DEED OF CONVEYANCE

BETWEEN

S.R.TRADERS PRIVATE LIMITED

...VENDOR

AND

SHIVRASHI EXPORTS PRIVATE LIMITED & ORS.

...PURCHASERS

9926 9/013

9729/13

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

P 522455

THIS DEED OF CONVEYANCE made on this the 30th day of June Two Thousand & Thirteen Christian year

B E T W E E N S.R.TRADERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having PAN AAECS2655N and having its Regd. Office at 6, Alipore Park Road, Police Station Alipore, Kolkata – 700027 and represented by its authorized Director **SRI AMIT GOENKA**, son of Sri Shiv Ratan Goenka, by faith – Hindu, by Occupation – Business, by Nationality – Indian and presently residing at 6, Alipore Park Road, Police Station Alipore, Kolkata-700027 (vide resolution adopted in the Board Meeting dated 12.06.2013), hereinafter referred to and/or called as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor-in-office, successor-in-interest, and legal representatives) of the **FIRST PART**

Additional Registrar
of Assurances-II, Kolkata

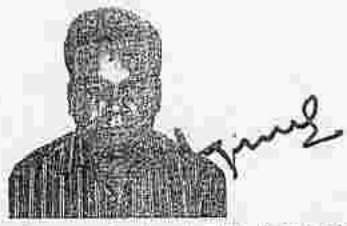
24 JUN 2013

BL. NO. 25424 DATE.....
NAME..... M/S. Shivashi Exports Pvt Ltd
ADD..... 114. Rabindra Sarani
AMT..... 1000/- Kol-7

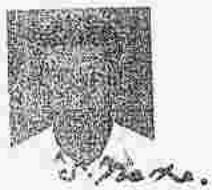
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Identified by me
Joydeb Mukherjee
S/o- Lt. Tara Kumar Mukherjee
Dankuni Hooghly
service.

- 4 JUL 2013



AND (1) M/S. SHIVRASHI EXPORTS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AASCS1630F and having its Registered Office at 114, Rabindra Sarani, Bangur Building, Room no. 38B, First Floor, Police Station Jorasanko, Kolkata - 700007 and Represented by its authorized Director namely SRI RAJ KUMAR AGARWAL, son of Sri Biswanath Agarwal, by faith – Hindu, by Profession – Business, by Nationality – Indian and presently residing at P-310, C.I.T.Road, Scheme VI M, Kankurgachi, Police Station – Phool Bagan, Kolkata – 700054 (vide resolution adopted in the Board Meeting dated 03.06.2013), (2) M/S. RANDATA COMMERCIAL PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AAGCR1049D and having its Registered Office at 114, Rabindra Sarani, Bangur Building, Room no. 38B, First Floor, Police Station Jorasanko, Kolkata - 700007 and Represented by its authorized Director namely SRI AMIT KUMAR AGARWAL, son of Late Arjunlal Agarwal, by faith – Hindu, by Profession – Business, by Nationality – Indian and presently residing at BF-262,Salt Lake, Police station Bidhan Nagar(North), Kolkata - 700064 (vide resolution adopted in the Board Meeting dated 05.06.2013), (3) M/S. RASHIAMRIT VINTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AAGCR1047P and having its Registered Office at 114, Rabindra Sarani, Bangur Building, Room no. 38B, First Floor, Police Station Jorasanko, Kolkata - 700007 and Represented by its authorized Director namely SRI SAURAV BAFNA, son of Late Sohan Lal Bafna, by faith – Hindu, by occupation – Business, by citizenship – Indian & residing at P-57, C.I.T.Road, Scheme VI M, Police Station – Phool Bagan Kolkata – 700054 (vide resolution adopted in the Board Meeting dated 04.06.2013), (4) PANCHPARV COMMODEAL PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AAGCP8441B and having its Regd. Office at 114, Rabindra Sarani, Bangur Building, Room no. 38B, First Floor, Police Station Jorasanko, Kolkata - 700007 and represented by its authorized Director SRI SAURAV BAFNA, son of Late Sohan Lal Bafna, by faith – Hindu, by occupation – Business, by citizenship – Indian & residing at P-57, C.I.T.Road, Scheme VI M, Police Station – Phool Bagan Kolkata – 700054 (vide resolution adopted in the Board Meeting dated 04.06.2013), and (5) BLUELAND PROMOTERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AAFCB5097C and having its Regd. Office at 71, Biplabi Rash Behari Basu Road, 3rd floor, room no. C-306, Police Station Hare Street, Kolkata - 700001 and represented by its authorized Director SRI SACHIN BAFNA, son of Late Sohan Lal Bafna, by faith – Hindu, by occupation – Business, by citizenship – Indian & residing at P-57, C.I.T.Road, Scheme VI M, Police Station – Phool Bagan Kolkata – 700054 (vide resolution adopted in the Board Meeting dated 03.06.2013),



(6) **NIRMALMAYA PROJECTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAECN3595Q and having its Regd. Office at 71, Biplabi Rash Behari Basu Road, 3rd floor, room no. C-306, Police Station Hare Street, Kolkata - 700001 and represented by its authorized Director **SRI SACHIN BAFNA**, son of Late Sohan Lal Bafna, by faith – Hindu, by occupation – Business, by citizenship – Indian & residing at P-57, C.I.T.Road, Scheme VI M, Police Station – Phool Bagan Kolkata – 700054 (vide resolution adopted in the Board Meeting dated 03.06.2013), (7) **MADHUDHAN COMPLEX PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAICM6263G and having its Regd. Office at 71, Biplabi Rash Behari Basu Road, 3rd floor, room no. C-306, Police Station Hare Street, Kolkata - 700001 and represented by its authorized Director **SRI RAJ KUMAR AGARWAL**, son of Sri Biswanath Agarwal, by faith – Hindu, by Profession – Business, by Nationality – Indian and presently residing at P-310, C.I.T.Road, Scheme VI M, Kankurgachi, Police Station – Phool Bagan, Kolkata – 700054 (vide resolution adopted in the Board Meeting dated 03.06.2013),& (8) **DHANSHREE HIGHRISE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAECD6718M and having its Regd. Office at 71, Biplabi Rash Behari Basu Road, 3rd floor, room no. C-306, Police Station Hare Street, Kolkata - 700001 and represented by its authorized Director **SRI AMIT KUMAR AGARWAL**, son of Late Arjunlal Agarwal, by faith – Hindu, by Profession – Business, by Nationality – Indian and presently residing at BF-262,Salt Lake, Police station Bidhan Nagar(North), Kolkata - 700064 (vide resolution adopted in the Board Meeting dated 03.06.2013), hereinafter jointly referred to and/or called as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor-in-office, successor-in-interest, legal representatives and assigns) of the **SECOND PART;**

