

7252,

I-7970/2011



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 089521

Certified that the Endorsement sheet / sheets and Signature sheet/ sheets attached to this Document are part of the Document itself

Mondal
Addl. Dist. Sub-Registrar
Bolpur, Birbhum

19 OCT 2011

DEED OF SALE

THIS INDENTURE OF SALE is made and executed this 19th (nineteenth) day of October, 2011 (Two Thousand Eleven)

B E T W E E N

(1) SMT. URMILA MONDAL, wife of Late Lalit Kumar Mondal, nationality Indian, religion Hindu, occupation- Housewife, residing at Bandhgora, Bolpur, Post Office, Police Station, Sub Division & Additional District Sub-Registration Office- Bolpur, District Birbhum.

(2) SRI HARA PROSAD MONDAL, son of Late Lalit Kumar Mondal, nationality Indian, religion Hindu, occupation- Housewife, residing at Bandhgora, Bolpur, Post Office, Police Station, Sub Division & Additional District Sub-Registration Office- Bolpur, District Birbhum. hereinafter called the

26160 12/10/2011

Goldmoon Exports Pvt Ltd

8/1 Lal Bazar Street, Kolkata-1

Kobala 5000/-

Handwritten text in Odia script, likely a note or instruction.

Handwritten signature or scribble.

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

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



Addl. Dist. Sub-Registrar
Bolpur, Birbhum
19 OCT 2011

(2)

VENDORS (which expression shall unless excluded by or repugnant to the subject or context their successors, legal heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

GOLDMOON EXPORTS PRIVATE LIMITED, a company registered under the provision of the companies Act 1956, having its registered office at 8/1, Lal Bazar Street, 3rd floor, Room No. 1, Kolkata - 700001, represented by its director Sri Harendra Kumar Agarwal son of Sri Gouri Shankar Agarwal, nationality Indian, religion Hindu, by profession business, residing at AA15, Salt Lake City, Sector-I, Kolkata-700064 hereinafter called the PURCHASER (Which expression shall mean and include unless excluded by or repugnant to the subject or context its executors, legal representatives, administrators, arbitrators, liquidators, successors in office and assigns) of the OTHER PART.

WHEREAS one Satkari Mondal, Son of Late Gadadhar Mondal of Bolpur Bandhgora under P.S. Bolpur was the absolute owner of the piece and parcel of land comprised in R.S. Dag No. 1451, under R.S. Khatian No. 752, lying and situated at Mouza - Bandhgora, J.L. No.100, P.S. Bolpur, Under Sub Registry office ADSR, Bolpur, District - Birbhum, under the State of West Bengal.

AND WHEREAS by a registered Deed of Gift executed on 08.07.1975 and duly registered on 14.07.1975 at Sub Registration office, Bolpur being deed No. 9924 for the year 1975, recorded in Book I, Volume No. 95 pages from 242 to 243 the said Sri Satkari Mondal transferred the right, title and

AW



Addl. Dist. Sub-Registrar
Bolpur, Birbhum
19 OCT 2011

(3)

authority of **ALL THAT** piece and parcel of Shali land measuring an area of 15 decimals of R.S. plot no. 1451 alongwith other plots comprised in R.S. Khatian No. 752, lying and situated at Mouza – Bandhgora, J.L. No.100, P.S. Bolpur, Under Sub Registry office ADSR , Bolpur, District – Birbhum to Sri Lalit Kumar Mondal and Sri Sunil Kumar Mondal both are son of Basanta Kumar Mondal of Bolpur Bandhgora.

AND WHEREAS being a rightful owner and possessor Sri Lalit Kumar Mondal enjoyed a specific 07.50 decimals of land of R.S. plot no. 1451 and mutated his name in the office of the B.L. & L.R. O. Bolpur, and the same is recorded in the record of the B.L. & L.R.O., Bolpur as L.R. Dag No.3506, L.R. Khatian No. 2836, lying and situated at Mouza – Bandhgora, J.L. No.100, P.S. Bolpur, Under Sub Registry office ADSR, Bolpur, District – Birbhum.

AND WHEREAS thereafter, the said Sri Lalit Kumar Mondal died leaving behind his wife Smt. Urmila Mondal & his only son Hara Prosad Mondal as his only legal heirs, who stepped into the shoes of their predecessor Lalit Kumar Mondal.

AND WHEREAS Smt. Urmila Mondal and Hara Prosad Mondal the Vendor herein, thus became the sole and absolute owner having absolute right, title, authority and till date have possession and sufficiently entitled to **ALL THAT** piece and parcel of Shali land measuring an area of 06.65 decimals be a little more or less comprised in R.S. Dag No. 1451 corresponding to the L.R. Dag No. 3506, under L.R. Khatian No. 2836, lying and situated at

Smt.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum
19 OCT 2011

(4)

Mouza – Bandhgora, J.L. No. 100, P.S. Bolpur, Under Sub Registry office ADSR , Bolpur, District – Birbhum more fully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto and thereon shown in '**RED**' colour and hereinafter for the sake of brevity referred to as the "**said property**".

