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I 1117/2011

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16/3 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
19-10

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

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admissible under Registration rule 21 also under section 5 of the W. B. A. R. Act 1955 (duty stamped under the Indian Stamp Act 1899.
Schedule I.A. No.....
Fees Paid.....
P. Fee or G.P.S.....

17 MAR 2011
Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs (South)

Dharendra Nath Halder

M/C 992/14
K.M. - 615
20/11/14

THIS DEED OF SALE made on the 16th day

of March, 2011 B E T W E E N PIJUSH KANTI HALDER Son of Late Dharendra Nath Halder, by faith Hindu by Occupation Business, by Nationality Indian, residing at Village-Gobindapur, P.O. Goanara Gobindapur, P.S. Ramnagar, District: South 24-Parganas, hereinafter called the "V E N D O R" (which expression shall unless excluded by or repugnant to the subject or contest be deemed to mean and include his legal heirs, representatives and assigns) of the ONE PART.

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Contd....2.

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A N D

CLASSICAL HOSPITALITY VENTURE CO. LTD., a Company incorporated under the Provisions of the Companies Act, 1956, having its registered Office situated at VISHWAKARMA, 86C, Topsia Road, South, Kolkata-700 046, P.S. Topsia, represented by its authorised Signatory (ad per Board Resolution dated 23rd June, 2010) namely MR. SWARUP PAUL son of Late Sasanka Shekhar Paul, by religion Hindu, by Nationality Indian, residing at S.C. C Chatterjee Street, P.O. Konnagar, P.S. Uttarpara, District - Hooghly, W.B. hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of its office-in-interest, administrators, legal representatives and/or its assigns) of the OTHER PART.

WHEREAS 05 decimals land out of 44 decimals land in Plot No. 265 under Sabek Khatian No. 38 of Mouza-Chak Loknath, J.L. No. 31 under P.S. Diamond Harbour now Ramnagar, as fully mentioned and described in the Schedule below belonged to Rasid Molla, Abul Molla and Asraf Molla in equal shares which they got by way of inheritance and whose names in respect of said 05 decimals lands have been duly recorded under L.R. Khatian Nos. 31, 38 and 282.

AND WHEREAS said Rasid Molla, Abul Molla and Asraf Molla

AND WHEREAS the said Pijush Kanti Halder, the Vendor herein being absolute owner and possession of the said 05 decimals land as fully described in the Schedule below and being in need of money decided to sell the schedule land measuring 05 decimals of land at a price of Rs.3,50,000/- (Rupees Three Lacs and Fifty Thousand only) to which the Purchaser herein has agreed to purchase the same.

NOW THIS INDENTURE OF CONVEYANCE that in consideration of the sum of Rs.3,50,000/- (Rupees Three Lacs and Fifty Thousand only) paid by the Purchaser to the Vendor, the said Vendor grants and conveys upto and to the use of said Purchaser, its executors administrators and assignees successors all the piece and parcel of land measuring and hereditaments and specifically described in the Schedule together with all the right, title and interest in property claimed and commanded of the Vendor into out of and upon the said piece and parcel of land now conveyed and every part thereof absolutely and free from all encumbrances at a total price of Rs.3,50,000/- (Rupees Three Lacs and Fifty Thousand only). The Vendor has good, right full power and absolute authority to grant, transfer, convey, assign and assure the schedule property as described in the Schedule hereby grants and conveys unto the said Purchaser who has become absolute owner of the Schedule property by this

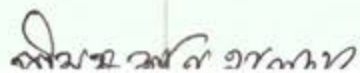
mutate its name in the record of right as owner and pay rent to the Govt. in respect of the said land to which the Vendor has no objection.

The Vendor further covenants that if it transpires that property hereby conveyed by the Vendor is not free from all encumbrances as hereinbefore stated by him, the Vendor, his legal heirs, representatives and assignees will be Civilly and Criminally liable to the Purchaser, its executors, administrators, assignees and successors and will be bound to make good any loss sustained by its successors and will be bound to make good any loss sustained by it.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring more or less 05 decimals of Sali land out of 44 decimals in Plot No. 265 of Sabek Khatian No. 38 L.R. Khatian Nos. 31, 38 and 282 within Mouza-Chak Loknath, J.L. No. 31 under P.S. Diamond - Harbour at present Ramnagar, District South 24-Parganas.

