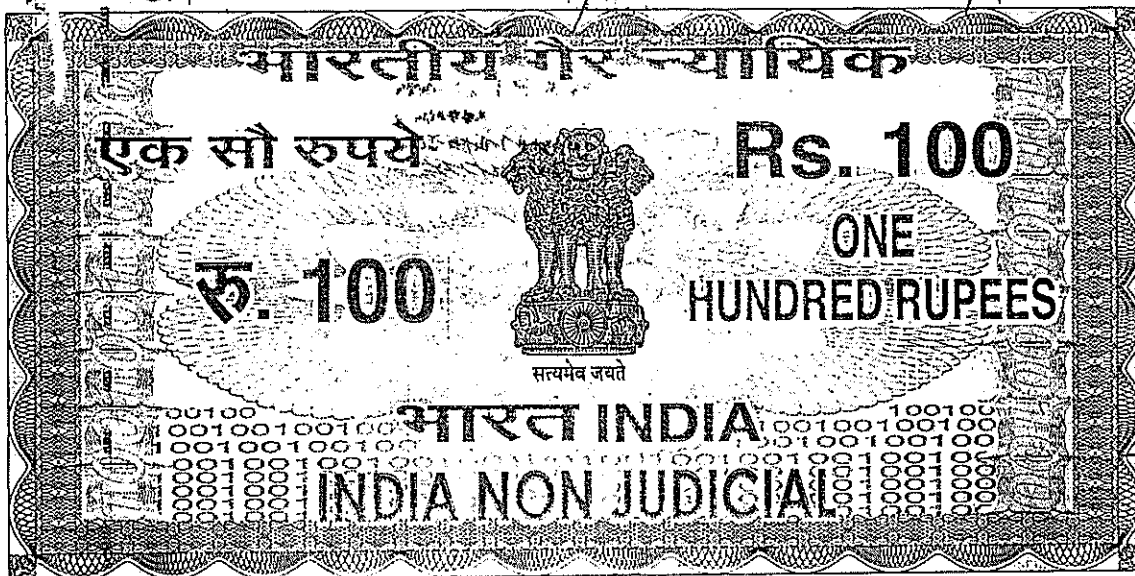


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 755707

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

THIS DEED OF CONVEYANCE made on this 06th day of September TWO

THOUSAND AND THIRTEEN BETWEEN

31903

29 JUL 2013

NO. DATE

SOLD TO **BAPIDAS**

Advocate

OF **Alipore Police Court**

Bohara-700087

VALUE RS. **ONE HUNDRED**

LICENCED STAMP VENDOR

20, NETAJI SUBHAS ROAD, BOHARA

Samar Paul



NETI-5353

Samar Paul

[SAMAR PAUL]



NETI 5354



Aharendra Nath Paul
(AHARENDRA NATH PAUL)



NETI 5355
5355

[Signature]
District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2013

Shit-Kumar Paul
(SHIT KUMAR PAUL)

Sisir Patra



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08109 of 2013
(Serial No. 08486 of 2013 and Query No. 1603L000016179 of 2013)

On 06/09/2013

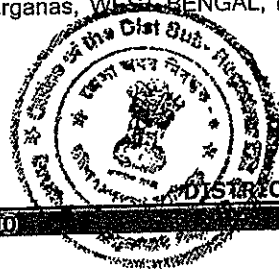
Presentation (Under Section 52 & Rule 22A(3), 46(1), W.B. Registration Rules, 1962)

Presented for registration at 17.10 hrs on :06/09/2013, at the Private residence by Samar Paul , one of the Executants.

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

Execution is admitted on 06/09/2013 by

1. Amarendra Nath Paul, son of Late Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
2. Samar Paul, son of Late Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
3. Ashit Kumar Paul, son of Late Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
4. Sunil Kumar Paul, son of Late Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
5. Narayan Chandra Oal, son of Late Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
6. Smt. Basanti Paul, wife of Late Ranjit Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
7. Surajit Kumar Paul, son of Late Ranjit Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
8. Uma Paul, wife of Late Hari Shankar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
9. Subhajit Paul, son of Late Hari Shankar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others



District Sub-Registrar-III
Alipora, South 24-Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

10/09/2013 15:28:00

Endorsement Page 1 of 3

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Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08109 of 2013
(Serial No. 08486 of 2013 and Query No. 1603L000016179 of 2013)

