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पश्चिम बंगाल WEST BENGAL

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Vide this office query No 2195/08, M V assessed 10

Rs. 700,000/-  
Verify that the documents submitted to Registrar of Assurances, Kolkata are the true and correct copies of the original documents.

*42100*

26/12/08

Additional Registrar of Assurances - Kolkata

**DEED OF CONVEYANCE**

426171

42100

*7689  
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7780*

**THIS DEED OF CONVEYANCE** made this the 12th day of July, 11<sup>2</sup>

Two Thousand and Eight of the Christian Era **BETWEEN SRI SUNIL KUMAR SINGHA ROY**, son of Sri Niranjan Singha Roy, by faith Hindu, by occupation - Business, residing at Village - Salua, P.S. - Airport, District North 24-Parganass, hereinafter called and referred to as the **VENDOR** (which expression shall unless

*Suman  
200000*

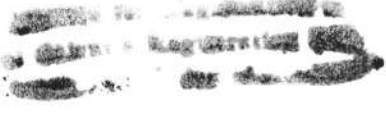
170620

M. BIJAY SANKAR SANKAR  
Advocate  
4, Old Post Office St. 1st Floor  
Calcutta

RS.

14 MAR 2008

SURAJ KUMAR SINGH  
Camp Vendor  
Court  
K. Road, Kolkata



*[Handwritten signature]*

*[Handwritten signature]*  
12/7/08

14 MAR 2008



Umesh Kedia



11575

*[Handwritten signature]*

Umesh Kedia



11576

Sunit Kumar Sin. Roy



*[Handwritten signature]*

Identified by me  
Subhjit Ghosh  
Advocate, High court



*[Handwritten signature]*

12/7/08

excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

**AND**

**SURLOK VANIJYA PVT. LTD.** a company registered under Companies Act, 1956 and having its registered office at 7, C.R. Avenue, Kolkata-700 072 hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor/successor in office and assigns) of the **OTHER PART**.

**WHEREAS ALL THAT** piece or parcel of Sali land measuring more or less 4 (Four) Decimals (2 Cottahs 6 Chittacks 32 sq.ft.) in L.R. Dag No.525/559, in L.R. Khatian No.467, underlying and situate at Mouza - **SALUA**, in J.L. No.3, Touzi No.125, Ward No.4, of Rajarhat Gopalpur Municipality, under A.D.S.R. Office - Bidhannagar (Salt Lake City), P.S. - Rajarhat (Airport) in the District of North 24-Parganas together with all here and easementary rights on paths and passages alongwith all advantages, privileges and benefit attached herein and thereto, which is more fully and particularly mentioned and described in

the SCHEDULE hereunder written is the subject matter of this Indenture.

**AND WHEREAS** one Ramani Mohan Roy, son of Late Kashtra Mohan Roy was the recorded owner of **ALL THAT** piece or parcel of Sali land measuring more or less 4 (Four) Decimals (2 Cottahs 6 Chittacks 32 sq.ft.) in L.R. Dag No.525/559, in L.R. Khatian No.260, under lying and situate at Mouza - **SALUA**, in J.L. No.3, Touzi No.125, Ward No.4, of Rajarhat Gopalpur Municipality, under A.D.S.R. Office - Bidhannagar (Salt Lake City), P.S. - Rajarhat (Airport) in the District of North 24-Parganas.

**AND WHEREAS** while possessing the aforesaid land said Ramani Mohan Roy sold **ALL THAT** piece or parcel of Sali land measuring more or less 4 (Four) Decimals (2 Cottahs 6 Chittacks 32 sq.ft.) in L.R. Dag No.525/559, in L.R. Khatian No.260, under lying and situate at Mouza - **SALUA**, in J.L. No.3, Touzi No.125, Ward No.4, of Rajarhat Gopalpur Municipality, under A.D.S.R. Office - Bidhannagar (Salt Lake City), P.S. - Rajarhat (Airport) in the District of North 24-Parganas to Sunil Kumar Singha Roy, son of Sri Niranjan Singha Roy, the present vendor herein by registered Kobala Deed dated 13.03.1992 registered at D.S.R. Barasat, 24-Parganas (N), in Book No.I, Volume No.53, Pages 123 to 130 , Being No.2696, for the year 1992.

