury became absolutely and exclusively entitled to and/or owner of the said premises No.39, Chakraberia Road (South).

I) By an agreement dated 5th May, 1975 between the said late Sukesh Choudhury on the one hand and Homen Mukherjee therein described as the tenant meaning thereby and including his nominees or nominee acceptable to the Landlord of the other part and the said Late Sukesh Choudhuri thereby agreed with the tenant to grant lease of the said premises subject to the Receiver being discharged and the property being released on terms and conditions therein mentioned.

J) On an application made by one of the parties to the said Suit No.1892 of 1956 the Hon'ble Mr. Justice Sabyasachi Mukherjee was pleased to pass an Order on 20th day of

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Director



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November, 1975 discharging Receiver Mr. J.C. Ghosh in respect of all the properties allotted under the Final Return of the Commissioner of Partition including the said premises NO.39, Chakraberia Road (south) and decreed as aforesaid except four other properties allotted and belonging to the parties other than the said Late Sukesh Chaudhuri and the said Receiver Mr. J.C. Ghosh was further directed to deliver possession of the said properties to the allottees forthwith.

K) Pursuant to and in compliance of the said order made by Hon'ble Mr. Justice Sabyasachi Mukherjee dated 20th November, 1975 the said Receiver Mr. J.C. Ghosh delivered possession of all those properties including the said premises No.39, Chakraberia Road (South) to the said Sukesh Chaudhuri.

L) The said Late Sukesh Choudhuri was thus seized and possessed amongst others of the said premises No.39, Chakraberia Road (South) as an estate of inheritance in fee simple and possession or as an estate analogous thereto free from all encumbrances.

M) Pursuant to the said agreement dated the 5th May, 1975 referred to above at the request of the tenant therein who knew and also had ascertained all facts and circumstances and

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Director



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litigations and orders made in the said partition suit and all other facts the said late Sukesh Choudhuri by a Deed of Lease dated 16th December, 1975 made jointly in favour of Homen Mukherjee alias Homendra Narayan Mukherjee, Asit Kumar Mondal and Smt. Minu Ghosh granted lease of the said premises viz. 39, Chakraberia Road (South) for a period of 20 (twenty) years on and from 1st day of December, 1975 on the terms and conditions set out and recorded in the said Deed of Lease which was duly registered at the Office of the Registrar of Assurance, Calcutta and recorded in Volume No.289, Pages 15 to 39, Being No.7235 for the year 1975.

N) Sukesh Chowdhury died on the 28th day of August, 1988, leaving behind him his wife, Smt. Niharbala Chowdhury, two sons Sukumar Chowdhury and Sajal Chowdhury and only married daughter Smt. Ira Basu as his only heirs and legal representatives who were the lawful owners of the said premises viz. 39, Chakraberia Road (South) comprising of the land and buildings standing thereon more fully described in the Schedule 'A' hereunder written.

O) Prior to his demise the said Sukesh Chowdhury had in the presence of Sajal Chowdhury one of his legal heirs, agreed to a proposal and offer made by Balai Ghosh, predecessor in

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Director



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interest of the vendors herein, one of the purchasers therein, for the purchase of the part of the said premises No.39, Chakraberia Road (South) being the northern part or portion thereof consisting of the two storied building together with the land and appurtenances, thereto abutting on Chakraberia Road (South) with the additional right of egress and ingress thereto by an approximately four feet wide common passage or entrance from the main road viz. Chakraberia Road (South) to the east of the premises with other ancillary rights subject to the lease but otherwise free from all encumbrances for a total consideration of Rs.1,00,000/- (Rupees One Lac only) which northern part is more fully described in the Schedule 'B' hereunder written and is fully explicitly and properly shown demarcated delineated and clearly indicated in the Map or Plan or sketch annexed hereto and enclosed in the "RED" ink in which map or plan or sketch is also shown demarcated, delineated and clearly indicated the aforementioned common passage or entrance which is enclosed within Yellow Borders and the said map, plan or sketch shall form a part of this indenture.

P) In as much as the said Sukesh Chowdhury could not conclude the deal with the purchasers on account of his subsequent illness and demise, the said Sajal Choudhury with the consent of the other co-owners agreed to honour the

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commitment made by his late father and entered into an agreement with the purchaser on the 16th day of May, 1989 for the absolute sale to him and/or his nominee or nominees of the property described in the Schedule 'B' hereunder written on the terms and conditions therein contained for the sum of Rs.1,00,000/- (Rupees One Lac only).