AND WHEREAS the Vendor have intended to sell the said property free from all encumbrances, trusts, acquisitions, liens, lispensens, attachments and liabilities, and knowing the above intention of the Vendor, the Purchaser has approached the Vendor for purchasing the Said Property and upon negotiation the Vendor have agreed to sell, transfer and convey to the Purchaser the absolute right, title and authority of the said property, free from all encumbrances, trusts, acquisitions, liens, lispensens, attachments and liabilities of whatsoever and howsoever nature, for a total consideration of Rs. 7,00,000/- (Rupees Seven lakh) only which is highest consideration ever offered for the said land.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum Rs. 7,00,000/- (Rupees Seven lakh) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipts whereof the Vendor doth hereby admit and acknowledge) the Vendor hereby absolutely transfer the said property and every part thereof and doth hereby acquit, release and forever discharge the Purchaser its successor or successors-in-interest and/or permitted assigns and every one of them and also the said property, the Vendor as beneficial owner doth hereby by these presents absolutely grant, sell, convey, transfer, assure and assigns the absolute





Addl. Dist. Sub-Registrar
Bolpur, Bichnur
19 OCT 2011

(5)

right, title and authority unto the Purchaser its successor or successors-in-interest and/or assigns the Said Property i.e. **ALL THAT** piece and parcel of land being Danga land measuring an area of 06.65 decimals be a little more or less comprised in R.S. Dag No. 1451 corresponding to the L.R. Dag No. 3506, under L.R. Khatian No. 2836, lying and situated at Mouza - Bandhgora, J.L. No. 100, P.S. Bolpur, Under Sub Registry office ADSR, Bolpur, District - Birbhum more fully and particularly described in the Schedule hereunder written and delineated in the maps or plans annexed hereto and thereon shown in '**RED**' colour, **OR HOWSOEVER OTHERWISE** the said property now or heretofore are or was situated butted and bounded called known numbered described and distinguished and all their right, title and interest therein **TOGETHER WITH** all benefits and advantages of ancient and all other ways, paths, passages, areas, sewers, rights, liberties, easements, privileges, appendages and appurtenances whatsoever in respect of the said property or any part thereof belonging to or anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions remainder and remainders rents, issues and profits thereof and every part thereof **AND** all the estate and easement right, title, inheritance, use, trust, property, claims, demands whatsoever both at law and equity of the Vendor into and upon the said property and every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way related to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor their heirs, executors, administrators, legal representatives and assigns or any person from whom they or they can may

SM



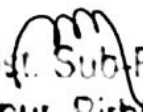
Addl. Dist. Sub-Registrar
Bolpur, Birbhum
19 OCT 2011

(6)

or procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with their right members and appurtenances unto and to the use of the Purchaser its successor or successors-in-interest and/or assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, lispences etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby covenant with the Purchaser **THAT** notwithstanding any act, deed or thing whatsoever by the Vendor or any of her predecessors and ancestors-in-title done or executed or knowingly suffered to the contrary the Vendor had at all times has absolute right, title and authority to grant, sell, convey, transfer, assure and assign or expressed or intended so to be unto and to the absolute use of Purchaser its successor or successors-in-interest legal representatives and assigns in the manner as aforesaid **AND THAT** the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any objections, eviction, hindrances and interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from or under any of their predecessors or ancestors-in-title **AND FURTHER THAT** the Vendor and all her heirs executors, administrators, legal representatives, successors and assigns shall at all times hereafter indemnify and keep

Ravi




Aadi. Dist. Sub-Registrar
Bolpur, Birbhum
19 OCT 2011

(7)

indemnified the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns against all losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinunder contained **AND FURTHER MORE THAT** the Purchaser is purchasing the said property mentioned in the Schedule herein on good faith and belief that all declarations and statements made by the Vendor herein is true and nowhere false and the said property is free from all encumbrances whatsoever. The Vendor will indemnify the Purchaser for any encumbrances and/or defect in title, if found any.

It is declared that vacant possession of the said land has been delivered by the Vendor to the Purchaser today.