10. Satyajit Paul, son of Late Hari Shankar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
11. Jaya Paul, wife of Late Anil Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
12. Avijit Kumar Paul, son of Late Anil Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
13. Biswajit Kumar Paul, son of Late Anil Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
14. Bela Shao, wife of Late Bhupati Sahoo , 29, Surenge Lane, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
15. Basanti Mandal, wife of Late Biswanath Mondal , Village:Kaligran, P.O. :-Kaligran, District:-Malda, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
16. Sikha Sett, wife of Pasupati Sett , 199/2, Panchanantala Road, Howrah, District:-Howrah, WEST BENGAL, India, Pin :-711101, By Caste Hindu, By Profession : Others
17. Lakshmi Rani Nandy, wife of Lt. Pallab Kr Nandy , 9, Ghosh Para Lane,, Howrah, Thana:-Salkia, District:-Howrah, WEST BENGAL, India, Pin :-711106, By Caste Hindu, By Profession : Others
Identified By Sisir Patra, son of Sri Nema Chandra Patra, P. S. Santragachi, Baxarah Barajmath, Howrah, District:-Howrah, WEST BENGAL, India, Pin :-711110, By Caste: Hindu, By Profession: Business.

~~Executed by Attorney~~

Execution by

1. Surajit Kumar Paul, son of Late Ranjit Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046 By Caste Hindu By Profession: Others, as the constituted attorney of Anuradha Kundu is admitted by him.
Identified By Sisir Patra, son of Sri Nema Chandra Patra, P. S. Santragachi, Baxarah Barajmath, Howrah, District:-Howrah, WEST BENGAL, India, Pin :-711110, By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Signature)
District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

10/09/2013 15:28:00

Endorsement Page 3 of 3

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Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08109 of 2013
(Serial No. 08486 of 2013 and Query No. 1603L000016179 of 2013)

On 09/09/2013

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.-1,21,00,000/-

Certified that the required stamp duty of this document is Rs.- 847020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 10/09/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 133135/- is paid , by the draft number 476322, Draft Date 07/09/2013, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 10/09/2013

(Under Article : A(1) = 133089/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 10/09/2013)

Deficit stamp duty

Deficit stamp duty Rs. 847020/- is paid , by the draft number 476323, Draft Date 07/09/2013, Bank : State Bank of India, NETAJI SUBHAS ROAD BR., received on 10/09/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

10/09/2013 15:28:00

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(1) AMARENDRA NATH PAUL (PAN: AZGPP4627B), (2) SAMAR PAUL (PAN: BLOPP6947H) (3) ASHIT KUMAR PAUL (PAN: AKQPP5074M), (4) SUNIL KUMAR PAUL (PAN: AILPP3614N) (5) NARAYAN CHANDRA PAL (PAN: AEZPP5718H), all sons of Late Nara Singha Paul (6) SMT. BASANTI PAUL (PAN: AFSP0338K) wife of Late Ranjit Kumar Paul and all residing at No.9B New Tangra Road, P.S Tangra Kolkata 700 046 (7) ANURADHA KUNDU (PAN: AFLPK3742F), daughter of Late Ranjit Kumar Paul and wife of Shri Nabakumar Kundu residing at Hospital More, Memari, District Burdwan 713 146, represented by her Constituted Attorney namely Surajit Kumar Paul (8) SURAJIT KUMAR PAUL (PAN: AEJPP0506R), son of the said Late Ranjit Kumar Paul residing at No.9B New Tangra Road, P.S. Tangra Kolkata 700 046 (9) UMA PAUL (PAN: CBIPP0695K), wife of Late Hari Shankar Paul residing at No.9B, New Tangra Road, P.S. Tangra Kolkata 700 046 (10) SUBHAJIT PAUL (PAN: AYAPP9978L), (11) SATYAJIT PAUL (PAN: AXKPP3619F) both sons of Late Hari Shankar Paul and both residing at No.9B New Tangra Road, P.S. Tangra Kolkata 700 046 (12) JAYA PAUL (PAN: AFUPP1213R) wife of Late Anil Kumar Paul residing at No.9B New Tangra Road, P.S. Tangra Kolkata 700 046 (13) AVIJIT KUMAR PAUL (PAN: AIWPP6896R) (14) BISWAJIT KUMAR PAUL (PAN: ALJPP0885G), both sons of Late Anil Kumar Paul and both residing at No.9B New Tangra Road, P.S. Tangra, Kolkata 700 046 (15) BELA SHAOO (PAN: DMIPS9309R), wife of Late Bhupati Sahoo residing at No.29 Surenge Lane, P.S. Entally, Kolkata 700 014 (16) BASANTI MANDAL (PAN: BLBPM2805E), wife of Late Biswanath Mondal and daughter of Late Nara Singha Paul residing at Village & Post Office Kaligran, District Malda, (17) SIKHA SETT (PAN: CCIPS8842N), wife of Pasupati Sett and daughter of Late Nara Singha Paul residing at No.199/2 Panchanantala Road, Howrah 711101 and (18) LAKSHMI RANI NANDY (PAN: ALIPN0081H) wife of Late Pallab Kumar Nandy and daughter of late Nara Singha Paul residing at 9, Ghosh Para Lane, Salkia, District Howrah - 711106 hereinafter collectively referred to as the VENDORS (which expression shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART

AND



VETI-5356

Sunil Kumar Paul
(SUNIL KUMAR PAUL)



VETI 5357

Narayan Ch. Pal.
NARAYAN CHANDRA PAL



VETI-5358

Basanti Paul.
(BASANTI PAUL)



VETI
5359

Surajit Kumar Paul
(SURAJIT. KUMAR. PAUL)

FOR SELF AND CONSTITUTED
ATTORNEY OF
ANURADHA KUNDU.



District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2018

PRAKASH KUMAR MOHTA, (PAN AGUPM2260N), son of late Shriratan Mohta, residing at Shreegunjan, 7 Ronaldshay Road, Police Station - Alipore, Kolkata 700 027, hereinafter referred to as the PURCHASER (which expression shall be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the OTHER PART:

WHEREAS:

- A. Daulat Amir Hossain and Mossammat Ranijan Bibi were the owners of and/or well and sufficiently to and/or seized and possessed of ALL THAT piece and parcel of land measuring 7 Bigha 5 Cottahs 8 Chittacks 15 sq. ft. situate lying at and being Premises No. 2, Miajan Lane, within P.S. Entally Sub-Registry office Sealdah, Dihi Panchanangram, Division-4, Sub-Dvision-L, Holding 53 within Calcutta Municipality, District 24-Parganas and hereinafter called the said Property;
- B. The said Daulat Amir Hossain and Mossammat Ranijan Bibi instituted Title Suit No.887 of 1922 and 484 of 1940 in the Hon'ble High Court at Calcutta and Mr. Hamdar Rahman, Bar-at-Law was appointed Receiver of the said Property by an order dated 22nd April 1941 of the Hon'ble High Court;
- C. The Hon'ble High Court at Calcutta by an order dated 21st September 1944 granted permission for sale of the entirety of the said Property and accordingly by virtue of an Indenture dated the 21st September 1944 and registered at the Sealdah Registry office in Book No.1 Volume No.83 pages 129 to 136 Being No.3392 for the year 1944 Tarabai Trust purchased the said Property for the consideration as mentioned therein;
- D. By a Bengali Sale Deed dated the 24th September 1949 and registered at the office of the Sub-Registrar of Sealdah in Book No.1 volume No.38, pages 142 to 146 Being No.1985 for the year 1949 the said Tarabai Trust represented by its Trustees, Satyendra Nath Chaudhury and Gopal Das Damani sold transferred and conveyed to and unto Purna Chandra Seth ALL THAT piece and parcel of land measuring 4 Cottahs more or less and



NETI-5360

Uma Paul
(UMA PAUL)



NETI-5361

Subhojit Paul
(SUBHOJIT PAUL)



NETI-5362

Satyajit Paul
(SATYAJIT PAUL)



NETI-5363

Jaya Paul
(JAYA PAUL)



District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2018

Sisir Paul

being a portion of Premises No. 2, Miajan Lane, within P.S. Entally Sub-Registry office Sealdah, Dihi Panchanagram, Division-4, Sub-Dvision-L, Holding 53 within Calcutta Municipality, District 24-Parganas for the consideration as mentioned therein;