Q) So far as the aforementioned lease in respect of the premises is concerned the lessees viz. SHI. Minu Ghosh one of the vendors herein, Homen Mukherjee alias Homendra Narayan Mukherjee and Asit Kumar Mondal have agreed to relinquish and surrender the unexpired portion of the lease in favour of Smt. Minu Ghosh, one of the lessees and vendor herein on the eve of the deed of Sale being executed and they confirmed that they have done so in confirmation whereof the said Homen Mukherjee alias Homendra Narayan Mukherjee and Asit Kumar Mondal have joined the Indenture as Confirming parties.

R) By a registered Deed of Conveyance dated 11th June, 1990 (registered at the Office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.252, Pages - 66 to 85, Being No.8409 for the year 1990) the said Smt. Niharbala Chowdhury, Sukumar Chowdhury, Sajal Chowdhury and Smt. Ira Basu all being legal heirs of Late Sukesh Chowdhury, therein

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Director



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described as vendors and the said Balai Ghosh and Smt. Minakshi Ghosh alias Minu Ghosh therein described as Purchasers and the said Shri Homen Mukherjee also known as Homendra Narayan Mukherjee and Shri Ashit Kumar Mondal therein described as confirming parties, for the price or consideration as mentioned therein sold, transferred conveyed unto and in favour of the said Balai Ghosh and Smt. Minakshi Ghosh alias Minu Ghosh absolutely in respect of ALL THAT two storied brick built messuage, tenement or dwelling house together with the piece or parcel of rent free land or ground thereunto belonging and/or part whereof the same is erected and built containing by admeasurement 5 cottahs 5 chittacks and 37 square feet be the same a little more or less, lying, situate at and being the Northern portion of premises No.39, Chakraberia Road (South), Kolkata, more fully and particularly described in the Schedule 'B' hereunder written and delineated on the Map or Plan annexed hereto and thereon bordered "RED" together with the rights as stated in Clause 'O' aforesaid free from all encumbrances and the said Homen Mukherjee alias Homendra Narayan Mukherjee jointly confirmed such sale by joining in that indenture as confirming parties.

S) The said Northern Portion of the premises No.39, Chakraberia Road (South), Kolkata is now renumbered by the

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Kolkata Municipal Corporation as premises No.39A, Chakraberia Road (South), Kolkata hereinafter referred to as the "SAID PREMISES".

T) The said Balai Ghosh alias Balai Chandra Ghosh died intestate on 10.01.2008 leaving behind him surviving his only son Shri Tapan Kumar Ghosh, one of the vendors herein as his only legal heir and successor to his estate, who became the owner of undivided $\frac{1}{2}$ (half) share of the said premises by virtue of inheritance under Dayabhaga School of Hindu Law as the wife of the said Balai Ghosh namely, Bani Ghosh predeceased him on 26.04.1998.

U) The said Smt. Minakshi Ghosh alias Minu Ghosh and Shri Tapan Kumar Ghosh being the owners of the said premises got their names mutated in the records of the Kolkata Municipal Corporation and all taxes relating to the said premises was paid to the Kolkata Municipal Corporation by them.

V) There are two tenants in the said premises, namely, Tapan Kumar Paul, and Nila Narendra Sanghvi who are paying their monthly rent of Rs.137/- and Rs.250/- respectively.

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W) There is a pending litigation between the vendors and one Haradhan Ghosh, the proprietor of K.K. Developers, being Money Suit No.1 of 1999 pending in the Court of the Learned 4th Civil Judge (Senior Division) at Alipore in respect of the said premises.

X) Subject to the encumbrances as mentioned in Clauses V and W as aforesaid (otherwise the property is free from all encumbrances) the vendors have agreed to sell and the purchaser who knew and also has ascertained all facts and circumstances and litigations has agreed to purchase on "as is where is basis" ALL THAT the said premises more fully and particularly described in the Schedule 'B' hereunder written and delineated on the Map or Plan annexed hereto and thereon bordered 'RED' together with the additional right of egress and ingress thereto by an approximately 4' feet wide common passage from the main road via Chakraberia Road (South) to the east of the said premises as shown, demarcated, delineated on the Map or Plan annexed hereto and thereon bordered Yellow at or for a price or consideration of Rs.2,45,00,000/- (Rupees Two Crore Forty Five lacs) only.