WHEREAS one Dwarka Prasad Jhunjhunwala, son of Kunjlal Jhunjhunwala, since deceased, by faith Hindu by occupation Merchant & resident of 1B Nando Mullick Lane, Calcutta was the sole and absolute owner and absolutely seized possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of Rayati stithiban land by estimation measuring 3(Three) Bighas 15(Fifteen) Cottahs equivalent to 1.24 Acres be the same a little more or less (as per R.O.R) but as per measurement of commissioner of Partition in suit no. 236 of 1925 3(Three Bighas 17(Seventeen) Cottahs and Eight Chittacks be the same a little more or less **TOGETHER WITH** structures and appurtenances thereunto belonging situate lying at and being holding no. formerly 471 and now 501, Agarpara Road within Panihati Municipality comprised in C.S. Dag no. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatian no. 65 in Mouza Agarpara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack pore in the District of 24 Parganas presently within North 24 Parganas [after Delimitation of the District of 24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Parganas] more fully and specifically described in schedule "A" hereunder written and hereinafter referred to as "the said property" by way of purchase from the erstwhile recorded owner namely Akshoy Kumar Pal son of Late Amulya Charan Pal by a deed of conveyance dated January 7th 1948 duly executed by the said Akshoy Kumar Pal, therein referred to as the Vendor of the One Part in favour of the said Dwarka Prasad Jhunjhunwala, therein referred to as the Purchaser of the Other Part and registered on 07.01.1948 at the office of the Sub-Registrar at Barrackpore, and recorded in Book no. 1, Volume no. 4, Pages 270 to 277, Being no. 50 for the Year 1948 against valuable considerations mentioned therein the said deed of conveyance;

AND WHEREAS while the said Dwarka Prasad Jhunjhunwala was absolutely seized possessed of and/or otherwise well and sufficiently entitled to the said property [i.e. All that piece or parcel of Rayati stithiban land by estimation measuring 3(Three) Bighas 15(Fifteen) Cottahs equivalent to 1.24 Acres be the same a little more or less (as per R.O.R) but as per measurement of commissioner of Partition in suit no. 236 of 1925, - 3(Three Bighas 17(Seventeen) Cottahs and 8(Eight) Chittacks be the same a little more or less TOGETHER WITH structures and appurtenances thereunto belonging situate lying at and being holding no. formerly 471 and now 501, Agarpara Road within Panihati Municipality comprised in C.S. Dag no. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatian no. 65 in Mouza Agarpara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack pore in the District of 24 Parganas presently within North 24 Parganas [after Delimitation of the District of 24 Parganas] more fully and specifically described in schedule "A" hereunder written with specific boundaries] for diverse bonafide causes the said Dwarka Prasad Jhunjhunwala subsequently sold transferred assigned and parted with possession of the same i.e. All that piece and parcel of Rayati stithiban land by estimation measuring 3(Three) Bighas 15(Fifteen) Cottahs equivalent to 1.24 Acres be the same a little more or less (as per R.O.R) but as per measurement of commissioner of Partition in suit no. 236 of 1925, - 3(Three) Bighas 17(Seventeen) Cottahs and 8(Eight) Chittacks be the same a little more or less TOGETHER WITH structures go - downs and appurtenances thereunto belonging situate lying at and being holding no. formerly 471 and thereafter 501, Agarpara Road and Later known and numbered as Municipal holding/Premises no. 110F, B.T.Road and presently 126F, B.T.Road Calcutta within Panihati Municipality to MANGILAL ESTATE PRIVATE LIMITED [a Company incorporated under the Companies Act, 1956, having its Registered Office at P – 16, Kalakar Street, Calcutta and thereafter P-564, Lake Road, Calcutta], by a Registered deed of conveyance dated 6th January 1954 executed by the said Dwarka Prasad Jhunjhunwala (therein mentioned as Vendor) in favour of the said MANGILAL ESTATE PRIVATE LIMITED (therein mentioned as Purchaser) and Registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No. 1, Volume No.14, Page No.94 to 98 being no.44 in the year 1954 against valuable consideration mentioned therein the said deed.

AND WHEREAS while the said MANGILAL ESTATE PRIVATE LIMITED was absolutely seized possessed of and/or otherwise well and sufficiently entitled to the said situate lying at and being holding no. formerly 471 and thereafter 501, Agarpara Road and later 110F, B.T.Road and presently 126F, B.T.Road within Panihati Municipality comprised in C.S. Dag no. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatian no. 65 in Mouza Agarpara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack pore in the District of North 24 Parganas after erecting boundary walls on all sides and on construction of Tin sheds structures etc thereon, it inducted therein one tenant namely M.G.R.IRON & STEEL WORKS PRIVATE LIMITED [a Company incorporated under the Companies Act, 1956, having its Registered Office at 4/1, Kundan Lane, Liluah, Howrah, on monthly rent;

