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Certified that the Document is identical in
specification. The Signature Sheet and the
Attachment sheets attached to this document
are the part of this Document

MR
Additional Range
20.1.15

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 28th day of January in the year Two Thousand and Fifteen (2015) of the Christian Eras.

BETWEEN

SRI TARAK NATH GHOSH, son of Late Gosto Behari Ghosh; holder of P.A.N.- BITPG4291B, by faith-Hindu, by occupation- Business, residing at #45, Ashutosh Chatterjee Road, Kolkata- 700031 and presently residing at Sarat Basu Road, Kodalia, P.S- Sonarpur, Kolkata- 700146, hereinafter called and referred to as the "**VENDOR**", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include his heir, successor, executor, administrator, agent and assign etc) of the **ONE PART**.

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নং SANJAY KUMAR JAIN
ক্রেতা ADVOCATE
9 OLD CHINA BAZAR STREET
KOLKATA-700001

Aditya Agarwal
স্বাক্ষর

৫. ডি. এস. আর. অফিস, মগরাহাট
পশ্চিম ২৪ পরগণা
ডেওয়ান : আসাদুর রহমান

21 NOV 2014

- Agni Dealcom Pvt. Ltd.
- Commitment Vincom Pvt. Ltd.
- Connect Dealcom Pvt. Ltd.
- Decegon Dealcom Pvt. Ltd.
- Ekdanta Dealcom Pvt. Ltd.
- Flame Dealcom Pvt. Ltd.
- Focus Dealcom Pvt. Ltd.
- Gladia Dealcom Pvt. Ltd.
- Hornbill Dealcom Pvt. Ltd.
- Iconic Suppliers Pvt. Ltd.
- Innovative Dealcom Pvt. Ltd.
- Jackpot Dealcom Pvt. Ltd.
- Jalpeno Dealcom Pvt. Ltd.
- Juniper Dealcom Pvt. Ltd.

- Kamakshya Vinimay Pvt. Ltd.
- Kshitij Vincom Pvt. Ltd.
- League Distributors Pvt. Ltd.
- Limelight Dealcom Pvt. Ltd.
- Omni Connect Pvt. Ltd.
- Passion Dealcom Pvt. Ltd.
- Pentagon Dealcom Pvt. Ltd.
- Queenbee Dealcom Pvt. Ltd.
- Quick Dealcom Pvt. Ltd.
- Success Dealcom Pvt. Ltd.
- Twin Dealcom Pvt. Ltd.
- Winsome Dealcom Pvt. Ltd.
- Youth Dealcom Pvt. Ltd.
- Zoal Dealcom Pvt. Ltd.

Aditya Agarwal
Director/Authorised Signatory

IDENTIFIED BY ME:-

MD. MAHFUZ TAKRIM
B.Sc, Spl. B.A (Double), MA, LL.B, C.V.R.
Advocate & Property Valuer
Calcutta High Court