Y) It is hereby agreed by and between the vendors and the purchaser herein that the purchaser at its own costs and

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Amthai Suresh
 Director



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expenses negotiate and settle the said litigation with the said Shri Haradhan Ghosh relating to the said premises and also take all liabilities of the tenants.

Z) Simultaneously with the execution and registration of this indenture the vendors hereby deliver peaceful vacant possession of the portion under their occupation to the purchaser. The purchaser hereby admits and acknowledges such delivery of possession.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.2,45,00,000/- (Rupees Two Crore Forty Five lacs) only to the vendors paid by the Purchaser, on or before the execution of these presents the receipt whereof the vendors do hereby acknowledge and of and from the same and every part thereof release the purchaser, the vendors do hereby grant convey and transfer on as is where is basis free from all encumbrances except the encumbrances as aforesaid unto and in favour of the purchaser **ALL THAT** two storied constructions with structures together with the piece or parcel of land thereunto belonging and one part whereof the same are erected and built containing by estimation an area of 5 (five) Cottahs 5 (Five) Chittacks and 37 (thirty seven) Sq.ft. be the same a little more or less abutting on



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Chakraberia Road (South) and also served by a 4' feet wide common passage on the eastern side running north south from Chakraberia Road (South), situate lying at and being a part or portion of premises No..39, Chakraberia Road (South), Calcutta 700025, within Kolkata Municipal Corporation more fully described in the Schedule 'B' hereunder written and delineated and shown together with the common passage in the Map, Plan or Sketch annexed hereto as part of this Indenture of Sale and marked shown bounded or enclosed in **RED** and **YELLOW** ink respectively **OR HOWSOEVER OTHERWISE** the said messuage tenement sheds structures constructions land hereditaments and premises or any part thereof now are or is or heretofore were or was situated tenanted butted, bounded, called known numbered described or distinguished **TOGETHER WITH** all buildings fixtures yards courts areas sewers drains ways paths passages common fences walls waters water courses lights rights liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and with half the width/depth of the common wall and the foundation structure beneath ground level on the Southern side between the four storied southern part or portion of the premises and the northern two storied part or portion of the premises hereunder or hereby

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Director



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sold **AND ALL** the estate right, title and interest and claim and demand whatsoever of the vendors into or upon the said messuage tenement constructions sheds structures land hereditaments and premises or any part thereof **TOGETHER WITH** all deeds pattas and muniments of title whatsoever in anywise relating to or concerning the said hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the vendors or any other person or persons from whom they or any one of them may procure the same without any action or suit **TO HAVE AND TO HOLD** the said messuage tenement construction structures land hereditaments and premises hereby granted or expressed so to be **TOGETHER WITH** the undisturbed right of egress and ingress by the aforementioned common passage with further right of user retention repair and relaying of existing sewers drains water pipes electric and telephone lines and such other common services and facilities as are necessary and essential for the enjoyment of the property subject, however, to similar right of the other or owners or occupants of the remaining part or portion of the said premises No.39, Chakraberia Road (South), namely, the Southern Part or portion **UNTO AND TO THE USE** of the purchaser absolutely and forever **AND** the vendors do hereby covenant with the purchaser that **NOTWITHSTANDING** any act deed or thing by the vendors done executed or knowingly

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Anil Kumar
Director



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suffered to the contrary the vendors are now lawfully rightfully and . absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage tenement construction structures land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of construction use trust or other thing whatsoever to alter defeat encounter or make void the same **AND THAT** notwithstanding any such act deed or thing whatsoever as aforesaid the vendors have now in themselves good right and full power to grant the said messuage tenement construction sheds structures land hereditaments and premises hereby granted or expressed so to be unto and to the use of the purchasers in manner aforesaid **AND THE** purchaser their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage tenement construction sheds structures land hereditaments and premises and receive rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the vendors or any person or persons

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Amritha
Director



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lawfully or equitably claiming from under or in trust for them excepting the encumbrances herein mentioned **AND FURTHER** the vendors and all person or persons having or lawfully or equitably claiming any estate or interest in the said message tenement construction or structure land hereditaments and premises or any of them or any part thereof from under or in trust for the vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such deeds and things whatsoever for further and more perfectly assuring the said message tenement construction structures land hereditaments and premises and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required **AND FURTHER MORE THAT** the vendors and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchaser his heirs, executors, administrators and assigns against loss damage costs charges and expenses if any suffered by reason of any defect in the title of the vendors or any of them or any breach of the covenants herein contained.