**AND WHEREAS** while possessing the aforesaid land said Sunil Kumar Singha Roy, the Vendor herein recorded his name to the competent authority under the Separate Khatian No.467 and paying the land revenue regularly to the authority concern.

**AND WHEREAS** by virtue of the aforesaid Kobala Deed dated 13.03.1992 the present Vendor herein became the absolute and rightful owner of **ALL THAT** piece or parcel of Sali land measuring more or less 4 (Four) Decimals (2 Cottahs 6 Chittacks 32 sq.ft.) in L.R. Dag No.525/559, in L.R. Khatian No.467, under lying and situate at Mouza - **SALUA**, in J.L. No.3, Touzi No.125, Ward No.4, of Rajarhat Gopalpur Municipality, under A.D.S.R. Office - Bidhannagar (Salt Lake City), P.S. - Rajarhat (Airport) in the District of North 24-Parganas, now under Ward No.4 of Rajarhat-Gopalpur Municipality hereinafter referred to as the Schedule Property more fully and particularly described hereunder.

**AND WHEREAS** the Vendor herein since then is the possession and rightful owner of the **SCHEDULE PROPERTY** having a good marketable title which is free from all encumbrances, trusts, requisitions, acquisitions, litigations or any other disputes whatsoever.

**AND WHEREAS** the Vendor herein declares, confirms and also undertakes that the Vendor has not entered into any arrangement or agreements to sell, transfer, alienate the said **SCHEDULE PROPERTY** in any manner whatsoever. The Vendor

herein further confirms that the said schedule property is in full and absolute possession of the Vendor and there is no bargadars, or bhagchasi, upon the said schedule property. The Vendor herein hereby undertakes to keep the purchaser indemnified in this regard.

**AND WHEREAS** the Vendor undertakes that the Vendor and their legal heirs from time to time shall be bound to execute necessary Deed of Rectification or other document/documents without any consideration in favour of the Purchaser or its legal heirs in respect of the Schedule land for any defect, omission, error to be found later on in the present Deed.

**AND WHEREAS** the Vendor has agreed to sell and the Purchaser have agreed to purchase the said Schedule Property mentioned hereunder at the total considerations amount of Rs.7,00,000/- (Rupees Seven Lacs) only free from all encumbrances with this Indenture.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the consideration to the sum of Rs.7,00,000/- (Rupees Seven Lacs) only paid by the purchaser at or immediately before the execution to these presents (the receipt whereof the Vendor doth hereby admit and acknowledge) and or from the same every part thereof acquit release and discharge the purchaser and

every one of them and also the said **SCHEDULE PROPERTY** thereof, the Vendor on beneficial owner do by these presents, indefeasible grant, sell, convey, and transfer, assign and assure unto the purchaser **ALL THAT** the said **SCHEDULE PROPERTY** mentioned in the Schedule written hereinafter hereto **HOWSOEVER OTHERWISE** the said **SCHEDULE PROPERTY** now and heretofore was situated, butted, bounded, called, known, numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements privileges, appendages, whatsoever to the said SCHEDULE PROPERTY or any part thereby belonging or in any wise appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder remainders, rents issued and profits inheritance, use, trust, landed property, claim and demand whatsoever both out land and equity if the Vendor into and upon the aforesaid property and every thereof and all deeds, pattahs, muniments and evidences of title within any wise relate to the said SCHEDULE PROPERTY or any part or parce thereof and which are or hereafter shall or may in the custody, power and possession of these Vendor or any person whom they can or may procure the same without action and suit at land or in may procure the same without action and suit at land or in