৫. ডি. এস. আর. অফিস, মগরাহাট



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
26 JAN 2015

AND

1)AGNI DEALCOM PRIVATE LIMITED, holder of P.A.N.-AAGCA7797K, 2)COMMITMENT VINCOM PRIVATE LIMITED, holder of P.A.N.-AADCC8134B, 3)CONNECT DEALCOM PRIVATE LIMITED, holder of P.A.N.-AADCC8133G, 4)DECAGON DEALERS PRIVATE LIMITED, holder of P.A.N.-AADCD2948L, 5)EKDANTA MERCHANDISE PRIVATE LIMITED, holder of P.A.N.-AACCE2807N, 6)FLAME SALES PRIVATE LIMITED, holder of P.A.N.-AABCF4387M, 7)FOCUS DEALERS PRIVATE LIMITED, holder of P.A.N.-AABCF4386L, 8)GLADIOLUS MERCHANTS PRIVATE LIMITED, holder of P.A.N.-AADCG6186B, 9)HORNBILL TRADECOM PRIVATE LIMITED, holder of P.A.N.-AACCH3060L, 10)ICONIC SUPPLIERS PRIVATE LIMITED, holder of P.A.N.-AACCI1876K, 11)INNOVATIVE COMMOALES PRIVATE LIMITED, holder of P.A.N.-AACCI2005G, 12)JACKPOT TRADELINK PRIVATE LIMITED, holder of P.A.N.-AACCCJ2606E, 13)JALAPENO SALES PRIVATE LIMITED, holder of P.A.N.-AACCCJ2605H, 14)JUNIPER COMMOTRADE PRIVATE LIMITED, holder of P.A.N.-AACCCJ2607F, 15)KAMAKSHYA VINIMAY PRIVATE LIMITED, holder of P.A.N.-AADCK8105E, 16)KSHITIZ VINCOM PRIVATE LIMITED, holder of P.A.N.-AADCK8106H, 17)LEAGUE DISTRIBUTORS PRIVATE LIMITED, holder of P.A.N.-AABCL6954G, 18)LIMELIGHT MERCHANDISE PRIVATE LIMITED, holder of P.A.N.-AABCL6953B, 19)OMNI COMMODEAL PRIVATE LIMITED, holder of P.A.N.-AABCO2276L, 20)PASSION DEALERS PRIVATE LIMITED, holder of P.A.N.-AAFPCP2662K, 21)PENTAGON SUPPLIERS PRIVATE LIMITED, holder of P.A.N.-AAFPCP2661L, 22)QUEENBEE SALES PRIVATE LIMITED, holder of P.A.N.-AAACQ2080P, 23)QUICK COMMOALES PRIVATE LIMITED, holder of P.A.N.-AAACQ2081N 24)SUCCESS COMMOALES PRIVATE LIMITED, holder of P.A.N.-AANCS6504P, 25)TWIN STAR DEALCOM PRIVATE LIMITED, holder of P.A.N.-AADCT3203G, 26)WINSOME COMMODEAL PRIVATE LIMITED, holder of P.A.N.-AAACW9127B, 27)YOUTH VINCOM PRIVATE LIMITED, holder of P.A.N.-AAACY4009Q, 28)ZEAL DEALCOM PRIVATE LIMITED, holder of P.A.N.-AAACZ6951G, all are private limited companies incorporated under the provisions of



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IDENTIFIED BY ME:-

MD. MAHFUZ TAKRIM
B.Sc. Spl. BA(Dash), MA, LL.B, C.V.R.
Advocate & Property Valuer
Calcutta High Court



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
28 JAN 2015

the Companies Act, 1956, Sl No-1 to 9, 12 to 22 & 25 to 28 are having their office at 6C, Elgin Road, Oriental House, 4th Floor, P.S-Bhawanipur, Kolkata- 700 020 and Sl No-10, 11, 23 & 24 are having their office at 4, Fairlee Place, 1st Floor, P.S-Hare Street, Kolkata-700 001, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL**, son of Sri Sunil Agarwal, residing at 66, Ganesh Chandra Avenue, P.S.-Bowbazar, Kolkata-13, hereinafter jointly called and referred to as the "**PURCHASERS**", (which expression shall unless excluded by or repugnant to the context shall mean and include its successors-in-office and assigns etc) of the **OTHER PART.**

PART-I

WHEREAS one **SHRI. MADAN MOHAN DEY**, son of Late Radha Nath Dey was original owner, occupier, seized and possessed of and otherwise an undivided land measuring more or less 3.25 Decimal i.e. 01Kattah 15Chittaks 21Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 lying in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South).

AND WHEREAS while the said **SHRI. MADAN MOHAN DEY**, son of Late Radha Nath Dey had been enjoying the right, title, interest and possession in respect of the aforesaid undivided property measuring more or less 3.25 Decimal i.e. 01Kattah 15Chittaks 21Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 lying in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), recorded his name in L.R. Record of Rights under L.R. Khatian Number-1462 in L.R. Dag Number-1620 within Mouza-Kodalia.

AND WHEREAS while the said **SHRI. MADAN MOHAN DEY**, son of Late Radha Nath Dey had been enjoying the right, title, interest and possession in respect of the aforesaid undivided property measuring more or less 3.25 Decimal i.e. 01Kattah 15Chittaks 21Sqft appertaining



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OF COMPANIES, KOLKATA
2nd JAN 2015

no-1376 under R.S. Khatian no-726 corresponding to L.R. Dag Number-1620 under L.R. Khatian Number-1462 in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), freely and voluntarily grant, conveyed, transferred, given, assigned and assured the same to his son **SHRI. SASANKA KUMAR DEY**, son of Shri Madan Mohan Dey by virtue of bengali 'Deed of Gift' which was registered in the office of A.D.S.R. Sonarpur on 19/01/1983 and duly recorded in Book No-I, Volume Number-30, Pages in written-144 to 148, Deed No-262 and for the year 1983.