AND WHEREAS Later after surrender of tenancy and delivery of vacant possession of the entire property described in schedule "A" hereunder written including all Tin Sheds constructions therein by the said tenant namely M.G.R.IRON & STEEL WORKS PRIVATE LIMITED to the Landlord/Owner, the said MANGILAL ESTATE PRIVATE LIMITED, for diverse bonafide causes, sold transferred assigned and parted with possession the said entire piece and parcel of Rayati stithiban land situate lying at and being holding no. formerly 471 and thereafter 501, Agarpara Road and Later known and numbered as Municipal holding/Premises no. 110F, B.T.Road and presently 126F, B.T.Road Calcutta within Panihati Municipality together with tin shed structures lying therein covered by boundary walls to S.R.TRADERS PRIVATE LIMITED [a Company incorporated under the Companies Act, 1956, having its Registered Office at 6, Alipore Park Road, Calcutta], the Vendor herein by Eight numbers of Registered deeds of conveyance all dated 30th August 2001 all executed by the said MANGILAL ESTATE PRIVATE LIMITED represented through its authorized Director namely Mr. N.L.Rungta (therein mentioned as Vendor of the First Part) in confirmation of the said M.G.R.IRON & STEEL WORKS PRIVATE LIMITED, through its authorized Director namely Mr. S.K.Rungta (therein mentioned as Confirming Party of the Second Part) in favour of present Vendor herein namely S.R.TRADERS PRIVATE LIMITED (therein mentioned as Purchaser) and all Registered in the office of the Addl. District Sub-Registrar at Barrackpore and recorded respectively in (1) Book No. I, Volume No.223, Page No. 179 to 194, being no. 8593 for the year 2001, (2) Book No. I, Volume No. 223, Page No. 195 to 208 being no. 8594 for the year 2001, (3) Book No. I, Volume No. 223, Page No. 209 to 222 being no. 8595 for the year 2001, (4) Book No. I, Volume No. 223, Page No. 223 to 236, being no. 8596 for the year 2001, (5) Book No. I, Volume No. 223, Page No. 237 to 252, being no. 8597 for the year 2001, (6) Book No. I, Volume No. 223, Page No. 253 to 266, being no. 8598 for the year 2001, (7) Book No. I, Volume No. 223, Page No. 267 to 280 being no. 8599 for the year 2001, (8) Book No. I, Volume No. 223, Page No. 281 to 294 being no. 8600 for the year 2001, against valuable consideration mentioned therein the said deeds.

AND WHEREAS the vendor in the meantime duly mutated its name in the office of the B.L.L.R.O. as well as in Panihati Municipality and has been paying due Govt. revenue and Municipal Taxes to the respective appropriate

authorities, and thus become the sole and absolute owner and absolutely seized, possessed of and/or otherwise well and sufficiently entitled to all that brick built Tin Shed Structure, messuage, tenement heriditament and premises together with Rayati stithiban land by estimation measuring 3(Three) Bighas 15(Fifteen) Cottahs equivalent to 1.24 Acres be the same a little more or less (as per R.O.R) but as per measurement of commissioner of Partition in suit no. 236 of 1925, - 3(Three) Bighas 17(Seventeen) Cottahs and 8(Eight) Chittacks be the same a little more or less **TOGETHER WITH** structures and appurtenances thereunto belonging situate lying at and being holding no. formerly 471 and thereafter 501, Agarpara Road and Later known and numbered as Municipal holding/Premises no. 110F, B.T.Road and presently 126F, B.T.Road Calcutta within Panihati Municipality, more fully and particularly described in the schedule 'A' hereunder written with all rights, title and interest along with the right of ways, passages, drains, water course, sewers, underlying, electrical cables, water pipe line, right of right, liberties, privileges belonging to or in otherwise appurtenant to or usually held or enjoyed or reputed thereto with all rights to hold the plot of land and the structure or structures erected thereon, sheds, tress, etc for ever, which is absolutely free from all encumbrances, charges, liens, lispendens, litigations, claims, demands whatsoever and the same is not effected with any scheme of acquisition or requisition of Central or State Government of statutory body, corporation and the Vendor has good marketable title in respect of the said property described in Schedule "A" hereunder written including its part described in schedule "B" hereunder written.

AND WHEREAS the Vendor for diverse bonafide causes and being intended to sell all that piece or parcel of land admeasuring 10(Ten) Cottahs be the same a little more or less together with tin shed structure covering an area of 2000 sq. ft. be the same a little more or less out of total land and structure specified in schedule "A" hereunder written situate lying at and being part of holding no. formerly 471 and thereafter 501, Agarpara Road and presently known and numbered as Municipal Holding Premises no. 110F, B.T. Road, within the Municipal limit of the Panihati Municipality and comprised in C.S./R.S. Dag nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatian no. 65, R.S. Khatian No. 702, [later modified as Khatian no. 404 and now new further modified Khatian no. 1197(in the name of present Vendor)], all in Mouza Agarpara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack pore in the District of 24 Parganas presently within North 24 Parganas [after Delimitation of the District of 24 Parganas] more fully and specifically described in schedule "B" hereunder written with right of user and enjoyment of all common amenities, easements and advantages invited prospective Purchaser and in response to the same, the Purchaser, being interested to acquire or purchase the same, has come forwarded and the Vendor represented the Purchaser as hereunder:

(a) That the Vendor herein is the sole and absolute owner in respect of the "said property" specified in schedule "A" as well as "B" hereunder written;

(b) That the "said property specified in schedule "A" hereunder written or its part specified in schedule "B" hereunder written are free from all encumbrances, mortgages, charges, liens, lispendens, leases, tenancies, attachment, debuttar and trusts whatsoever;

(c) That the Vendor herein has been paying the Municipal taxes, Govt. Revenues and other service charges, electricity charges and other outgoings on account and in respect of the "said property specified in schedule "A" hereunder written or its part specified in schedule "B" hereunder written on due mutation of its name before all appropriate authorities. However the Vendor undertakes to pay all outstanding Municipal Taxes or arrears revenue, that may be found due or in arrears till the date of transfer;

(d) That the Vendor herein has been in vacant, khas and peaceful possession of said property specified in schedule "A" hereunder written or its part specified in schedule "B" hereunder written;

(e) That the Vendor herein has not entered into any Agreement and/or Understanding or otherwise not encumbered in any way or manner whatsoever with anyone for sale or mortgage or tenancy or lease or otherwise disposal of the said property specified in schedule "A" hereunder written or its part specified in schedule "B" hereunder written.