equity. **TO HAVE AND TO HOLD** the said **SCHEDULE PROPERTY** and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, numbers, and appurtenance unto and to the use of this purchaser forever and the Vendor doth hereby for themselves covenants with the purchaser that **NOTWITHSTANDING** any act, deed, matter and things whatsoever by the Vendor or by any of this predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now have good right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said **SCHEDULE PROPERTY** hereby granted, sold, conveyed, and transferred or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser shall and may at all times hereafter peaceably and equitably possess and enjoy the said **SCHEDULE PROPERTY** and every part thereof and receive the rents, issues, and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Vendor or any person/persons lawfully or equitably claiming from under or in trust for him or from or under any of their ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and



all the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner of claims, charges, lines, debts, attachments, and encumbrances, whatsoever made or suffered by the Vendor or any of their predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and FURTHERMORE that the Vendor and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said SCHEDULE PROPERTY and any part thereof. The Vendor or any of his predecessors in title shall be from time to time and at all times hereinafter at the request and cost of the Purchaser (its successors or successors in office, administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said **SCHEDULE PROPERTY** and every part thereof and to the use of the Purchaser, (its successor or successors in office, administrators and assigns) in the manner aforesaid as shall or may in reasonable required.

That the Vendor by this Indenture do hereby accord their consent to the Purchaser for mutating their names in the records of the concerned Authority/ ties in respect of the **SCHEDULE PROPERTY** and the Vendor and all his person/persons at all

times hereinafter indemnity and keep indemnified for the same in favour of the Purchaser.

That the Vendor shall and will from time to time and at all times hereafter indemnify and keep the Purchaser indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchaser may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Vendor of the

**SCHEDULE PROPERTY.**

**SCHEDULE OF PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Sali land measuring more or less 4 (Four) Decimals (2 Cottahs 6 Chittacks 32 sq.ft.) in L.R. Dag No.525/559, in L.R. Khatian No.467, under lying and situate at Mouza - **SALUA**, in J.L. No.3, Touzi No.125, Ward No.4, of Rajarhat Gopalpur Municipality, under A.D.S.R. Office - Bidhannagar (Salt Lake City), P.S. - Rajarhat (Airport) in the District of North 24-Parganas together with all here and easementary rights on paths and passages alongwith all advantages, privileges and benefit attached herein and thereto and the said land is butted and bounded as under :

**ON THE NORTH BY :** Road;

**ON THE SOUTH BY :** Dag No.525;

**ON THE EAST BY :** Dag No.525;

**ON THE WEST BY :** Dag No.456;

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their hands and seal this the day, month and year above written first.

**SIGNED SEALED AND DELIVERED**  
BY THE **VENDOR** IN THE  
PRESENCE OF :

1. *Subhajit Ghosh*  
Advocate, High Court - *Sunil Kumar Sinha*
- 2.

**SIGNED SEALED AND DELIVERED**  
BY THE **PURCHASER** IN THE  
PRESENCE OF :

1. *Bikash Karmakar*  
(Adv.)  
High Court, *Umesh Kedia*
- 2.

Drafted By:-

*Shyamal Kumar Jana*  
Shyamal Kumar Jana  
Advocate  
High Court, Calcutta.

Type By: -

Tapas Kumar Ghosh  
10, Old Post Office Street  
Kolkata - 700001

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchaser within mentioned sum of Rs.7,00,000/- (Rupees Seven Lacs) only being the full final consideration money as per memo below :

Paid by Cheque No.457377 dated 21.05.2008 drawn on Vijaya Bank, Brabourne Road Branch, Kolkata, in favour of Sunil Kumar Singha Roy Rs. 5,00,000.00

Paid by Cheque No.777381 dated 12.07.2008 drawn on Vijaya Bank, Brabourne Road Branch, Kolkata, in favour of Sunil Kumar Singha Roy Rs. 2,00,000.00

Rs. 7,00,000.00  
=====

(Rupees Seven Lacs) only

**Witnesses :**

1. *Subhrajit Chakraborty*  
*Adv. M. S. Ghosh*

2.