AND WHEREAS while the said **SHRI. SASANKA KUMAR DEY**, son of Shri Madan Mohan Dey had been enjoying the right, title, interest and possession in respect of the aforesaid property measuring more or less 3.25 Decimal i.e. 01Kattah 15Chittaks 21Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 corresponding to L.R. Dag Number-1620 under L.R. Khatian Number-1462 in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), sold, conveyed and transferred the same to one **SHRI. SAILEN SARDAR**, son of Late Kabil Chandra Sardar by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarpur on 30/07/1986 and duly recorded in Book No-I, Volume Number-60, Pages in written-286 to 291, Deed No-4662 and for the year 1986.

PART-II

WHEREAS one **SMT. KALI BALA DASI**, daughter of Late Nirmal Chandra Dey & wife of Late Ganesh Chandra Sen was original owner, occupier, seized and possessed of and otherwise a land measuring more or less 6.5 Decimal i.e. 03Kattah 14Chittaks 42Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 lying in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South).



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AND WHEREAS while the said **SMT. KALI BALA DASI**, daughter of Late Nirmal Chandra Dey & wife of Late Ganesh Chandra Sen had been enjoying the right, title, interest and possession in respect of the aforesaid undivided property measuring more or less 6.5 Decimal i.e. 03Kattah 14Chittaks 42Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 lying in Mouza-Kodalia, Pargana-Baridhati, P.S. Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), recorded her name in L.R. Record of Rights under L.R. Khatian Number-387 in L.R. Dag Number-1620 within Mouza-Kodalia.

AND WHEREAS while the said **SMT. KALI BALA DASI**, daughter of Late Nirmal Chandra Dey & wife of Late Ganesh Chandra Sen had been enjoying the right, title, interest and possession in respect of the aforesaid undivided property measuring more or less 6.5 Decimal i.e. 03Kattah 14Chittaks 42Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 corresponding to L.R. Dag Number-1620 under L.R. Khatian Number-387 in Mouza-Kodalia, Pargana-Baridhati, P.S. Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), sold, conveyed and transferred the same to one **SHRI. SAILEN SARDAR**, son of Late Kabil Chandra Sardar by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarpur on 13/08/1986 and duly recorded in Book No-I, Volume Number-64, Pages in written-338 to 342, Deed No-4978 and for the year 1986.

PART-III

WHEREAS one **SHRI. SHYAM SUNDAR DEY**, son of Late Raj Nath Dey was original owner, occupier, seized and possessed of and otherwise an undivided land measuring more or less 3.25 Decimal i.e. 01Kattah 15Chittaks 21Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 lying in Mouza-Kodalia, Pargana-Baridhati, P.S. Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South).



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OF PROFESSIONS, SINGAPORE
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AND WHEREAS while the said **SHRI. SHYAM SUNDAR DEY**, son of Late Raj Nath Dey had been enjoying the right, title, interest and possession in respect of the aforesaid undivided property measuring more or less 3.25 Decimal i.e. 01Kattah 15Chittaks 21Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), sold, conveyed and transferred the same to **SHRI. SAHADEB CHANDRA GHOSH**, son of Late Subodh Chandra Ghosh by virtue of 'Deed of Conveyance' which was registered in the office of S.R. Baruipur on 25/09/1970 and duly recorded in Book No-I, Volume Number-39, Pages in written-209 to 211, Deed No-3053 and for the year 1970.

AND WHEREAS while the said **SHRI. SAHADEB CHANDRA GHOSH**, son of Late Subodh Chandra Ghosh had been absolutely enjoying the right, title, interest and possession in respect of the aforesaid undivided property measuring more or less 3.25 Decimal i.e. 01Kattah 15Chittaks 21Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), recorded in L.R. Record of Rights under L.R. Khatian Number-2136 in L.R. Dag Number-1620 within Mouza-Kodalia.

AND WHEREAS while the said **SHRI. SAHADEB CHANDRA GHOSH**, son of Late Subodh Chandra Ghosh had been absolutely enjoying the right, title, interest and possession in respect of the aforesaid undivided property measuring more or less 3.25 Decimal i.e. 01Kattah 15Chittaks 21Sqft appertaining to R.S. Dag no-1376 under R.S. Khatian no-726 corresponding to L.R. Dag Number-1620 under L.R. Khatian Number-2136 in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), sold, conveyed and transferred the same to



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MADRAS
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one **SHRI. SAILEN SARDAR**, son of Late Kabil Chandra Sardar by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarpur on 20/07/1988 and duly recorded in Book No-I, Volume Number-64, Pages in written-256 to 261, Deed No-4976 and for the year 1988.