The Vendor hereby declare and confirm that this Deed of Sale has been read over and explained to the Vendor herein in Bengali and the Vendor herein is signing and executing this Deed of Sale willfully and with free consent and satisfaction.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a land measuring 06.65 decimals or 04 cottah 18 Sq. ft. or 2898 Sq. ft. including all rights and benefits of the Vendor, in R.S. Khatian No. 752, L.R. Khatian No. 2836, R.S. Plot No. 1451 corresponding to New L.R. Plot No. 3506, classified as "Shali" situated in Mouza- Bandhgora, J.L No. 100, Sub-Division, P.S. and Additional District Sub-Registration Office- Bolpur,





06
Addl. Dist. Sub-Registrar
Bolpur, Birbhum
9 OCT 2011

(8)

District Birbhum, fully and clearly delineated in the map or plan annexed hereto and **coloured Red**, butted and bounded as follows ;

ON THE NORTH : R. S. Plot no. 1451

ON THE SOUTH : R. S. Plot no. Nala

ON THE EAST : R. S. Plot no. 1453

ON THE WEST 8 Ft. wide Road

IN WITNESS WHEREOF the Vendors have executed these presents on the day, month and year first above written

SIGNED, SEALED, AND DELIVERED

by the VENDOR at Bolpur

in the presence of:

① Sunil Kumar Mondal
det Basanta Kumar Mondal
Bardhagora, Bolpur
Birbhum

সুনীল কুমার মন্ডল,

Sunil Kumar Mondal

VENDOR

For **GOLDMOON EXPORTS PVT. LTD.**

Harendra Kumar Agarwal

Director

Harendra Kumar Agarwal
PURCHASER

Subrata Garai
S/O Sunil K. Garai
Netaji Rd. Bolpur.

SIGNED, SEALED, AND ACCEPTED

by the PURCHASER at Bolpur

in the presence of:

Abeni Bhuyan Mondal
S/O. Mohan Das Mondal
S/O. Gopalnagar, P.O. Beradde.
Drafted, Prepared and Dist. Birbhum.

Computer typed by

Subrata Garai
SUBRATA GARAI

Advocate, Bolpur Court

Enrolment No. WB/173/1999



[Handwritten Signature]
Addl. Dist. Sub-Registrar
, Bolpur, Birbhum.

19 OCT 2022

MEMO OF CONSIDERATION

Received from the within named **Purchaser** a total sum of Rs.7,00,000/- (Rupees seven lacs) only, ~~out of which Rs. 5,00,000/- by way of Demand Draft being no. 853155 drawn on Allahabad Bank, Bowbazar Branch and balance sum of Rs. 2,00,000/-~~ by Cash as full and final payment of the total consideration against sale of the Said Property.

14/08/2018

14/08/2018

Signature
Karam Fawazid Khan



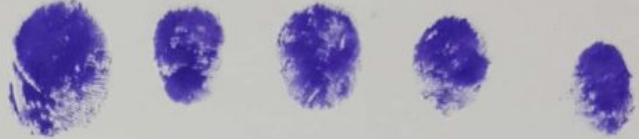
Handwritten signature
Addl. Dist. Sub-Registrar
Bolpur, Birbhum
17 Oct 2011

Photograph of Vendor No.1

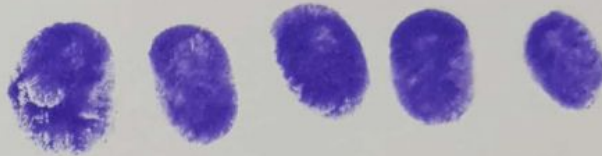


Handwritten signature of Vendor No.1

Right hand finger impression



Left hand finger impression



Handwritten signature of Vendor No.1

Photograph of Vendor No.2



Handwritten signature of Vendor No.2

Right hand finger impression



Left hand finger impression



Handwritten signature of Vendor No.2

**Photograph of the director
Of the company Sri Harendra Kumar Agarwal**

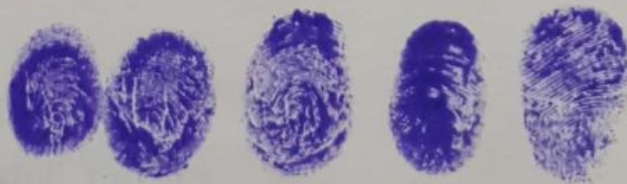


Handwritten signature of the director

Right hand finger impression



Left hand finger impression



*For GOLDMOON EXPORTS PVT. LTD.,
Handwritten signature of Harendra Kumar Agarwal
Director*



Handwritten signature
Addl. Dist. Sub-Registrar
Bolpur, Birbhum
19 OCT 2011



109.12.13.15.18.25

Shri Prosad Mondal



SCHEDULE: District Birbhum, P.S. Bolpur, Mouja Bandhgora, J.L. No. 100, R.S. Khatian No. 752, L.R. Khatian No. 2836, R.S. Plot No. 1451, L.R. Plot No. 3506 Area 06.65 decimals or 04 cottah 18 sq ft or 2898 Sq.ft.