IN WITNESS WHEREOF the Vendor has set and subscribed his hand and seal the day month and year first above written.



MEMO OF CONSIDERATION :

RECEIVED in Cheque No. 092488 of United Bank of India, Raichak Branch the sum of Rs.3,50,000/- (Rupees Three Lacs and Fifty Thousand only) from M/S. CLASSICAL HOSPITALITY VENTURE CO. LTD., INCORPORATED TO THE PROVISIONS OF THE COMPANY ACT, 1956 having its registered Office situated ~~xxxxxxTehsxxxxRoad~~, at VISHWAKARMA, 86C, ~~Topsia Road, KOLKATA-~~ SOUTH, KOLKATA- 700 046, P.S. Topsia, District: South 24-Parganas represented by its authorised Signatory (as per Board Resolution dated 23rd June, 2010) namely MR. SWARUP PAUL

inward file copy

inward file copy

Witnesses:

- 1) *Sumanat Ray Chowdhury*
315, Hossainpur,
Kolkata - 700107.
- 2) *Pranab Kumar Bose*
Calcutta
Digheeno Harbon
Pin - 743331. WB.

DRAFTED BY ME :

Rattindon Nath Chakraborty
E.No WB 359 of 1981. Adv.
Advocate.

Signature of the Vendor :

TYPED BY ME :

Vishika Nanda
TYPIST.

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বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

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বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

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নাম :

.....
 SWAPNAN PAUL
 Classical Hospitality Venture Co. Ltd.

স্বাক্ষর :

.....
 [Signature]
 Authorised Signatory (IES)

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বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

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 শ্রীমতী কল্যাণী সান্দাল

স্বাক্ষর :

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বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

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

Endorsement For Deed Number : I - 01117 of 2011
(Serial No. 01048 of 2011)

On

Payment of Fees:

On 16/03/2011

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

Presented for registration at 19.10 hrs on :16/03/2011, at the Private residence by Pijush Kanti Halder ,
Executant.

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

Execution is admitted on 16/03/2011 by

1. Pijush Kanti Halder, son of Lt Dharendra Nath Halder , Village:Gobindapur, Thana:-Ramnagar,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Goanara Gobindapur , By Caste Hindu, By
Profession : Business

Identified By Rathindra Nath Chakraborty, son of . . . , Thana:-Diamond Harbour, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Mohul Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/03/2011

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

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

Payment of Fees:

Amount By Cash

Rs. 3846/-, on 17/03/2011

(Under Article : A(1) = 3839/- ,E = 7/- on 17/03/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-350000/-

Certified that the required stamp duty of this document is Rs.- 17510 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

(Mohul Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 01117 of 2011
(Serial No. 01048 of 2011)

Deficit stamp duty Rs. 16600/- is paid, by the draft number 031203, Draft Date 16/03/2011, Bank Name State Bank of India, PARK CIRCUS, received on 17/03/2011

(Mohul Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR




(Mohul Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 7500 to 7509
being No 01117 for the year 2011.




(Mohul Mukherjee) 17-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. DIAMOND HARBOUR
West Bengal

जमापत्रा / PATRIK

भारतीय स्टेट बैंक / STATE BANK OF INDIA

पार्क सर्कस शाखा/Branch

दिनांक / Date 16.3.2011

ड्राफ्ट/बैंकर चेकों के लिए आवेदन / Application for Draft/Banker's Cheque

आवेदक का नाम / Applicant's Name ADSR Diamond Harbour

कृपया Please issue draft/BC in favour of के पक्ष में ड्राफ्ट बैंकर चेक जारी करें

अदाकर्ता शाखा / Pay to the order of Diamond Harbour

राशि (शब्दों में) Amount in words Sixteen thousand six hundred only

ड्राफ्ट/बैंकर चेक / Draft/Banker's Cheque	रु. Rs.	₹ P.
	16600	00
	660	00
कुल / Total	16660	

क्याशियर / Cashier

एसाइन्ड सिस्टम नंबर / For Office Use

सिस्टम नंबर / System No. 16660

DELIVERED

Code No. 3003408 Order No. 313, 314, dt. 24.2.2010 MPI

कंप्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

वैधता 6 महीनों के लिए ही वैध
VALID FOR SIX MONTHS ONLY

भारतीय स्टेट बैंक
State Bank of India

मांगड्राफ्ट

DEMAND DRAFT

जारी करने वाली शाखा
Issuing Branch: PARK CIRCUS (CALCUTTA)

कोड नं. / CODE No. 01749

Tel No. 03300-224736

मांगे जानेपर ON DEMAND PAY ADSR DIAMOND HARBOUR

ADSR DIAMOND HARBOUR

ONE	SIX	ZERO	ZERO
TENS	HUNDREDS	TENS	UNITS

रुपये
RUPEES

भारतीय स्टेट बैंक
STATE BANK OF INDIA

अदाकर्ता शाखा / DRAWEE BRANCH: DIAMOND HARBOUR

कोड नं. / CODE No. 00070

IOI 000201031203 Key: YEDHOR Sr. No: 712181

मूल्य प्राप्त / VALUE RECEIVED

101000201031203

11031203 0000020001 00020111

MAYNAGAR SECURITY PRINTERS PVT. LTD., CHENNAI-12010



Government Of West Bengal
Office of the A. D. S. R. DIAMOND HARBOUR
District :- South 24-Parganas
Market Value / Chargeability Assessment Slip

Query No / Year 002031/2011

Query Date 16/03/2011

Applicant Name Classical Hospital Venture Co Ltd

Applicant Status Executant

Type of Deed [0101] Sale Document

Market Value Rs.3,50,000/-

Add. Transaction Details Agreement(1)

Stampduty Payable Rs.17,510/-

Stamp Duty: Schedule 1A, Article- 23, 5

Registration Fee Payable Rs.3,846/-


Registration Fee Article: A(1), E

Land Details

Sch No	Plot No / Zone No	Land Use		Area	Set Forth Value (Rs.)	Market Value (Rs.)	Depreciation / Appreciation
		Proposed	ROR				

District:-South 24-Parganas, , Thana:-Ramnagar, , Gram Panchayat:-NURPUR, Mouza:-Chakloknath,

Sch No	Plot No / Zone No	Proposed	ROR	Area	Set Forth Value (Rs.)	Market Value (Rs.)	Depreciation / Appreciation
1	RS:265 Kh-38	Danga	Shali	5 Dec	3,50,000/-	3,50,000/-	


(Mohul Mukherjee)
A. D. S. R. DIAMOND HARBOUR
South 24-Parganas

N.B. 1. Dec--Decimal, Kth--Katha,, str-Structure, Apt-Apartment, Sch- Schedule,Kh-Khatian

2. S.D. & Regn. Fees are calculated on the basis of information and transaction description/code provided in the Requisition Form. If those information are found to be given incorrect, the assessment made stands invalid.
3. Assessed market value is valid for one month.
4. Standard User charges of Rs 175/- (rupees one hundred seventy five) only inclusive of all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.

FORM - 1564

Miscellaneous Receipt

Visit Commission Case No.: 00080 **Year :** 2011

Presentant Name : Rabindra Nath Mandal

Fees Paid : Rs. 370 **Date :** 11/03/2011

<u>Article No.</u>	<u>Amount (Rs.)</u>
J1	250
J2	100
PTA-J2	20

Registering Officer
A. D. S. R. DIAMOND

West Bengal Form No. 1504

IGR

295418

৫২ ধারার (খ) দফামত রসিদ

1048

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সালের AA.....নং

ক্রমিক নং

দলিলের নম্বর

বহির নম্বর

Pijush Kanti Halder

এর নিকট হইতে প্রাপ্ত

দলিল

Swamp

এর দ্বারা

এর অনুকূলে সম্পাদিত।

কি প্রকারের দলিল

Sale

দলিলে লিখিত সম্পত্তির মূল্য

Rs. 3,50,000/-

Total Rs. 4,021/-

ফী তালিকার দফা

তরফ

ফী,

দলিল ফেরত হইবার জন্য সম্ভবতঃ যে তারিখে

Rupees four thousand twenty one only

তারিখ:

২০ সাল

রেজিস্ট্রার/সাব-রেজিস্ট্রার

17/3/11

এই রসিদখানি উপস্থিত করিলে দলিল ফেরত দেওয়া হইবে।

উইল ছাড়া অপরাপর দলিল না-দাবি অবস্থায় রেজিস্ট্রারি অফিসে দুই বৎসরের অধিককাল পড়িয়া থাকিলে তাহা আইনানুসারে প্রবল করিয়া ফেলা যাইতে পারিবে।

রেজিস্ট্রারি সম্পূর্ণ হইবার পর একমাসের অধিককাল কোন দলিল বা আমমোক্তারনামা দাবি করা না হইলে, প্রতি মাসের বা তাহার কোন অংশের জন্য অতিরিক্ত পঞ্চাশ পয়সা ফী দিতে হইবে। প্রত্যেক স্থানেই ঐ ফী উৎসসংখ্যায় কুড়ি টাকা পর্যন্ত হইতে পারিবে।

S.B.P., Kolkata-700 015.

Miscellaneous Receipt

REGN.

1. Serial No. **M 529204**
2. Name of Payer 1048/11 ^F
3. Number of document to which the fee relates 1117/11
4. Fees Paid- Rs. 175/- Article- w/c Amount- Rs. 175/-
5. Other Receipts- Rs. One hundred seventy five only.

Registering officer

N.B.-Item 3 shall be filled up in case of fees realised subsequent to the date of presentation of document.

17/3/11

Government of West Bengal
Office of the A. D. S. R. DIAMOND HARBOUR
W.B. FORM NO. 1504

Date 17/03/2011

Serial No. 01048/2011
Presentant Name Pijush Kanti Halder
Type of Deed Sale Document
Market Value Rs.350000/-

Deed No. I-01117/2011
Executant Name Pijush Kanti Halder
Claimant Name Swarup Paul

Addl. Transaction Agreement(1)

Fees & Standard User charges Paid
(Break up as below) Rs.4021/-

1. By Cash *	Rs. 4021 / -		
2. By Draft/BC/SABR	Rs. 0/-		
<u>SL. No.*</u>	<u>Date *</u>	<u>Amount (Rs.)</u>	

Stamp Duty Paid
(Break up as below) 17600/-

1. By Stamp	Rs. 1000/-		
2. By Draft/BC/SABR/Challan	Rs. 16600/-		
<u>SL. No.</u>	<u>No.*</u>	<u>Date *</u>	<u>Amount (Rs.)</u>
1.	031203	16/03/2011	16600

Article :A(1)E

By Cash*- Cash Amount includes standerd User Charge of Rs 175/-

No* - Draft/Bankers Cheque/SABR/Challan No.
Date * -Draft/Bankers Cheque/SABR/Challan Date

Registering Officer

A. D. S. R. DIAMOND HARBOUR

120643

Serial No.....
 Name.....
 Address.....
 71, Park Street, (Room No. 14)
 Kolkata-700 015
 Licensed Stamp Vendor,
 Date..... S. SARKAR

16 MAR 2011

classical Hospitality
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Certified that the document is
 admitted to registration. The
 enclosed charges are attached
 with this document and the
 stamp is duly affixed.

Stamp of the Registrar, District Registrar, West Bengal, Kolkata.
 16 MAR 2011

Handwritten signature



2031



Handwritten signature

Rathindranath Chakravorty
 Advocate
 D. Harbour.

Addl. Dist. Sub-Registrar
 Diamond Harbour, 24 Pgs (South)

16 MAR 2011

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24. 2023
25. 2024



Prof. K. R. Bose.

শ্রী _____ কে অপর পৃষ্ঠায় বর্ণিত দলিলখানি
ফেরত দিবেন এবং উহার বাবদ আমার যদি কোন ফিস ফেরত পাইবার থাকে তাহা উহাকে দিবেন।

দাখিলকারকের স্বাক্ষর

দীনেশ চন্দ্র সান্যাল

অপর পৃষ্ঠায় বর্ণিত দলিলখানি পাইলাম এবং ফীর
তালিকায় দফামতে নিম্নলিখিত ফিস ফেরত পাইলাম।
প্রয়োজনমতো কাটিয়া দিতে হইবে।



Prof. K. R. Bose.

গ্রহণকারীর স্বাক্ষর

তারিখ ২০ _____ সাল

রেজিস্টার/সাব-রেজিস্টার-এর স্বাক্ষর