AND FURTHER WHEREAS thus **SHRI. SAILEN SARDAR**, son of Late Kabil Chandra Sardar became the absolute owner of entire demarcated land measuring more or less 13 Decimal i.e. 07Kattah 13Chittaks 38Sqft by virtue of aforesaid three 'Deed of Conveyances' comprising in R.S. Dag no-1376 under R.S. Khatian no-726 corresponding to L.R. Dag Number-1620 under L.R. Khatian Numbers-1462, 2136 & 387 lying in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South).

AND FURTHER WHEREAS while the said **SHRI. SAILEN SARDAR**, son of Late Kabil Chandra Sardar had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 13 Decimal i.e. 07Kattah 13Chittaks 38Sqft comprising in R.S. Dag no-1376 under R.S. Khatian no-726 corresponding to L.R. Dag Number-1620 under L.R. Khatian Numbers-1462, 2136 & 387 lying in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), sold, conveyed and transferred the same to one **SHRI. DILIP ROY**, son of Late Dinabandhu Roy by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Sonarpur on 26/04/2010 and duly recorded in Book No-I, CD Volume Number-13, Pages from-3208 to 3226, Deed No-4573 and for the year 2010.

AND FURTHER WHEREAS while the said **SHRI. DILIP ROY**, son of Late Dinabandhu Roy had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 13 Decimal i.e. 07Kattah 13Chittaks 38Sqft comprising in R.S. Dag no-1376 under R.S. Khatian no-726 corresponding to L.R. Dag Number-1620 under L.R. Khatian Numbers-1462, 2136 & 387 lying in Mouza-Kodalia,

Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), sold, conveyed and transferred the same to one **SHRI TARAK NATH GHOSH**, son of Late Gosto Behari Ghosh by virtue of 'Deed of Conveyance' which was registered in the office of A.R.A.-I, Kolkata on 28/01/2015.

AND FURTHER WHEREAS thus the said **SHRI TARAK NATH GHOSH**, son of Late Gosto Behari Ghosh became the absolute owner of the schedule property. Apart from his such title derived from earstwhile owner Dilip Roy, he has also been enjoying barga right in respect of schedule property by virtue of inheritance, as his father since deceased was recorded bargadar in L.R. record of rights. By virtue of this indenture, his title and barga right has been merged into one and single unit which created cristal clear title upon himself i.e. owner and vendor Shri Tarak Nath Ghosh. Thus no further barga right has been emerged at any point of time in respect of the schedule dag.

AND FURTHER WHEREAS while the said **SHRI TARAK NATH GHOSH**, son of Late Gosto Behari Ghosh had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 13 Decimal i.e. 07Kattah 13Chittaks 38Sqft comprising in R.S. Dag no-1376 under R.S. Khatian no-726 corresponding to L.R. Dag Number-1620 under L.R. Khatian Numbers-1462, 2136 & 387 lying in Mouza-Kodalia, Pargana-Baridhati, P.S-Sonarpur, R.S. No-146, Touji No-120, J.L. No-35, within "Rajpur-Sonarpur Municipality" in District-24 Parganas (South), being in financial requirement decided to sell out the schedule property measuring more or less 13 Decimal i.e. 07Kattah 13Chittaks 39Sqft and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of **Rs.14,66,319/- (Rupees Fourteen Lakhs Sixty Six Thousand Three Hundred and Nineteen only)** which is free from all types of encumbrances, charges, mortgages, disputes, liens, lispendences, acquisitions, requisitions, alignments. Out of the said total consideration, Purchasers have been

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paying a sum of Rs.14,16,319/- (Rupees Fourteen Lakhs Sixteen Thousand Three Hundred and Nineteen only) to earstwhile owner Dilip Roy for transferring title from him through this present vendor / son of recorded bargadar i.e. Tarak Nath Ghosh and also have been paying another sum of Rs.50,000/- (Rupees Fifty Thousand) only to present owner / vendor / son of recorded bargadar i.e. Tarak Nath Ghosh for relinquish and discharge his barga right forever in respect of the schedule property.