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THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT partly two storied and partly four storied brick built messuage tenement or dwelling house together with the piece or parcel of rent free land or ground thereunto belonging and on part whereof the same is erected and built containing as per survey map about 10 cottahs 1 chittacks and 5 sq. ft. but by admeasurement 14 cottahs 9 chittacks and 20 sq. ft. be the same a little more or less situate, lying at and being premises No.39, Chakraberia Road (South) comprised in and forming Holding No.196, (formerly portion of Holding Nos.45 and 49) in the sub - Division M, Division 6, Mouza Chakraberia Dihi Panchannagram in the District of 24-Parganas, Sub-Registry Alipore and Police Station - Bhowanipur and butted and bounded in the manner following that is to say:

- ON THE NORTH : By Public Road called Chakraberia Road (South).
- ON THE SOUTH : By Municipal drain.
- ON THE EAST : By Premises Nos.38C and 38E, Chakraberia Road (South).
- ON THE NORTH : By Premises Nos.40, 42A, 42B and 44/1/1, Chakraberia Road (South)

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Sanjit Kumar
Director



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OR HOWSOEVER OTHERWISE the said messuage tenement or dwelling house land hereditaments and premises or any part thereof now are or is or heretofore were or was situated butted, bounded numbered called, known, described or distinguished.

THE SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT tenanted more than 60 years old dilapidated (cemented flooring) two storied brick built messuage tenement or dwelling house measuring a covered area of about 2400 square feet more or less together with the piece or parcel of rent free land or ground thereunto belonging and on part whereof the same is erected and built containing by admeasurement 5 cottahs 5 chittacks and 37 Sq.ft. be the same a little more or less situate, lying at and being the Northern part or portion of Premises No.39, Chakraberia Road (South) subsequently renumbered as **Premises No.39A, Chakraberia Road (South), Kolkata - 700025** comprised in and forming Holding No.196 (formerly portion of Holding Nos.45 and 49) in the Sub Division 'M', Division 6, Mouza Chakraberia in the District of 24-Parganas (South), Sub Registry Alipore and Police Station - Bhowanipore and butted and bounded in the manner following that is to say:



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- ON THE NORTH** : By 40' feet wide Chakraberia Road (South).
- ON THE EAST** : By premises No.38C, Chakraberia Road (South).
- ON THE SOUTH** : By the four storied building with land being the southern part or portion of undivided premises No.39, Chakraberia Road (South) now renumbered as premises No.39B, Chakraberia Road (South).
- ON THE WEST** : By premises Nos.40, 42A and 42B, Chakraberia Road (South).

OR HOWSOEVER OTHERWISE and the said messuage tenement or dwelling house land hereditaments or premises or any part thereof now are or is or heretofore were or was situated butted, bounded numbered called known described or distinguished and shown in the Map or Plan and thereon bordered "**RED**" annexed hereto and also served by a 4' ft wide common passage on the eastern side running north to south from Chakraberia Road (South) situate lying at and being a part or portion of Premises No: 39, Chakraberia Road (South), Kolkata - 700025 within the local limits of Ward No.72 of the Kolkata Municipal Corporation delineated and shown on the Map or Plan annexed hereto and thereon bordered "**YELLOW**".

NAV RATAN SUPPLIERS PVT. LTD.
Amrta Sen
 Director



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ALIPORE, SOUTH 24 PGS
16 AUG 2012

IN WITNESSETH WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

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

thowalia
1. **NATWAS DTHWATHA**
5/1 dive row
3rd floor
Kolkata - 1

1. *Trinu Ghosh*
(PAN : AFMPG8621E)

2. *Tapan Kumar Ghosh*
(PAN : ACXPG3644B)

Signature of the Vendors

2. *Susankam Mondal*
108/R. Manohar Pur
Kd. Kol-26

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

1. *thowalia*

Navratn Suppliers Pvt. Ltd.
Amit H. Surana
Director / Authorized Signatory

2. *Susankam Mondal*

Signature of the Purchaser
(PAN : AAECN0466C)

Drafted by :

Gopal Mandat :

Gopal Mandat
Advocate
City Civil Court, Calcutta
Ground Floor, Bar Association



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MEMO OF CONSIDERATION

RECEIVED from the withinnamed PURCHASER the said sum of Rs.2,45,00,000/- (Rupees Two Crore Forty Five lacs) only being the full amount of consideration as per Memorandum below :

Date	Bank & Branch	Draft No.	Amount
16.8.12	Punjab National Bank, Shakespeare Sarani Br.	329207	1,22,50,000/-
14.8.12	- Do -	329202	1,22,50,000/-
Total :			<u>2,45,00,000/-</u>

(Rupees Two Crore Forty Five lacs) only

WITNESSES :

1. ^{Shri} NATHU DHUWATI
51, Clive Row 2nd floor
Kolkata - 1

1. *Tilina Ghosh*

2. *Tapen Kumar Ghosh*

2. *Susankar Mondal*
108/R, Mohanpur Pulker
R.d. - K01-26

Signature of the Vendors


































NAYRATAN SUPPLIERS PVT. LTD.

Anil Kishore
Director



ADDL. DIST. OFF. OF RAR
ALIPORA, Sikkim-735 005
16 AUG 2012

SPECIMEN FORM FOR TEN FINGERPRINTS

	Mina Goh						
		(Left Hand)					
							
		(Right Hand)					
	Tapan Kumar Goh						
		(Left Hand)					
							
		(Right Hand)					
	Anil Kumar Swaran						
		(Left Hand)					
							
		(Right Hand)					
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
	(Left Hand)						
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							

Anil Kumar Swaran



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Tapan Kumar Ghosh
Tapan Kumar Ghosh
 SIGNATURE OF OWNER / S

[Signature]
 Sub-Registrar
 34 Pargana

Bhawan Sappitara Pvt. Ltd.
[Signature]
 Director / Authorised Signatory
 SIGNATURE OF PURCHASER

Date : 16.08.2012



SCALE : 1 : 125
 ALL DIMENSIONS ARE IN MM
 UNLESS OTHERWISE MENTIONED

SITE PLAN AT PREMISES NO. 39 A, CHAKRABERIA ROAD SOUTH,
 P.S. BHAWANIPUR WARD NO. 72 KOLKATA 700 025 UNDER BOROUGH VIII [K.M.C.]

LAND AREA WITH SHARE OF COMMON PASSAGE : 05 K - 05 CH - 37 SQ.FT.
 NET LAND AREA [EXCLUDING SHARE OF COMMON PASSAGE] : 05 K - 00 CH - 00 SQ.FT.



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
16 AUG 2012



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

Endorsement For Deed Number : I - 06753 of 2012
(Serial No. 08899 of 2012)

On

Payment of Fees:

On 16/08/2012

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

Presented for registration at 20.00 hrs on :16/08/2012, at the Private residence by Amit Rai Surana
Claimant.

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

Execution is admitted on 16/08/2012 by

1. Minakshi Ghosh Alias Minu Ghosh, wife of Tapan Kumar Ghosh , 39 A, Chakraberia Road (South),
Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu,
By Profession : House wife
2. Tapan Kumar Ghosh, son of Late Balal Ghosh , 39 A, Chakraberia Road (South), Kolkata, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession :
Retired Person
3. Amit Rai Surana
Director, Navratan Suppliers Private Limited, Room No. 6, 22, Rabindra Sarani, Kolkata, Thana:-Ha :
Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700073,
, By Profession : Business

Identified By Deepak Kumar Hirawat, son of Chhattar Singh Hirawat, 207, Sarat Bose Road, Kolkata,
P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste: Hindu, By
Profession: Business.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/08/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1.,
Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 269503.00/-, on 17/08/2012

(Under Article : A(1) = 269489/- ,E = 14/- on 17/08/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs. -2,45,00,000/-

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

17/08/2012 03:03:00 P

NAVRATAN SUPPLIERS PVT. LTD.

Amit Rai Surana
Director





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

Endorsement For Deed Number : 1 - 06753 of 2012
(Serial No. 08899 of 2012)

Certified that the required stamp duty of this document is Rs.- 1715020 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 1710030/- is paid, by the draft number 602559, Draft Date 16/08/2012, Bank
Name State Bank of India, KALIGHAT, received on 17/08/2012

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



Handwritten signature

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

17/08/2012 03:03:00 P

NAVRATAN SUPPLIERS PVT. LTD.
Handwritten signature
Director



229A/12

under section 60 and Rule 69.

~~Certificate Book - I~~
~~Page number 30~~
~~Page from 2588 to 2615~~
~~Page No 06763 for the year 2012.~~



Basu

(Arbab Basu) 27-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal

NAV RATAN SUPPLIERS PVT. LTD.
Anthi Swain
Director