*Sunil Kumar Singha Roy*  
Signature of the **VENDOR**

SPECIMEN FORM FOR TEN FINGERPRINTS



*Sarif Amir Sin Mistry*

(Left Hand)				
(Right Hand)				



*James Kedia*

(Left Hand)				
(Right Hand)				

PHOTO

(Left Hand)				
(Right Hand)				

PHOTO

(Left Hand)				
(Right Hand)				

**Government Of West Bengal**  
**Office of the A. R. A. - II KOLKATA**  
**5 & 6, Govt Place ( North) , KOLKATA**  
Endorsement For deed Number :I-10828 of :2008  
(Serial No. 07091, 2008)

**On 12/07/2008**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 7689/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on:12/07/2008

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 700000/-

Certified that the required stamp duty of this document is Rs 42010 /- and the Stamp duty paid as: Impressive Rs- 10

**Deficit stamp duty**

Deficit stamp duty Rs 42100/- is paid, by the draft number 426171, Draft Date 11/07/2008 Bank Name STATE BANK OF INDIA, Kolkata, received on :12/07/2008.

**Presentation(Under Section 52 & Rule 22A(3) 46(1))**

Presented for registration at 13.09 hrs on :12/07/2008,at the Office of the A. R. A. - II KOLKATA by Umesh Kedia,Claimant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 12/07/2008 by

1. Sunil Kr Singha Roy, son of Sri Niranjan Singha Roy ,Salua North 24 Pgs. ,Thana Airport, By caste Hindu,by Profession :Business
2. Umesh Kedia,Constituted Attorney,Surlok Vanijya Pvt. Ltd.,7, C. R. Avenue,Kolkata - 72, profession :Business Identified By Subhajit Ghosh, son of .. High Court. Cal Kolkata Thana: .., by caste Hindu,By Profession :Advocate.

Name of the Registering officer :.....

Designation :A. R. A. - II KOLKATA

**On 26/12/2008**

**Certificate of Admissibility(Rule 43)**

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



Name of the Registering officer :Ajoy Kr Pradhan  
Designation :A. R. A. - II KOLKATA

[Ajoy Kr Pradhan]  
A. R. A. - II KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF KOLKATA

Govt. of West Bengal 26/12/08

DATED THIS 12<sup>th</sup> DAY OF *July*, 2008

BETWEEN

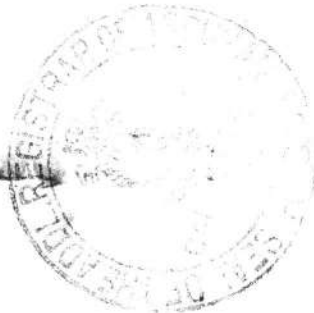
**SRI SUNIL KUMAR SINGHA ROY**

.....VENDOR

AND

**SURLOK VANIJYA PVT. LTD.**

..... PURCHASER



DEED OF CONVEYANCE



**SHYAMAL KUMAR JANA**

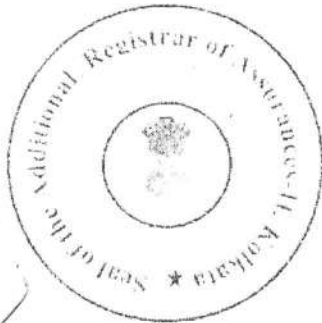
Advocate,


6, Old Post Office Street  
Kolkata-7000 01.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 77  
Page from 1230 to 1244  
being No 10828 for the year 2008.



  
(Ajoy Kr Pradhan) 27-December-2008  
A. R. A. - II KOLKATA  
Office of the A. R. A. - II KOLKATA  
West Bengal