AND WHEREAS the Vendor has assured and represented unto the purchasers as follows:

- 1) The Vendor is having permanent heritable and transferable rights in the schedule property and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land without any restriction, dispute, denial, claim or obligation from any body else.
- 2) The said demarcated land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisition, requisitions and alignments.
- 3) The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of her land up to the date of execution of the "Deed of Conveyance".
- 4) The Vendor has not received and is not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the same has been initiated and /or is pending in any court of law.
- 5) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.
- 6) That the schedule property is **Danga** in nature.

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OF AGRICULTURE, MALAYSIA
28 JAN 2015



AND WHEREAS relying on the said assurances and representation of the Vendor and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendor and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.14,66,319/- (Rupees Fourteen Lakhs Sixty Six Thousand Three Hundred and Nineteen only)** paid by the Purchasers to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledge).

The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the aforesaid property fully described in the schedule property hereunder written **TOGETHER WITH** all the legal incidents thereof **AND** also all deeds, Pattas and porchas, title deeds exclusively relating thereto **AND** also with all rights, privileges, easements, rents, issues and profits and yield thereof **AND** all the estate right, title, interest, property claim and demand whatsoever of the Vendor into and upon the said premises **AND** all other benefits and rights appertaining thereto **AND** various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchasers **TO HAVE AND TO HOLD** the same jointly in equal shares absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances, charges, mortgages, acquisitions, requisitions, alignments, lispences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS as follows:

1) The right, title and interest in the land of the schedule property which the Vendor do hereby profess to transfer has the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the

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OF ASSURANCE, HOLLAND
28 JAN 2015



Purchasers, ownership entitlements, rights, title and interest in the said demarcated land together with all the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

II) After purchasing the said schedule property, the Purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said demarcated land or any part thereof and the Purchasers shall have the right to mutate their names in respect of the same and to construct building or buildings with the prior sanction or approval of the concerned authority.

III) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and his predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendor has not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.

VI) That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, the Vendor at the cost and request of the purchasers shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchasers.



ADDITIONAL REGISTRAR
OF ASSOCIATIONS IN MALAYA
28 JAN 2015

SCHEDULE PROPERTY

(SAID LAND)

ALL THAT PIECE AND PARCEL of demarcated land measuring more or less **13 Decimal** i.e. **07Kattah 13Chittak 38Sqft** together with tile shed structure of 100 Sqft comprising in **R.S. Dag No-1376** under **R.S Khatian No-726** corresponding to **L.R. Dag Number-1620** under L.R. Khatian Numbers-1462, 2136 & 387 situated within **Mouza-Kodalia**, Pargana-Baridhati, R.S. No-146, Touji No-120, J.L. No-35, **Police Station-Sonarpur**, under **Rajpur-Sonarpur Municipality**, District-24 Parganas(south), together with all easement rights including all rights, title, interest, possession, claim, demand, profits, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil and more fully shown in the copy of annexed plan delineated in the "**RED VERGE**" which is butted and bounded as follows:-

NORTH--- Land comprising in R.S. Dag No.-1378.

SOUTH--- Land of purchasers.

EAST--- Land comprising in R.S. Dag No.-1375.

WEST--- Land of purchasers.



ADDITIONAL REGISTRAR
OF ASSURANCE, DELHI
28 JAN 2015

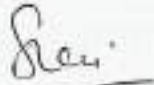
IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES:

1.



SANJAY KUMAR JAIN
ADVOCATE

2. HIGH COURT, CALCUTTA

Sumit Chakraborty
9, Elgin Road
Kolkata - 700020

গুণীন্দ্র নাথ চন্দ্র

SIGNATURE OF VENDOR

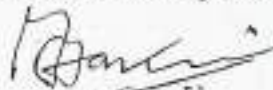
Agni Dealcom Pvt. Ltd.
Commitment Vincom Pvt. Ltd.
Connect Dealcom Pvt. Ltd.
Decagon Dealcom Pvt. Ltd.
Ekdanta Merchandise Pvt. Ltd.
Flame Sales Pvt. Ltd.
Focus Dealcom Pvt. Ltd.
Gladialux Merchandise Pvt. Ltd.
Hornbill Tradecom Pvt. Ltd.
Iconic Suppliers Pvt. Ltd.
Innovative Merchandise Pvt. Ltd.
Jackpot Tradecom Pvt. Ltd.
Jaspens Sales Pvt. Ltd.
Junior Commodore Pvt. Ltd.
Kamakshya Vinimay Pvt. Ltd.
Kshitij Vincom Pvt. Ltd.
League Distributors Pvt. Ltd.
Lighthouse Merchandise Pvt. Ltd.
Omi Commodore Pvt. Ltd.
Passion Dealcom Pvt. Ltd.
Pentagon Suppliers Pvt. Ltd.
Queenbee Sales Pvt. Ltd.
Quick Commodore Pvt. Ltd.
Success Commodore Pvt. Ltd.
Twin Star Dealcom Pvt. Ltd.
Winsome Commodore Pvt. Ltd.
Youth Vincom Pvt. Ltd.
Zeal Dealcom Pvt. Ltd.