(f) That there are no restrain order by any Court of Law nor any other bar or impediment of any nature for the Vendor to sell the "said property specified in schedule "A" hereunder written or its part specified in schedule "B" hereunder written ;

(g) That in the event the purchaser agrees to purchase, then and in such event, on the Vendor completing the sale by executing and registering Sale Deed and also delivering vacant possession of the "said property specified in schedule "B" hereunder written in favour of the Purchaser, the Purchaser herein shall simultaneously pay the entire consideration amount to the Vendor herein subject to Vendor's handing over original title deeds and documents in respect of the said property under sale as aforesaid;

(h) That on the Purchaser's completing the purchase, the Vendor herein would simultaneously make over the vacant and peaceful possession of the "said property specified in schedule "B" hereunder written" in favour of the Purchaser herein in as it is condition;

(i) That the Vendor herein of one part has every right to sale, transfer, and mortgage and/or to dispose of the whole of the said property specified in schedule "A" hereunder written or part of the said property described in Schedule "B" hereunder written at its pleasure and the same is absolutely free from all encumbrances, mortgages, charges, liens, lispendens, litigations, claims, demands, liabilities, leases, tenancies, attachment, debuttar and trusts whatsoever.

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(j) That the land under sale specified in schedule "B" hereunder written is covered by Tin shed structure and boundary wall and that the same is not coming within the preview of the Land ceiling and regulation Act 1976.

(k) That there is no Suit or Case or Proceeding pending in any court or forum or authority in respect of the subject land specified in schedule "A" or "B" by which the title and possession of the Vendor could be effected in any way or manner whatsoever;

AND WHEREAS the Purchaser herein under the premises and on relying the representation and assurances of the Vendor and on appreciating the aforesaid terms conditions and on perusal of the Vendor's title for the said property specified in schedule "A" hereunder written with right of user and enjoyment of all common amenities, easements and advantages and on survey of the said property, agreed to purchase the said property specifically described in schedule "B" hereunder written but free from all encumbrances, mortgages, charges, liens, lispendens, litigations, claims, demands, liabilities, leases, tenancies, attachment, debuttar and trusts whatsoever at or for the total consideration of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh) only for the said land admeasuring 10(Ten) Cottahs be the same a little more or less and Rs. 10,00,000/-(Rupees Ten Lakh) only for the said old tin shed structure having covered area of 2000 sq. ft be the same a little more or less, thus total Rs. 1,60,00,000/-(One Crore Sixty Lakh) only, which the Vendor herein agreed and accepted;

NOW THIS INDENTURE WITNESSETH as follows: -

In pursuance of the said agreement and in consideration of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh) only for all that brick built tin shed Structure, messuage, tenement heriditement and premises having constructed area of 2000 sq. ft. be the same a little more or less together with a piece and parcel of land thereunto belonging and whereon or on part whereof the same are erected and built containing by estimation 10(Ten) Cottahs be the same a little more or less, being part or portion of land specified in schedule "A" hereunder written [i.e out of total land admeasuring 3(Three) Bighas 15(Fifteen) Cottahs equivalent to 1.24 Acres be the same a little more or less (as per R.O.R) (but as per measurement of commissioner of Partition in suit no. 236 of 1925, as well as on physical measurement, 3(Three) Bighas 17(Seventeen) Cottahs and 8 (Eight) Chittacks be the same a little more or less)] situate lying at and being part of holding no. formerly 471 and thereafter 501, Agarpara Road and presently known and numbered as Municipal Holding Premises no. 110F, B.T. Road, within the Municipal limit of the Panihati Municipality and comprised in C.S./R.S. Dag nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatian no. 65, R.S. Khatian No. 702, [later modified as Khatian no. 404 and now new further modified Khatian no. 1197(in the name of

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present Vendor)], all in Mouza Agarpara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack pore in the District of 24 Parganas presently within North 24 Parganas [after Delimitation of the District of 24 Parganas] more fully and specifically described in schedule "B" hereunder written with right of user and enjoyment of all common amenities, easements and advantages with right to realize rent from the existing tenants and all other benefits, rights, interest, the Purchasers herein aforesaid paid Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh) only as per memo of consideration appearing hereunder written on or before the execution of this presents the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and/or from the same the Vendor doth hereby grant sell, convey, transfer, assign, release and assure unto the Purchasers all that brick built tin shed Structure, messuage, tenement heriditament and premises together with a piece and parcel of land thereunto belonging and whereon or on part whereof the same are erected and built containing by estimation 10 (Ten) Cottahs be the same a little more or less comprising in C.S./R.S. Dag nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatian no. 65, R.S. Khatian No. 702, [later modified as Khatian no. 404 and now further modified as new Khatian no. 1197(in the name of present Vendor)], all in Mouza Agarpara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack pore in the District of 24 Parganas presently within North 24 Parganas [after Delimitation of the District of 24 Parganas], being scheme **Plot No.** "A" of the annexed site plan and more fully and particularly described in the schedule 'B' hereunder written or <u>HOWSOEVER OTHERWISE</u> the said Structure, messuage, tenement heriditement land and premises now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished together with all houses, structures, erections, fixtures, walls, paths, court yards, passages, sewers, drains, water, water-courses, trees, plants, shrubs and all manner of former or other rights liberties and easements privileges appendages and appurtenances whatsoever to the said messuage tenement heriditement land and premises or any part thereof usually occupied or enjoyed or reputed to belong or be appurtenant thereto <u>AND</u> the reversion and reversions remainder or remainders rents issues and profits thereof or any part thereof <u>AND</u> all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said messuage tenement heriditement land and premises or any part thereof <u>AND ALL</u> deeds pattas, muniments, writings and evidence of title which in anywise relate exclusively to the said messuage tenement heriditement land and premises or any part thereof and which now are or hereafter shall or may be in the custody power of possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without action or suit at law or in equity <u>TO HAVE AND TO HOLD</u> the said messuage tenement heriditament land structures and premises described in Schedule "B" hereunder written hereby granted sold conveyed transferred assigned and assured or expressed or intended to be with their rights and appurtenances (hereinafter referred to as "the said property under sale") and herewith deliver 16 annas possession with all rights, title, interest thereon