VENDOR: (1) SMT. URMILA MONDAL, wife of Late Lalit Kumar Mondal, (2) SRI HARA PROSAD MONDAL, son of Late Lalit Kumar Mondal, resident of Bandhgora, Bolpur, Post Office, Police Station, Sub Division & Additional District Sub-Registration Office- Bolpur, District Birbhum.

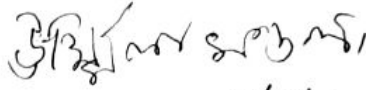
PURCHASER: GOLDMOON EXPORTS PRIVATE LIMITED, registered office at 8/1, Lal Bazar Street, 3rd floor, Room No. 1, Kolkata - 700001, represented by director Sri Harendra Kumar Agarwal son of Sri Gouri Shankar Agarwal.

Dist. Sub-Registrar
Bolpur, Birbhum
19 OCT 2011






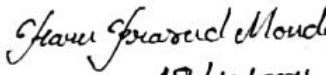
DRAWN BY
Md. H. Zaman
Surveyor

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S. R. BOLPUR, District- Birbhum
Signature / LTI Sheet of Serial No. 07252 / 2011, Deed No. (Book - I , 07970/2011)


I . Signature of the Presentant


Name of the Presentant	Signature with date
Smt. Urmila Mondal	 19/10/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Smt. Urmila Mondal Address -Bolpur Bhuban Danga, Thana:-Bolpur, District:-Birbhum, WEST BENGAL, India, P.O. :-Bolpur	Self		 LTI	 19/10/11
			19/10/2011	19/10/2011	
2	Hara Prosad Mondal Address -Bolpur Bhuban Danga, Thana:-Bolpur, District:-Birbhum, WEST BENGAL, India, P.O. :-Bolpur	Self		 LTI	 19/10/2011
			19/10/2011	19/10/2011	

Name of Identifier of above Person(s)
 Subrata Garai
 Bholpur Netaji Road, Thana:-Bolpur, District:-Birbhum,
 WEST BENGAL, India, P.O. :-Bolpur

Signature of Identifier with Date

 19.10.11


 (Tushar Kanti Mandal)
ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S. R. BOLPUR



000
Addl. Dist. Sub-Registrar
Bolpur, Birbhum

19 OCT 2011



Government Of West Bengal
Office Of the A.D.S. R. BOLPUR
District:-Birbhum

Endorsement For Deed Number : I - 07970 of 2011
(Serial No. 07252 of 2011)

On

Payment of Fees:

On 19/10/2011

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 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. 9592/-, on 19/10/2011

(Under Article : A(1) = 9592/- on 19/10/2011)

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.-872486/-

Certified that the required stamp duty of this document is Rs.- 52349 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 47350/- is paid, by the Bankers cheque number 608601, Bankers Cheque Date 17/10/2011, Bank Name State Bank of India, BOLPUR, received on 19/10/2011

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

Presented for registration at 12.54 hrs on :19/10/2011, at the Office of the A.D.S. R. BOLPUR by Smt. Urmila Mondal , one of the Executants.

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

Execution is admitted on 19/10/2011 by

1. Smt. Urmila Mondal, wife of Late Lalit Kumar Mondal , Bolpur Bhuban Danga, Thana:-Bolpur, District:-Birbhum, WEST BENGAL, India, P.O. :-Bolpur , By Caste Hindu, By Profession : House wife
2. Hara Prosad Mondal, son of Late Lalit Kumar Mondal , Bolpur Bhuban Danga, Thana:-Bolpur, District:-Birbhum, WEST BENGAL, India, P.O. :-Bolpur , By Caste Hindu, By Profession : Others

Identified By Subrata Garai, son of Sunil Kumar Garai, Bholpur Netaji Road, Thana:-Bolpur, District:-Birbhum, WEST BENGAL, India, P.O. :-Bolpur , By Caste: Hindu, By Profession: Advocate.

(Tushar Kanti Mandal)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

19/10/2011 14:08:00



003
Addl. Dist. Sub-Registrar
19 Oct 2011
Boipur, Birbhum



Government Of West Bengal
Office Of the A.D.S. R. BOLPUR
District:-Birbhum

Endorsement For Deed Number : I - 07970 of 2011
(Serial No. 07252 of 2011)

(Tushar Kanti Mandal)
ADDITIONAL DISTRICT SUB-REGISTRAR

Tushar Kanti Mandal

(Tushar Kanti Mandal)
ADDITIONAL DISTRICT SUB-REGISTRAR

19/10/2011 14:08:00

EndorsementPage 2 of 2



Handwritten signature
Addl. Dist. Sub-Registrar
Bolpur, Birbhum
19 OCT 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 2938 to 2953
being No 07970 for the year 2011.



Tushar Kanti Mandal

(Tushar Kanti Mandal) 19-October-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S. R. BOLPUR
West Bengal