Aditya Agarwal

Director/Authorised Signatory

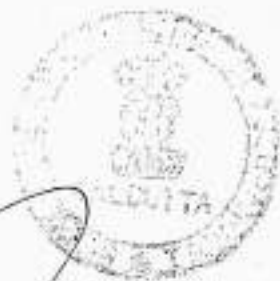
SIGNATURE OF PURCHASERS

Drafted by me as per documents and information furnished by the Vendor.



ADVOCATE

MD. MAHFUZ TAKRIM
B.Sc, Spl BA (Costs), MA, LL.B, C.V.R.
Advocate & Property Valuer
Calcutta High Court



ADDITIONAL REGISTRAR
OF ASSURANCE, BIKANER
28 JAN 2015

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.14,66,319/- (Rupees Fourteen Lakhs Sixty Six Thousand Three Hundred and Nineteen only)** being the consideration in full and final payment as per memo below:

SL. NO	PARTICULARS :	AMOUNT IN RUPEES :
1.	Demand/Draft vide No-720039 dated 19/01/15 issued by Union Bank, Chowringhee Road (Camac Street) Branch.	Rs.7,16,319/-
2.	Demand/Draft vide No-720040 dated 19/01/15 issued by Union Bank, Chowringhee Road (Camac Street) Branch.	Rs.7,00,000/-
3.	Demand/Draft vide No-720041 dated 19/01/15 issued by Union Bank, Chowringhee Road (Camac Street) Branch.	Rs.50,000/-
TOTAL=		Rs.14,66,319/-

TOTAL RUPEES FOURTEEN LAKHS SIXTY SIX THOUSAND THREE HUNDRED AND NINETEEN ONLY.

WITNESSES:

1.

Sanjay Kumar Jain

**SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA**

2.

Sumit Chatterjee
9, Elgin Road,
Kolkata-700020

Signature of Vendor

SIGNATURE OF VENDOR



ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
28 JAN 2015

Photo & Signatures
of the Executants /
Presentants

SPECIMEN FOR TEN FINGER PRINTS



Politya Agarwal

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



Om Prakash

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				




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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



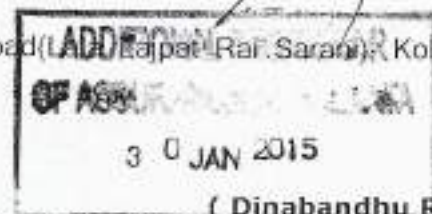
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ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
28 JAN 2015


Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00767 of 2015
(Serial No. 00728 of 2015 and Query No. 1901L000001061 of 2015)

2. Aditya Agarwal
Authorised Signatory, Agni Dealcom Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Commitment Vincom Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Connect Dealcom Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Decagon Dealers Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Ekdanta Merchandise Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Flame Sales Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Focus Dealers Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Gladiolus Merchants Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Hornbill Tradecom Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Iconic Suppliers Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
- Authorised Signatory, Innovative Commosales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street
District:-Kolkata, WEST BENGAL, India, Pin :-700001.
- Authorised Signatory, Jackpot Tradelink Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Jalapeno Sales Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Juniper Commotrade Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Kamakshya Vinimay Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
- Authorised Signatory, Kshitiz Vincom Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

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Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00767 of 2015
(Serial No. 00728 of 2015 and Query No. 1901L000001061 of 2015)

Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, League Distributors Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Limelight Merchandise Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Omni Commodial Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Passion Dealers Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Pentagon Suppliers Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Queenbee Sales Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Quick Commosales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, Success Commosales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, Twin Star Dealcom Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Winsome Commodial Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Youth Vincom Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

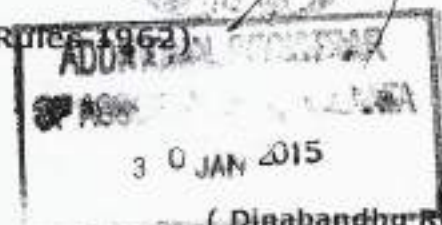
Authorised Signatory, Zeal Dealcom Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
, By Profession : Service