- E. One Narasingha Paul had paid the entire consideration for purchase of the said 4 Cottahs of the said Property under the aforesaid Bengali Sale Deed dated the 24th September 1949 and has been in physical possession and enjoyment of the same and hence by a Deed of Relinquishment dated the 2nd February 1950 and registered at the office of the Sub-Registrar of Sealdah in Book No.1 Volume No.3 pages 144 to 146 Being No.167 for year 1950 the Purna Chandra Seth released and relinquished the said 4 Cottahs of the said Property in favour of the said Narsingha Paul free from all encumbrances whatsoever;
- F. In the circumstances aforesaid the said Narasingha Paul became the sole and absolute owner of the said 4 Cottahs of the said Premises No. 2, Miajan Lane, within P.S. Tangra (previously Entally) Sub-Registry office Sealdah, Dihi Panchanagram, Division-4, Sub-Dvision-L, Holding 53 within Calcutta Municipality, District 24-Parganas which separately assessed and numbered as Municipal Premises No.2A, Miajan Lane, Calcutta more fully described in the Schedule hereto and hereinafter called the said Premises;
- G. The said Narasingha Paul died intestate on 17th April 2005, his widow having predeceased him leaving him surviving his six sons namely (1) AMARENDRA NATH PAUL (2) SAMAR PAUL (3) ASHIT KUMAR PAUL (4) ANIL KUMAR PAUL (5) SUNIL KUMAR PAUL and (6) NARAYAN CHANDRA PAUL his two other sons namely (7) RANJIT PAUL and (8) HARI SHANKAR PAUL having predeceased him and 4 married daughters namely (1) BELA SHAOO (2) BASANTI MANDAL (3) SIKHA SETT and (4) LAKSHMI RANI NANDY as his only heirs and/or legal representatives and successors to his estate;
- H. The said Ranjit Kumar Paul died intestate on or about 30th January 1987 leaving him surviving his widow Basanti Paul, his married daughter Anuradha Kundu and his only son Surajit Paul as his only heirs and/or legal representatives and successors to his estate;



NETI-5364

Anil Kumar Paul
(ANIL KUMAR PAUL)



NETI-5365

Biswasjit Kumar Paul
(BISWASIT KUMAR PAUL)



NETI-5366

Bela Shabo
(BELA SHABO)



NETI-5367

Basanti Mandal
(BASANTI MANDAL)



District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2018

Sisir Patra.

- I. The said Hari Sankar Paul died intestate on or about 30th March 2001 leaving him surviving his widow Uma Paul and two sons namely Subhajit Paul and Satyajit Paul as his only heirs and/or legal representatives and successors to his estate;
- J. The said Anil Kumar Paul died intestate on or about 18th day of April 2011 leaving him surviving his widow Jaya Paul and two sons namely Avijit Kumar Paul and Biswajit Paul as his only heirs and/or legal representatives and successors to his estate;
- K. In the events as recited hereinabove the Vendors are thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the entirety of the said Premises each one of them having the following share or interest into or upon the said Premises:

| <u>NAME</u> | <u>UNDIVIDED SHARE</u> |
|-------------------------|------------------------|
| (1) AMARENDRA NATH PAUL | 1/12 th |
| (2) SAMAR PAUL | 1/12 th |
| (3) ASHIT KUMAR PAUL | 1/12 th |
| (4) SUNIL KUMAR PAUL | 1/12 th |
| (5) NARAYAN CHANDRA PAL | 1/12 th |
| (6) BELA SHAOO | 1/12 th |
| (7) BASANTI MANDAL | 1/12 th |
| (8) SIKHA SETT and | 1/12 th |
| (9) LAKSHMI RANI NANDY | 1/12 th |
| (10) BASANTI-PAUL | 1/36 th |
| (11) ANURADHA KUNDU | 1/36 th |
| (12) SURAJIT KUMAR PAUL | 1/36 th |
| (13) UMA PAUL | 1/36 th |
| (14) SUBHAJIT PAUL | 1/36 th |
| (15) SATYAJIT PAUL | 1/36 th |
| (16) JAYA PAUL | 1/36 th |



NETI-5368

Sikha Sett.
(SIKHA SETT)



NETI-5369

Lakshmi Rani Wandy
(LAKSHMI RANI NANDY)

IDENTIFIED BY ME: -

Sisir Patra.
[SISIR PATRA]

S/O SRI NEMAI CHANDRA PATRA
Buxarah Baraj mata
P.S. - Sambaganj
Dist - Howrah 71110.
Business.



District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2015

(17) AVIJIT KUMAR PAUL

1/36th

(18) BISWAJIT KUMAR PAUL

1/36th

L. The Purchaser being desirous of acquiring the said Premises morefully described in the Schedule hereto and shown in the plan annexed hereto approached the Vendors, and the Vendors have assured, represented and warranted to the Purchaser as follows:-

- (i) That the Vendors are the absolute Owners of and/or well and sufficiently entitled to the said Premises;
- (ii) That the said Premises is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and/or trusts of whatsoever or howsoever;
- (iii) That the Vendors have a free, good, clear and marketable title in respect of the said Premises;
- (iv) That the Vendors have paid and/or shall pay all municipal rates, taxes and other outgoing payments payable in respect of the said Premises upto the date of execution of these presents;
- (v) The Vendors are fully and legally competent and authorized to sell the said Premises;
- (vii) No agreement is subsisting for sale and transfer of the said Premises nor the Vendors have created any interest of a third party into or upon the said Premises or any part or portion thereof and that the Vendors are in possession of the Original Title Deeds of the said Premises.

M. Relying on the aforesaid representation and believing the same to be true and acting on the good faith thereof, the Purchaser has agreed to purchase and acquire and the Vendors have agreed to sell the said Premises at and for a total consideration of Rs. 72,00,000/- (Rupees Seventy two lakhs) only;



District Sub-Registrar-III
Alipore, South 24 Parganas - .

6 SEP 2005

N. In pursuance of the aforesaid the Vendors are executing this Deed in favour of the Purchaser:

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of the said Agreement and in consideration of the sum of Rs.72,00,000/- (Rupees Seventy two lakhs only) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution hereof (the receipt whereof the Vendors do hereby and also by the receipt and memo hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the said Premises hereby sold transferred and conveyed), the Vendors do and each of them doth hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever ALL THAT the piece and parcel of land measuring 4 Cottahs more or less situate lying at and being Premises No. 2A, Miajan Lane, Kolkata 700 004 within P.S. Tangra (previously Entally) Sub-Registry office Sealdah, Dihī Panchanagram, Division-4, Sub-Dvision-L, Holding 53 within Ward No.58 of the Kolkata Municipal Corporation,, District South 24-Parganas more fully and particularly mentioned and described in the Schedule hereto AND TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Premises or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto And all the rights and properties hereby sold transferred and conveyed is hereinafter referred to as the said Premises AND the réversion or reversions remainder or remainders and the rents issues and profits of the said Premises and of any and every part thereof And all the legal incidences thereof And all the estate right title interest inheritance possession use trust



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Alipore, South 24-Parganas

6 SEP 2018

property claims and demands whatsoever both at law and in equity of the Vendors into or upon and/or in respect of the said Premises or any and every part or portion thereof herein comprised and hereby sold granted conveyed and transferred Together With all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said Premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit both at law or in equity TO HAVE AND TO HOLD the said Premises hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever:

II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:-

- (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently entitled to in the said Premises hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void and the same;
- (b) THAT the Vendors now have good right full and absolute power to grant sell convey transfer assure and assign the said Premises hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid;
- (c) THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Premises and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the



District Sub-Registrar-III
Alipore, South 24 Parganas
6 SEP 2015

Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of their predecessors in title or any one of them;

- (d) THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified from and against all manners of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said Premises by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their respective predecessors in title or any of them as aforesaid or otherwise;
- (e) THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Premises upto the date of execution of these presents as and when assessed by any of the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser;
- (f) THAT the Vendors never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendors and/or the said Premises;
- (g) THAT no acquisition and/or requisition have been initiated or pending over and in respect the said Premises or any part or portion thereof under the Land



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Alipore, South 24-Parganas

6 SEP 2013

Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder;

- (h) THAT the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever or howsoever into or upon the said Premises or any part or portion thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Premises and every part or portion thereof unto and to the use of the Purchaser as shall or may be reasonably required:

THE SCHEDULE ABOVE REFERRED TO:

(THE SAID PREMISES)

ALL THAT the piece and parcel of land measuring 4 Cottahs be the same a little more or less Together With structures thereon measuring 300 sq. ft. thereon situate lying at and being Premises No. 2A, Miajan Lane, Kolkata 700 004 within P.S. Tangra (previously Entally) Sub-Registry office Sealdah, Dihi Panchanangram, Division-4, Sub-Dvision-L, Holding 53 within Ward No.58 of the Kolkata Municipal Corporation, District South 24-Parganas and demarcated and shown in RED border in the Plan annexed hereto and butted and bounded in the manner as follows:-

- On the North : By Premises No. 2A, Tangra Road;
- On the West : By Miajan Lane.
- On the South : By Premises No. 2B, Miajan Lane and Miajan Lane
- On the East : By Premises No.9A, New Tangra Road and Miajan Lane:

OR HOWSOEVER OTHERWISE the same may be known numbered described and distinguished.



District Sub-Registrar-III
Alipore, South 24-Parganas
6 SEP 2013

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day month and year first above written.

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

1) Sisir Patra.
Buxarhi Barij mata.
P.S. Santugali,
Howrah-711 110.

1) Anuradha Nalk Paul

2) Sama Paul

3) Ashut Kumar Paul

4) Poojit Kumar Paul

5) NARAYAN C. S.

6) Basanti Paul.

7) Suvajit Kumar Paul

FOR SELF AND CONSTITUTED POWER OF
ATTORNEY OF ANURADHA KUNDU.

8) _____

9) Uma Paul

10) Subhajit Paul

11) Sabyasit Paul





District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2000

WITNESSES

1) Sisir Patra.

12) Jaya Paul

13) Arijit Kumar Paul

14) Biswajit Kumar Paul

2) Palash Nandy

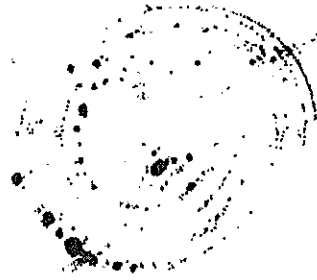
15) Bela Nao

16) Basanti Mandal.

17) Silpa Seta.

18) Lakshmi Rani Wandy

Drafted by:





District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2013

RECEIPT

RECEIVED from the withinnamed Purchaser the full consideration money in respect of the said Premises as per ... **Rs. 72,00,000/-**
memo below:
(Rupees Seventy two lakhs) only.

MEMO OF CONSIDERATION

| Cheque No. & Date | Drawn on | Paid to | Amount | TDS Deducted | Net Amount |
|--------------------------|--------------------------|------------------------|------------|--------------|------------|
| 628925 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | AMARENDRA NATH PAUL | 6,00,000/- | 6,000/- | 5,94,000/- |
| 628926 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | SAMAR PAUL | 6,00,000/- | 6,000/ | 5,94,000/ |
| 628927 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | ASHIT KUMAR PAUL | 6,00,000/- | 6,000/ | 5,94,000/ |
| 628928 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | SUNIL KUMAR PAUL | 6,00,000/- | 6,000/ | 5,94,000/ |
| 628929 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | NARAYAN CHANDRA PAL | 6,00,000/- | 6,000/ | 5,94,000/ |
| 628934 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | BASANTI PAUL | 2,00,000/- | 2,000/- | 1,98,000/- |
| 628935 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | ANURADHA KUNDU | 2,00,000/ | 2,000/ | 1,98,000/ |
| 628936 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | SURAJIT KUMAR PAUL | 2,00,000/ | 2,000/ | 1,98,000/ |
| 628937 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | UMA PAUL | 2,00,000/ | 2,000/ | 1,98,000/ |
| 628938 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | SUBHAJIT PAUL | 2,00,000/ | 2,000/ | 1,98,000/ |
| 628939 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | SATYAJIT PAUL | 2,00,000/ | 2,000/ | 1,98,000/ |
| 628940 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | JAYA PAUL | 2,00,000/ | 2,000/ | 1,98,000/ |
| 628941 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | AVIJIT KUMAR PAUL | 2,00,000/ | 2,000/ | 1,98,000/ |
| 628942 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | BISWAJIT KUMAR PAUL | 2,00,000/ | 2,000/ | 1,98,000/ |
| 628930 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | BELA SHAOQ | 6,00,000/ | 6,000/ | 5,94,000/ |
| 628931 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | BASANTI MANDAL | 6,00,000/ | 6,000/ | 5,94,000/ |
| 628932 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | SIKHA SETT | 6,00,000/ | 6,000/ | 5,94,000/ |
| 628933 dt. 05/09/2013 | HDFC Bank Ltd Kolkata | LAKSHMI RANI NANDY | 6,00,000/ | 6,000/ | 5,94,000/ |

WITNESS:

- 1) Sisir Patra
- 2) Palash Nandy

| | |
|----|---------------------|
| 1) | Amarendra Nath Paul |
| 2) | Samar Paul |
| 3) | Ashit Kumar Paul |
| 4) | Sunil Kumar Paul |
| 5) | Narayan Ch. Pal |



District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2019

| | |
|-----|---|
| 6) | Basanti Paul. |
| 7) | Suresh Kumar Paul |
| 8) | for self and constituted Power of Attorney A. K. Kundu. |
| 9) | Uma Paul |
| 10) | Sudhakar Paul |
| 11) | Sakshat Paul |
| 12) | Jaya Paul |
| 13) | Pratik Kumar Paul |
| 14) | Biswasit Kumar Paul. |
| 15) | Bela Shroo |
| 16) | Basanti Mandal. |
| 17) | Sikha Setti. |
| 18) | Lakshmi Rani Wandy |

Witness:

1. Sisir Patra.
Buzarakh Barinath, How-10.
2. Palash Wandy
9 Gresh Para Lane,
Salkia, How.

(VENDORS)



[Handwritten signature]
 for
 Mr.
 Sisir Patra at
 4-27



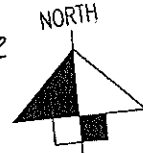
District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2011

SITE PLAN OF PREMISES NO . 2A MIAJAN LANE,
KOLKATA-700046, WARD NO--058, BOROUGH-VII.

AREA OF LAND -267.606 SQ.M (04 Ka-00 ch-00 sft)

Anuradha Khatk Paul
Sama Paul
Anil Kumar Paul
Ganesh Kumar Paul



SCALE :- 1 : 300

Basanti Paul.
Surajit Kumar Paul
FOR SELF AND CONSTITUTED POWER
OF ATORNY OF ANURADHA KUNDU.

Uma Paul
Subhojit Paul
Sabyasit Paul
Jaya Paul
Ajit Kumar Paul

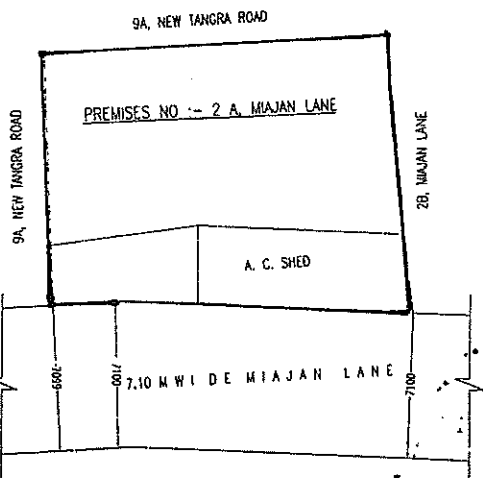
Biswajit Kumar Paul

Bella Saha

Basanti Mandal.

Sikha Saha.

Lakshmi Rani Nandi



SIGNATURE OF VENDORS













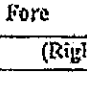
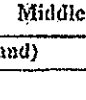
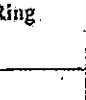
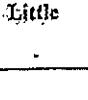










PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2018

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | | | |
|---|----------------------|---|---|---|---|---|--|--|
|  | Prakash Kumar Mohita |  |  |  |  |  | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | | | |
| PHOTO | | | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | | | |
| PHOTO | | | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | | | |
| PHOTO | | | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | | | |












PRAKASH KUMAR MOHITA

✓



District Sub-Registrar-III
Alipore, South 24 Parganas












6 SEP 2013

| | | 1st finger middle finger ring finger small finger | | | | |
|---|------------|---|---|---|--|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Amarendra Nath Paul

Name AMARENDR NATH PAUL












Signature *Amarendra Nath Paul*

| | | 1st finger middle finger ring finger small finger | | | | |
|---|------------|---|---|---|--|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Samar Paul

Name SAMAR PAUL












Signature *Samar Paul*

| | | 1st finger middle finger ring finger small finger | | | | |
|---|------------|---|---|---|--|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Ashit Kumar Paul

Name ASHIT KUMAR PAUL

Signature *Ashit Kumar Paul*

| | | 1st finger middle finger ring finger small finger | | | | |
|---|------------|---|---|---|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Sunil Kumar Paul

Name SUNIL KUMAR PAUL






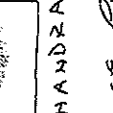




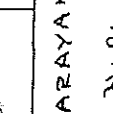





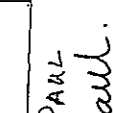




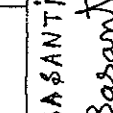





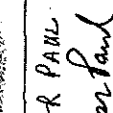




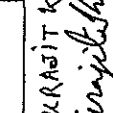
Signature *Sunil Kumar Paul*



District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2019

FORM FOR PHOTOGRAPHS & FINGER PRINTS

| | | | | | |
|---|---|---|---|---|--|
|  <i>Narayan Chandra Pal</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | LEFT HAND | | | | |
|  Thumb |  Fore |  Middle |  Ring |  Little | |
| | RIGHT HAND | | | | |
|  <i>Basanti Paul</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | LEFT HAND | | | | |
|  Thumb |  Fore |  Middle |  Ring |  Little | |
| | RIGHT HAND | | | | |
|  <i>Surjit Kumar Paul</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | LEFT HAND | | | | |
|  Thumb |  Fore |  Middle |  Ring |  Little | |
| | RIGHT HAND | | | | |

NARAYAN CHANDRA PAL

Narayan C. Pal

BASANTI PAUL

Basanti Paul

SURAJIT KUMAR PAUL

Surjit Kumar Paul










Narayan Chandra Pal

Basanti Paul










Surjit Kumar Paul












District Sub-Registrar-III
Alipore, South 24-Parganas
6 SEP 2015

| | | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|---|--|
|  | left hand |  |  |  |  |
| | right hand |  |  |  |  |










Name UMA PAUL
 Signature Uma Paul

| | | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|---|--|
|  | left hand |  |  |  |  |
| | right hand |  |  |  |  |

Name SUBHAJIT PAUL
 Signature Subhajit Paul

| | | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|---|--|
|  | left hand |  |  |  |  |
| | right hand |  |  |  |  |

Name SATYAJIT PAUL
 Signature Satyajit Paul

| | | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|---|--|
|  | left hand |  |  |  |  |
| | right hand |  |  |  |  |

Name JAYA PAUL
 Signature Jaya Paul

2013


































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District Sub-Registrar-III
Alipore, South 24 Parganas
6 SEP 2013

FORM FOR PHOTOGRAPHS & FINGER PRINTS

| | | | | | |
|--|---|---|---|--|---|
|  <i>Anjit Kumar Paul</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | LEFT HAND | | | | |
|  Thumb |  Fore |  Middle |  Ring |  Little | ABHJIT K PAUL <i>Anjit Kumar Paul</i> |
| | RIGHT HAND | | | | |
|  <i>Biswajit K Paul</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | LEFT HAND | | | | |
|  Thumb |  Fore |  Middle |  Ring |  Little | BISWAJIT K PAUL <i>Biswajit Kumar Paul</i> |
| | RIGHT HAND | | | | |
|  <i>Bela Shao</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | LEFT HAND | | | | |
|  Thumb |  Fore |  Middle |  Ring |  Little | BELA SHAO <i>Bela Shao</i> |
| | RIGHT HAND | | | | |

























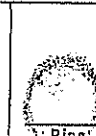

District Sub-Registrar-III
Alipore, South 24-Parganas

6 SEP 2013

8

8

FORM FOR PHOTOGRAPHS & FINGER PRINTS

| | | | | | |
|---|---|---|---|---|---|
|  <p>Basanti Mandal</p> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | LEFT HAND | | | | |
|  <p>Sikha Setty</p> |  Thumb |  Fore |  Middle |  Ring |  Little |
| | RIGHT HAND | | | | |
|  <p>Lakshmi Rani Nandy</p> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | LEFT HAND | | | | |
|  <p>Lakshmi Rani Nandy</p> |  Fore |  Middle |  Ring |  Little |  Thumb |
| | RIGHT HAND | | | | |

~~BASANTI~~ BASANTI MANDAL

Basanti Mandal

SIKHA SETTY

Sikha Setty

~~LAKSHMI RANI NANDI~~ LAKSHMI RANI NANDI

Lakshmi Rani Nandy

[LAKSHMI RANI NANDI]

Lakshmi Rani Nandy



District Sub-Registrar-III
Alipore, South 24 Parganas

6 SEP 2014

8

8

DATED THIS DAY OF 2013

BETWEEN

AMARENDRA NATH PAUL & OTHERS
.... Vendors

AND

PRAKASH KUMAR MOHTA
..... Purchaser

I N D E N T U R E



11
12
13



14
15



16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 1019 to 1048
being No 08109 for the year 2013.



Rajendra Prasad Upadhyay
(Rajendra Prasad Upadhyay) 10-September-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal District Sub-Registrar-III
Alipore, South 24-Parganas

PS GROUP REALTY PVT. LTD.

Ravi Kumar Dey

Director