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unto and to the use of the Purchasers absolutely and forever free from all encumbrances **AND** the Vendor doth hereby for itself, its successor-in-office, successor-in-interest, assigns, attorneys or agents covenant with the Purchasers, their respective successor-in-office, successor-in-interest, legal representatives and assigns that the Vendor shall and will unless prevented by fire or some other inevitable accident from time to time and all times hereafter upon every reasonable request and at the cost of the Purchasers produce or cause to be produced unto it or its successor-in-office, successor-in-interest, assigns, attorneys or agents or in any trial, hearing, if required all the Title Deeds including, writing, receipts and documents relating to the title of the under mentioned schedule property other than what have been handed over to the Purchasers herein for manifesting defending and proving the title of the Purchasers, their respective successor-in-office, successor-in-interest, legal representatives and assigns to and in the said land heriditement and premises hereby granted and expressed so to be or any part thereof and also at the like request and costs deliver or cause to be delivered or cause to be delivered unto the Purchasers their respective successor-in-office, successor-in-interest, legal representatives and assigns such attested or other copies or abstracts of or extracts from the said deeds and writing receipts and documents as it may require **AND** shall and will in the meantime unless prevented as aforesaid keep the said deed of writing or documents in connection with the said sale an obliterated and uncancelled.

The Vendor doth hereby covenant with the Purchasers as follows: -

1. That notwithstanding any act deed or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary Vendor has good right full power absolute authority and indefeasible title to grant sale convey transfer assign and assure to the said premises fully described in Schedule hereunder written unto and to the use of the Purchasers in manner aforesaid and in respect of the said property under sale there is no litigation or dispute pending or filed by or against the Vendor in respect of the said property described in Schedule "B" hereunder written.

2. The Purchasers shall and may at all times hereafter peaceably and quietly possess enjoy the said premises described in Schedule "B" hereunder written and receive issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Vendor or person or persons lawfully or equitably claiming from under or any trust for the Vendor.

CALCUTTA

- 4 JUN. 2019

3. That the Vendor and all persons having or lawfully on equitably claiming any estate or interest whatsoever in the said premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereinafter at the request and cost of the Purchasers do or include or cause to be done or executed all such acts deeds things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

4. The said Property under sale, mentioned clearly in Schedule 'B' hereunder written in valued at Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh) only being the highest market value for the purpose of registration and stamp duty.

5. The Purchasers herein shall enjoy claim all rents profits arrear rents from the tenants in respect of current arrear dues if any etc. from the date of registration and the Purchasers shall sue recover evict the said tenants in accordance with law together with all benefits full rights, title, interest whatsoever, the Vendor has/had or acquired or entitled.

6. The Vendor undertakes to produce the original documents and receipts if any found subsequently and left with Vendor to the Purchasers or old Municipal receipts other than the mother deeds and Municipal receipts etc. handed over to the Purchasers herein, at the request of the Purchasers or at necessity before any Court, Government Office or at any place or establish Purchasers' right, title and interest in respect of the property under sale or any part thereof if necessary, at the cost of the Purchasers and shall always lead evidence and deposition to establish its right, title and interest or to defend, Purchasers' clear right, title and interest against any third party's claim everywhere which is transferred and/or conveyed by the Vendor herein.

7. That free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently indemnified on and from and against all manner of claims charges liens debts adjustments and encumbrances whatsoever created by the Vendor or any person or persons lawfully or equitably claiming as aforesaid and that the Vendor herewith further indemnifies the Purchasers from all loss that it may suffer in the event of any claim arises in future in respect of the said property under sale or its any part or in relation to structure standing thereon or in respect of any claim or dispute from any labour, employee previously attached to any business carried over in any part of the built up area/shed in existence over the said property under sale or in the event the purchasers suffer any loss following any defect of title, or possession or as regard its boundary, passage and land delivered to the Purchasers herein or in consequence of any suppression of material facts by Vendor herein or in the event the property under sale is affected by any suit proceeding case in any court, forum, authority or wherein any sorts of injunction, attachment is made or continued or the said property under sale is affected by any acquisition, requisition of Govt or by statutory body or by lispendens or debuttor, walkf etc.

SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece and parcel of Rayati Stithiban land by estimation measuring 3(Three) Bighas 15(Fifteen) Cottahs equivalent to 1.24 Acres be the same a little more or less (as per R.O.R) but as per measurement of commissioner of Partition in suit no. 236 of 1925 and as also on physical measurement, 3(Three) Bighas 17(Seventeen) Cottahs and 8(Eight) Chittacks be the same a little more or less comprised in C.S./R.S. Dag nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatian no. 65, R.S. Khatian No. 702, [later modified as Khatian no. 404 and now further modified as new Khatian no. 1197(in the name of present Vendor)], all in Mouza Agarpara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack pore in the District of 24 Parganas presently within North 24 Parganas [after Delimitation of the District of 24 Parganas] **TOGETHER WITH** approx 17,000 sq. ft. of Tin Shed, dwelling structures and appurtenances thereunto belonging situate lying at and being holding formerly no. 471 and thereafter 501, Agarpara Road and Later known and numbered as Municipal holding/Premises no. 110F, B.T.Road and presently 126F, B.T.Road, Calcutta within Panihati Municipality together with boundary wall, passages and all other easements, right, title, interest and amenities, facilities for beneficial enjoyment of the said property, which is butted and bounded by: -

ON THE NORTH	: Pre. No. 613, B.T.Road;
ON THE SOUTH	: North Station Road, Agarpara
ON THE EAST	: 136, North Station Road, Agarpara;
ON THE WEST	: B.T.Road;

- 4 JUL 2013

SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT old brick built tin shed dwelling Structure, messuage, tenement heriditement and premises covering an area of 2000 sq. ft. be the same a little more or less together with a piece and parcel of land thereunto belonging and whereon or on part whereof the same are erected and built containing by estimation measuring 10(Ten) Cottahs be the same a little more or less being **scheme plot no. "A"** situate lying at and being part of holding formerly no. 471 and thereafter 501, Agarpara Road and Later known and numbered as Municipal holding/Premises no. 110F, B.T.Road and presently 126F, B.T.Road, Calcutta (and more specifically described in schedule "A" herein above) within Panihati Municipality and as delineated in the annexed map with Border Red, which is butted and bounded by: -

ON THE NORTH : Pre. No. 613, B.T.Road;

ON THE SOUTH : Scheme Plot no. "B";

ON THE EAST : Pre. No. 136, North Station Road, Agarpara;

ON THE WEST : B.T.Road;

Which property, being the subject matter of sale, which are herewith transferred by way of sale in favour of the Purchasers absolutely and forever with right of user and interest in all passages for beneficial enjoyment of the said property under sale together with right of enjoyment and interest in respect of easements, amenities and all other rights as that of Vendor or its predecessors-in-interest but free from all encumbrances, charges, liens, lispendens.

THE ASIAT. REGISTRAR
CALCUTTA

- 4 JUN. 2012

IN WITNESS WHEREOF the Vendor and Purchasers of both the parts hereunto set and subscribed their respective hands & signatures on the day month and year first above written.

SIGNED SEALED & DELIVERED by the within named Vendor of the First part at kolkata in the presence of: -

WITNESSES:

1. Naresh Kumar Agarwal
P-310, C.I.T. Rd
Scheme [illegible] Kol-54

2. Debopam Dey
109A, Anandapally
Kol-82.

For S. R. TRADERS PVT. LTD.

Amit Goenka
Director

Signature of the Vendor

SIGNED SEALED & DELIVERED by the within named Purchasers of the Second part at Kolkata in the presence of: -

WITNESSES:

1. Mrittika Mitra
12, Old Post Office St.
Kolkata - 700001

2. Jayita [illegible]

1. Shivreali Exports Pvt. Ltd.
R.K. Agarwala
Director/Authorised Signatory

2. Randata Commercial Pvt. Ltd.
Director/Authorised Signatory

3. Kashiamrit Vintrade Pvt. Ltd.
S. Baha
Director/Authorised Signatory

4. Panchpary Commodeal Pvt. Ltd.
S. Baha
Director/Authorised Signatory

5. Blueland Promoters Private Limited
S. Baha
Director/Authorised Signatory

6. Nirmalmaya Projects Private Limited
S. Baha
Director/Authorised Signatory

7. Madhudhan Complex Private Limited
R.K. Agarwala
Director/Authorised Signatory

8. Dhanshree Highrise Private Limited
Director/Authorised Signatory

Signature of the Purchasers

Drafted by me and Typed and printed in my chamber.
Sankar Narayan Saha

[SANKAR NARAYAN SAHA]
Advocate
C/O Mr. Amar Nath Das
Advocate
High Court, Calcutta
7C, K. S. Roy Road, Gr. Floor, Hastings Chambers, Kolkata – 700001.

THE REGISTRAR
CALCUTTA

- 4 JUL 2019

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the sum of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh) only being the within mentioned full consideration for sale of entire Scheduled Property to the Purchasers herein as detailed hereunder: -

Sl no.	Particulars of Deposit	Amount
1	Paid today the 30th day of June 2013 the sum of Rs.1,60,00,000/- by one Manager's cheque bearing No. 008812 dt. 26.06.2013 for Rs.1,60,00,000/- drawn on HDFC Bank Kolkata - Kankurgachi Branch in the name of S.R.Traders Private Limited;.	Rs.1,60,00,000/-
	TOTAL =	Rs.1,60,00,000/-

(Rupees One Crore Sixty Lakh) only

Witnesses:-

1. Debopam Dey
   Kol-32
2. Mrittika Mitra
   Kolkata - 700001

For S. R. TRADERS PVT. LTD.

Amit Goenka

Director

Signature of the Vendor

SPECIMEN FORM FOR TEN FINGERPRINTS

No.	Signature of the executants/Presentants	Finger prints
✓	For S. R. TRADERS PVT. LTD. Amit Goenka Director	Little, Ring, Middle, Fore, Thumb [Left Hand] Thumb, Fore, Middle, Ring, Little [Right Hand]
P1+7	Madhudhan Complex Private Limited & Shivraghi Exports Pvt. Ltd. R.K. Agarwala Director/Authorised Signatory	Little, Ring, Middle, Fore, Thumb [Left Hand] Thumb, Fore, Middle, Ring, Little [Right Hand]
P2+8	Dhanshree Highrise Private Limited & Randata Commercial Pvt. Ltd. Director/Authorised Signatory	Little, Ring, Middle, Fore, Thumb [Left Hand] Thumb, Fore, Middle, Ring, Little [Right Hand]

SEAL OF THE ADDL. REGIST
CALCUTTA

ADDL. REGISTRAR OF ASSURANCES
- 4 JUL 2013

SPECIMEN FORM FOR TEN FINGERPRINTS

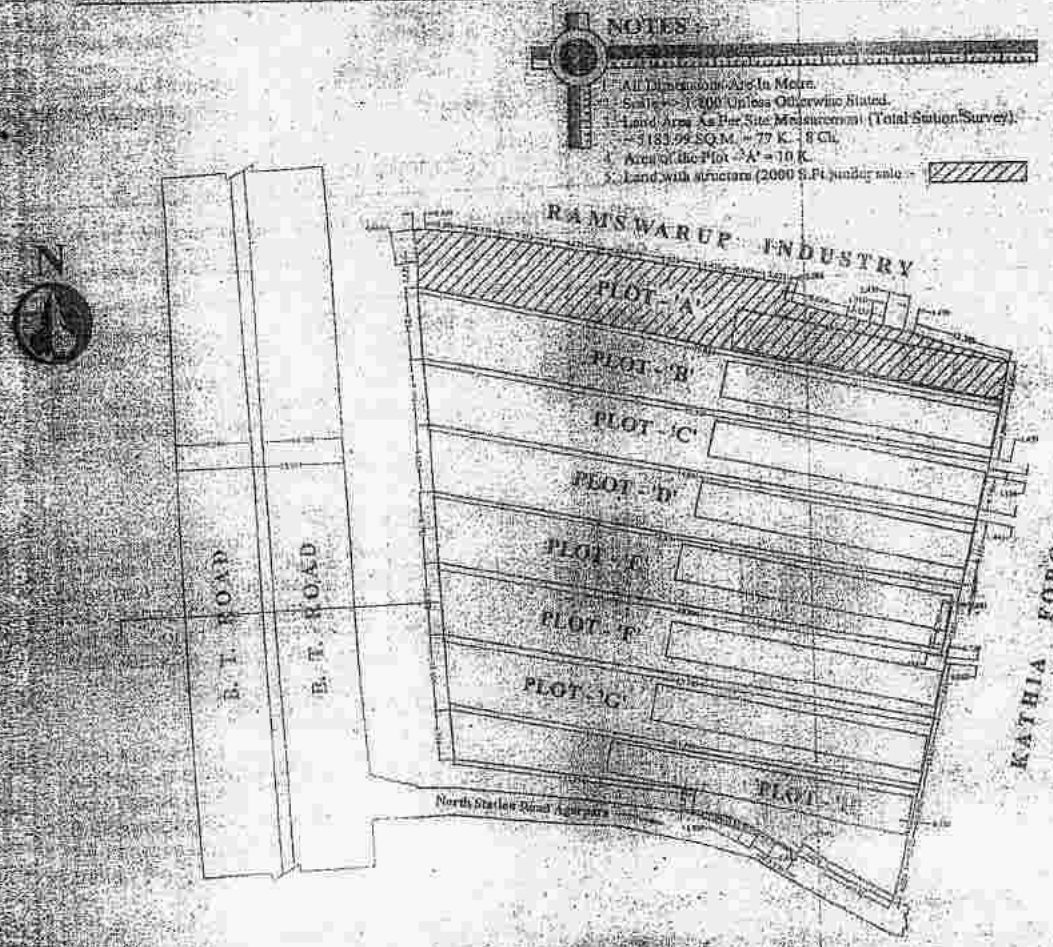
	Signature of the executants/Presentants	Finger prints				
	Panchparv Commodeal Pvt. Ltd. & Kashiamrit Vintrade Pvt. Ltd. S. Baba Director/Authorised Signatory	Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				
	Nirmalmaya Projects Private Limited & Blueland Promoters Private Limited S. Baba Director/Authorised Signatory	Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				
		Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				

SEAL OF THE ADDL. REGIST
CALCUT

OF ASS

- 4 JUL 2013

...OF SCHEME PLOT NO. "A" MEASURING 10(TEN) COTTAHS BE THE SAME A LITTLE MORE OR LESS SHOWN ...ED COMPRISED IN C.S./R.S. DAG NOS. 1192, 1193, 1193/1394 & 1191/1314 APPERTAINING TO C.S. KHATIAN NO. 65, ...AN NO. 702 (later modified as khatian no. 704 and now further modified as new khatian no. 1197 (in the name of ...ador)) ALL IN MOUZA AGARPARA, J.L. NO. 11, REVENUE SURVEY NO. 31, TOUZI NO. 155, POLICE STATION KHARDAH, ...EGISTRATION OFFICE, BARRACKPORE IN THE DISTRICT OF NORTH 24 PARGANAS WITH OLD BRICK BUILT TIN SHED ...ING STRUCTURE HAVING COVERED AREA OF 2000 SQ. FEET, THE SAME A LITTLE MORE OR LESS, SITUATES & LYING ...D BEING PART OF MUNICIPAL HOLDING/PREMISES, FORMERLY NO. 47/1 AND THEREAFTER 501, AGARPARA ROAD AND ...LATER KNOWN AND NUMBERED AS MUNICIPAL HOLDING/PREMISES NO. 110F, B.T.ROAD AND PRESENTLY 126F, B.T.ROAD, WITHIN THE MUNICIPAL LIMIT OF PANIHATI MUNICIPALITY.



VENDOR	PURCHASER	
N.K. TRADERS PVT. LTD.	SHIVRASHI EXPORTS PVT. LTD.	BINOD AND PROMOTERS PVT. LTD.
	RANDATA COMMERCIAL PVT. LTD.	NIRMALMAYA PROJECTS PVT. LTD.
	RASHIAMRIT VINTRADE PVT. LTD.	MADHUDHAN COMPLEX PVT. LTD.
	PANCHPARV COMMODEAL PVT. LTD.	DHANSHREE HIGHRISE PVT. LTD.
SIGNATURE OF VENDOR	SIGNATURE OF PURCHASER	
"N.K. TRADERS PVT. LTD." Amit Goenka Director	Shivrashi Exports Pvt. Ltd. R.K. Agarwala Director/Authorised Signatory	Binoland Promoters Private Limited S.Baba Director/Authorised Signatory
	Randata Commercial Pvt. Ltd. Director/Authorised Signatory	Nirmalmaya Projects Private Limited S.Baba Director/Authorised Signatory
	Rashiamrit Vintrade Pvt. Ltd. S.Baba Director/Authorised Signatory	Madhudhan Complex Private Limited R.K. Agarwala Director/Authorised Signatory
	Panchparv Commodeal Pvt. Ltd. S.Baba Director/Authorised Signatory	Dhanshree Highrise Private Limited Director/Authorised Signatory

(1)

OFFICE OF THE REGISTRAR OF ASSURANCES
CALCUTTA

For B. R. TRADERS PVT. LTD.

Authorised Signatory

ADDL. REGISTRAR
OF ASSURANCES

- 4 JUL 2013

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 09269 / 2013

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Amit Goenka 6, Alipore Park Road, Kol, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027	 04/07/2013	 LTI 04/07/2013	Amit Goenka 4/07/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amit Goenka Address -6, Alipore Park Road, Kol, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027	Self	 04/07/2013	 LTI 04/07/2013	Amit Goenka
2	Raj Kumar Agarwal Address -P- 310, C I T Road, Scheme V I M, Kankurgachi, Kol, Thana:-Phool Bagan, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054	Self	 04/07/2013	 LTI 04/07/2013	R.K. Agarwala
3	Amit Kumar Agarwal Address -B F- 262, Salt Lake, Kol, Thana:-North Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 04/07/2013	 LTI 04/07/2013	A Agarwal
4	Saurav Bafna Address -P- 57, C I T Road, Scheme- V I M, Kol, Thana:-Phool Bagan, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054	Self	 04/07/2013	 LTI 04/07/2013	S Bafna

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA

 04/07/2013

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 09269 / 2013

gnature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Sachin Bafna Address -P- 57, C I T Road, Scheme- V I M, Kol, Thana:-Phool Bagan, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054	Self	 04/07/2013	 LTI 04/07/2013	S. Bafna

Name of Identifier of above Person(s)
Joydeb Mukherjee
Dankuni, District:-Hooghly, WEST BENGAL, India,

Signature of Identifier with Date
Joydeb Mukherjee
04/07/2013

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA

 04/07/2013

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

Endorsement For Deed Number : I - 09729 of 2013
(Serial No. 09269 of 2013 and Query No. 1902L000019381 of 2013)

On 04/07/2013

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.-1,60,00,000/-
- Certified that the required stamp duty of this document is Rs.- 1120020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Presented for registration at 13.27 hrs on :04/07/2013, at the Office of the A.R.A. - II KOLKATA by Amit Goenka ,Executant.

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

Execution is admitted on 04/07/2013 by

1. Amit Goenka
Director, S R Traders Pvt Ltd, 6, Alipore Park Road, Kol, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027.
, By Profession : Business

2. Raj Kumar Agarwal
Director, M/s. Shivrashi Exports Pvt Ltd, Bangur Building, Room - 38 B, 1st Floor, 114, Rabindra Sarani, Kol, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Director, Madhudhan Complex Pvt Ltd, 3rd Floor, Room- C- 306, 71, Biplabi Rash Behari Basu Road, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business

3. Amit Kumar Agarwal
Director, M/s. Randata Commercial Pvt Ltd, Bangur Building, Room - 38 B, 1st Floor, 114, Rabindra Sarani, Kol, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Director, Dhanshree Highrise Pvt Ltd, 3rd Floor, Room- C- 306, 71, Biplabi Rash Behari Basu Road, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES II CALCUTTA

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

06/07/2013 12:18:00

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

Endorsement For Deed Number : I - 09729 of 2013
(Serial No. 09269 of 2013 and Query No. 1902L000019381 of 2013)

4. Saurav Bafna
Director, M/s. Rashiamrit Vintrade Pvt Ltd, Bangur Building, Room - 38 B, 1st Floor, 114, Rabindra Sarani, Kol, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Director, Panchparv Commodeal Pvt Ltd, Bangur Building, Room - 38 B, 1st Floor, 114, Rabindra Sarani, Kol, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Business

5. Sachin Bafna
Director, Blueland Promoters Pvt Ltd, Room- C- 306, 3rd Floor, 71, Biplabi Rash Behari Basu Road, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Nirmalmaya Projects Pvt Ltd, Room- C- 306, 3rd Floor, 71, Biplabi Rash Behari Basu Road, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business

Identified By Joydeb Mukherjee, son of Late T K Mukherjee, Dankuni, District:-Hooghly, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 05/07/2013

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,76,087/- paid online on 04/07/2013 12:44PM with Govt. Ref. No. 192013140001903042 on 04/07/2013 10:58AM, Bank: HDFC Bank, Bank Ref. No. 1027 on 04/07/2013 12:44PM, Head of Account: 0030-03-104-001-16, Query No:1902L000019381/2013

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 11,20,020/- paid online on 04/07/2013 12:44PM with Govt. Ref. No. 192013140001903042 on 04/07/2013 10:58AM, Bank: HDFC Bank, Bank Ref. No. 1027 on 04/07/2013 12:44PM, Head of Account: 0030-02-103-003-02, Query No:1902L000019381/2013

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 06/07/2013

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, 5 of Indian Stamp Act 1899.

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

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

Endorsement For Deed Number : I - 09729 of 2013
(Serial No. 09269 of 2013 and Query No. 1902L000019381 of 2013)

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

REGISTRAR OF ASSURANCES II
CALCUTTA
ADDL. REGISTRAR

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

06/07/2013 12:18:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 4508 to 4533
being No 09729 for the year 2013.

Seal of the Additional Registrar of Assurances-II, Kolkata

(Dulai chandra Saha) 08-July-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

HDFC BANK

Payment Mode: Counter Payment

GRN : 192013140001903042

Bank Ref No. : 1027

GRN Date : 04-Jul-2013

Transaction Date with Time : 04-07-2013 12:44 PM

Depositor ID : 1902L000019381/2/2013

Depositor Name : Sankar Narayan Saha

PAYMENT DETAILS

Sl.	Head Of A/c Description	Head Of Account	Amount
1		00300210300302	1120020.00
2		00300310400116	176087.00

Total Amount Paid : 1296107.00

Signature of Bank Official :

Date : 04/07/13

(NOTE: This computer generated e-Challan Receipt should be signed by the bank official with bank stamp and then handed over to the depositor. This will be a valid e-Challan Receipt for submission to the department)

End Of Document

DATED THIS THE 30th DAY OF JUNE 2013

BETWEEN

S.R.TRADERS PRIVATE LIMITED

...VENDOR

AND

SHIVRASHI EXPORTS PRIVATE LIMITED & ORS.

...PURCHASERS

DEED OF CONVEYANCE

Sri Sankar Narayan Saha
Advocate
C/O Mr. Amar Nath Das
Advocate
High Court, Calcutta
Chamber: 7C, K.S. Roy Road, Ground Floor, Kolkata-700001.