Identified By Md. Mahfuz Takrim, son of ... , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, By Caste: Muslim, By Profession: Advocate.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 30/01/2015

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



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00767 of 2015
(Serial No. 00728 of 2015 and Query No. 1901L000001061 of 2015)

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

Payment of Fees:

Amount by Draft

1. Rs. 26201/- is paid , by the draft number 570245, Draft Date 21/01/2015, Bank Name State Bank of India, LA MARTINIÈRE, received on 30/01/2015
2. Rs. 4554/- is paid , by the draft number 570000, Draft Date 20/01/2015, Bank Name State Bank of India, LA MARTINIÈRE, received on 30/01/2015

(Under Article : A(1) = 30657/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/01/2015)

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.-27,87,573/-

Certified that the required stamp duty of this document is Rs.- 167274 /- and the Stamp duty paid as Impresive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 142456/- is paid , by the draft number 570246, Draft Date 21/01/2015, Bank : State Bank of India, LA MARTINIÈRE, received on 30/01/2015
2. Rs. 24818/- is paid , by the draft number 569999, Draft Date 20/01/2015, Bank : State Bank of India, LA MARTINIÈRE, received on 30/01/2015

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 4 of 4





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00767 of 2015
(Serial No. 00728 of 2015 and Query No. 1901L000001061 of 2015)

On 28/01/2015

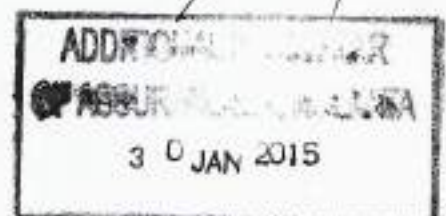
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17.10 hrs on :28/01/2015, at the Private residence by Aditya Agarwal , Claimant.

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

Execution is admitted on 28/01/2015 by

1. Tarak Nath Ghosh, son of Lt. Gosto Behari Ghosh , Sarat Bose Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700146, By Caste Hindu, By Profession Business



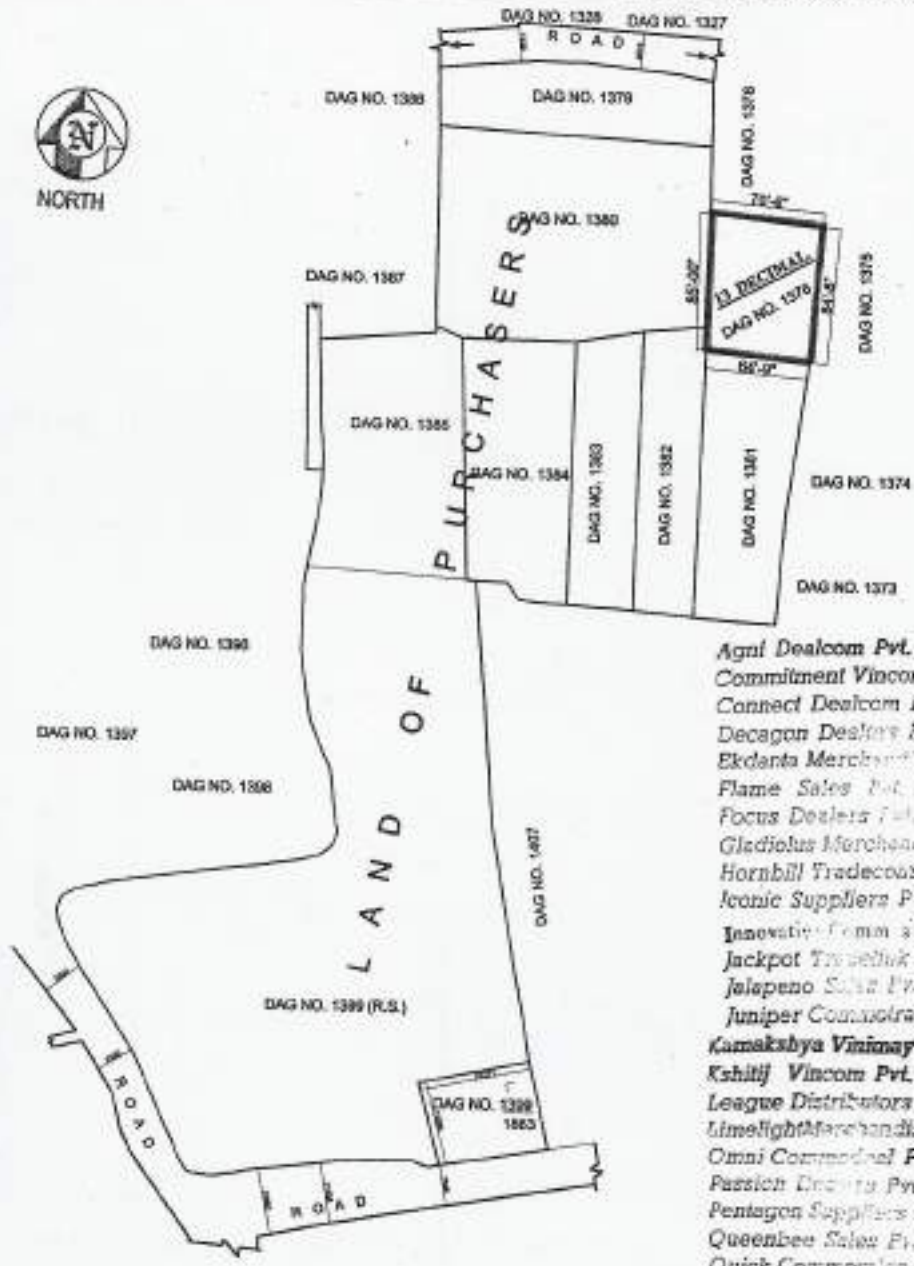
(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

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DEED PLAN OF A LAND MEASURING 13 DECIMAL I.e. 7 KATTAH 13 CHITTAKS 38 SQ.FT. COMPRISING IN R.S. DAG NO - 1376 UNDER R.S.KHATIAN NO - 728 CORRESPONDING TO L.R.DAG NO - 1620 UNDER L.R.KHATIAN NO 1462, 2136 & 387 SITUATED WITHIN MOUZA KODALIA, PARGANA - BARIDHATI, R.S. NO.-146, TOLZI NO.- 120, J.L.NO.- 35 P.S.- SONARPUR, UNDER WARD NO.-22 OF RAJPUR - SONARPUR MUNICIPALITY, DISTRICT - 24 PARAGANAS (S)



- Agni Dealcom Pvt. Ltd.
- Commitment Vincom Pvt. Ltd
- Connect Dealcom Pvt. Ltd.
- Decagon Dealers Pvt. Ltd.
- Ekdanta Merchandise Pvt. Ltd.
- Flame Sales Pvt. Ltd.
- Focus Dealers Pvt. Ltd.
- Gladious Merchandise Pvt. Ltd.
- Hornbill Tradecoat Pvt. Ltd.
- Iconic Suppliers Pvt. Ltd.
- Innovative Comm. sites Pvt. Ltd.
- Jackpot Traveltrek Pvt. Ltd.
- Jalspeno Sales Pvt. Ltd.
- Juniper Comtrade Pvt. Ltd.
- Kamakshya Vinimay Pvt. Ltd
- Kshitij Vincom Pvt. Ltd.
- League Distributors Pvt. Ltd.
- LimeLight Merchandise Pvt. Ltd.
- Omni Commodore Pvt. Ltd.
- Passion Dreams Pvt. Ltd.
- Pentagon Suppliers Pvt. Ltd.
- Queenbee Sales Pvt. Ltd.
- Quick Commodore Pvt. Ltd.
- Success Commodore Pvt. Ltd.
- Twin Star Dealcom Pvt. Ltd.
- Winsome Commodore Pvt. Ltd.
- Youth Vincom Pvt. Ltd.
- Zeal Dealcom Pvt. Ltd.

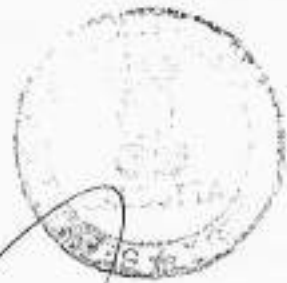
Tamal Kanti Roy
SIGNATURE OF THE VENDOR

Aditya Agarwal
Director/Authorised Signatory

TAMAL KANTI ROY
Tamal Kanti Roy
Signature of Surveyor

SIGNATURE OF THE L.B.S.

SIGNATURE OF THE PURCHASER



ADDITIONAL DIRECTOR
OF ASSURANCE, POLYMER
28 JAN 2015



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6768 to 6790
being No 00767 for the year 2015.



DR

(Dinabandhu Roy) 03-February-2015
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal