

...PURCHASERS

M/S RASHIAMRIT VINTRADE PRIVATE LIMITED & ORS.

AND

...VENDOR

S.R. TRADERS PRIVATE LIMITED

BETWEEN

CONVEYANCE

OF

DEED

COMPLIANCE

OF

THE

Identified by me.
Jagdish Munnay
S/o. Late Tara Kumar Munnay
Bankura, Hoopky
Serail

NO. 10
G.M.
= 4 JUL 2013

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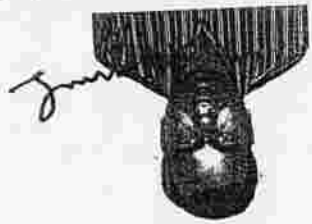


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22 JUN 2013
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ADD. 10th
AMT
M/S. Radhamaul Vmrode Post Ltd
114, Radhamaul Saran
Not-7

AND (1) 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), (2) M/S DHANSHREE HIGHRISE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AECD6718M and having its Regd. Office at 71, Biplobi 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), (3) 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), (4) PANCHPARVY 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 AAFGB5097C and having its Regd. Office at 71, Biplobi 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





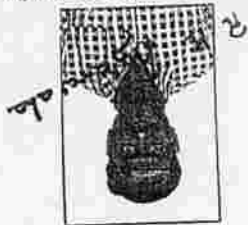
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WHEREAS one Dwarika Prasad Jhunjhunwala, son of Kunjal Jhunjhunwala, since deceased, by faith Hindu by occupation Merchant & resident of 1B Nando Mullick Lane, Calcutta was the sole and absolute owner and absolutely seized possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of Rayat stithban 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 Panhati Municipality comprised in C.S. Dag nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatan no. 65 in Mouza Agarpara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khadah, 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 and hereinafter referred to as "the said property" by way of purchase from the erstwhile recorded owner namely Akshoy Kumar Pal son of Late Anulya

successor-in-office, successor-in-interest, legal representatives and assigns) of the SECOND PART, term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its Board Meeting dated 03.06.2013), hereinafter jointly referred to and/or called as the "PURCHASERS" (which Scheme VI M, Kankurgachi, Police Station - Phool Bagan, Kolkata - 700054 (vide resolution adopted in the faith - Hindu, by Profession - Business, by Nationality - Indian and presently residing at P-310, C.I.T. Road, Represented by its authorized Director namely SRI RAJ KUMAR AGARWAL, son of Sri Biswanath Agarwal, by Sarani, Bangur Building, Room no. 38B, First Floor, Police Station Jorasanko, Kolkata - 700007 and under the Companies Act, 1956 having PAN AASCS1630F and having its Registered Office at 114, Rabindra Meeting dated 03.06.2013), & (B) M/S. SHIVRASHI EXPORTS PRIVATE LIMITED, a Company incorporated VI M, Kankurgachi, Police Station - Phool Bagan, Kolkata - 700054 (vide resolution adopted in the Board Hindu, by Profession - Business, by Nationality - Indian and presently residing at P-310, C.I.T. Road, Scheme represented by its authorized Director SRI RAJ KUMAR AGARWAL, son of Sri Biswanath Agarwal, by faith - Bipabi Rash Behari Basu Road, 3rd floor, room no. C-306, Police Station Hare Street, Kolkata - 700001 and incorporated under the Companies Act, 1956 having PAN AAIM6263G and having its Regd. Office at 71, the Board Meeting dated 03.06.2013), (7) MADHUDHAN COMPLEX PRIVATE LIMITED, a Company P-57, C.I.T. Road, Scheme VI M, Police Station - Phool Bagan Kolkata - 700054 (vide resolution adopted in son of Late Sohan Lal Barma, by faith - Hindu, by occupation - Business, by citizenship - Indian & residing at Police Station Hare Street, Kolkata - 700001 and represented by its authorized Director SRI SACHIN BAFNA, AEACN3595Q and having its Regd. Office at 71, Bipabi Rash Behari Basu Road, 3rd floor, room no. C- 306,



4 JUL 1953



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 sithiban 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 nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatan 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 sithiban 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 MANGAL 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 MANGAL 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 MANGAL 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

ADDITIONAL PROVISIONS
OF THE
- 4 JUL 2019



comprised in C.S. Dag nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatian no. 65 in Mouza Agapara, J.L. No. 11, Revenue Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack Agapara in the District of North 24 Parganas after erecting boundary walls on all sides and on construction of Tin sheds structures etc thereon, it induced therein one tenant namely MGRIRON & 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 MGRIRON & STEEL WORKS PRIVATE LIMITED to the Landlord/Owner, the said MANGAL ESTATE PRIVATE LIMITED, for diverse bonafide causes, sold transferred assigned and parted with possession the said entire piece and parcel of Rayali sithiban land situate lying at and being holding no. formerly 471 and thereafter 501, Agapara Road and Later known and numbered as Municipal holding/Premises no. 110F, B.T.Road and presently 126F, B.T.Road, Calcutta within Panitah 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 MANGAL 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 MGRIRON & 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. 1, Volume No. 223, Page No. 179 to 194, being no. 8593 for the year 2001, (2) Book No. 1, Volume No. 223, Page No. 195 to 208 being no. 8594 for the year 2001, (3) Book No. 1, Volume No. 223, Page No. 209 to 222 being no. 8595 for the year 2001, (4) Book No. 1, Volume No. 223, Page No. 223 to 236, being no. 8596 for the year 2001, (5) Book No. 1, Volume No. 223, Page No. 237 to 252, being no. 8597 for the year 2001, (6) Book No. 1, Volume No. 223, Page No. 253 to 266, being no. 8598 for the year 2001, (7) Book No. 1, Volume No. 223, Page No. 267 to 280 being no. 8599 for the year 2001, (8) Book No. 1, 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 Panitah 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, message, tenement, hereditament and premises

4 JUL 1968



together with Rayal sithiban 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, Agapara Road and Later known and numbered as Municipal holding/Premises no. 110F, B.T.Road and presently 126F, B.T.Road, Calcutta within Panihat 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, lispanders, lligations, 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 the 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, Agapara Road and presently known and numbered as Municipal Holding Premises no. 110F, B.T.Road and presently 126F, B.T.Road, within the Municipal limit of the Panihat Municipality and comprised in C.S./R.S. Dag nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatlan no. 65, R.S. Khatlan No. 702, [later modified as Khatlan no. 404 and now further modified as Khatlan no. 1197(in the name of present Vendor)], all in Mouza Agapara, 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, lispanders, leases, tenancies, attachment, debttar and trusts whatsoever;

4 JUL 1973



(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

attachment, debttar and trusts whatsoever.

encumbrances, mortgages, charges, liens, dispendens, litigations, claims, demands, liabilities, leases, tenancies, property described in Schedule "B" hereunder written at its pleasure and the same is absolutely free from all dispose of the whole of the said property specified in schedule "A" hereunder written or part of the said

(i) That the Vendor herein of one part has every right to sale, transfer, and mortgage and/or to Purchaser herein in as its condition;

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

respect of the said property under sale as aforesaid;

consideration amount to the Vendor herein subject to Vendor's handing over original title deeds and documents in schedule "B" hereunder written in favour of the Purchaser, the Purchaser herein shall simultaneously pay the entire by executing and registering Sale Deed and also delivering vacant possession of the "said property specified in

(g) That in the event the purchaser agrees to purchase, then and in such event, on the Vendor completing the sale hereunder written :

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

written.

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

schedule "A" hereunder written or its part specified in schedule "B" hereunder written;

(d) That the Vendor herein has been in vacant, khas and peaceful possession of said property specified in may be found due or in arrears till the date of transfer,

appropriate authorities. However the Vendor undertakes to pay all outstanding Municipal Taxes or arrears revenue, that hereunder written or its part specified in schedule "B" hereunder written on due mutation of its name before all

(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"

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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 shed Structure, message, tenement hereditament 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 later known and numbered as Municipal Holding Premises no. 110F, B.T.Road and presently 126F, B.T.Road, Kolkata, within the Municipal limit of the Panihal Municipality and comprised in C.S./R.S. Dag nos. 1192, 1193, 1191/1308 & 1191/1314 appertaining to C.S. Khatan no. 65, R.S. Khatan No. 702, [later modified as Khatan no. 404 and now further modified as Khatan 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 Khairah, Sub-Registration Office, Barrack pore in the District of 24 Parganas presently within North 24 Parganas [after Delineation 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.

NOW THIS INDENTURE WITNESSETH as follows:-

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, debittar 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:

(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.

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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 grant sell, convey, transfer, assign, release and assure unto the Purchasers all that brick built tin shed Structure, message, tenement hereditament 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. Khalian no. 65, R.S. Khalian No. 702, [later modified as Khalian no. 404 and now further modified as Khalian 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. "D" of the annexed site plan and more fully and particularly described in the schedule 'B' hereunder written or HOWSOEVER OTHERWISE the said Structure, message, tenement hereditament 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 message tenement hereditament land and premises and or any part thereof usually occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions remainder or remainders rents issues and profits thereof or any part thereof AND 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 message tenement hereditament land and premises or any part thereof AND ALL deeds patta, muniments, writings and evidence of title which in anywise relate exclusively to the said message tenement hereditament 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 TO HAVE AND TO HOLD the said message tenement hereditament land structures and premises described in Schedule 'B' hereunder written hereby granted 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 to annas possession with all rights, title, interest thereon 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

4 JUL 2013



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.
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.

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

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 hereditament 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 uncanceled.

ALL THAT piece and parcel of Rayeli Suthiban 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 &

SCHEDULE "A" ABOVE REFERRED TO:

debtor, wakf etc.

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

transferred and/or conveyed by the Vendor herein.

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

Vendor has/had or acquired or entitled

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

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

4 JUL 2019
OF 1000
1000



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

ON THE NORTH : Scheme Plot no. "C";
 ON THE SOUTH : Scheme Plot no. "E";
 ON THE EAST : Pre. No. 136, North Station Road, Agarpara;
 ON THE WEST : B.T. Road;

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

SCHEDULE "B" ABOVE REFERRED TO:

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;

the said property, which is butted and bounded by:-
 boundary wall, passages and all other easements, right, title, interest and amenities, facilities for beneficial enjoyment of
 holding/Premises no. 110F, B.T. Road and presently 126F, B.T. Road, Calcutta within Panihal Municipality together with
 holding formerly no. 471 and thereafter 501, Agarpara Road and Later known and numbered as Municipal
 approx 17,000 sq. ft. of Tin Shed, dwelling structures and appurtenances thereunto belonging situate lying at and being
 Parganas presently within North 24 Parganas [after Delimitation of the District of 24 Parganas] TOGETHER WITH
 Survey no. 31, Touzi no. 155, Police Station Khardah, Sub-Registration Office, Barrack pore in the District of 24
 further modified as Khatan no. 1197 (in the name of present Vendor), all in Mouza Agarpara, J.L. No. 11, Revenue
 1191/1314 appertaining to G.S. Khatan no. 65, R.S. Khatan No. 702, [later modified as Khatan no. 404 and now

4 JUL 2015



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

Drafted by me and Typed and printed
 in my chamber.

Signature of the Purchasers

1. *Debabrata Das*
 109A, Anandapally
 Kolkata - 32
 Director/Authorised Signatory
2. *Shanmughi Highrise Private Limited*
 Director/Authorised Signatory
3. *Bandata Commercial Pvt. Ltd.*
 Director/Authorised Signatory
4. *Panchpara Commodal Pvt. Ltd.*
 Director/Authorised Signatory
5. *Miralmaya Projects Private Limited*
 Director/Authorised Signatory
6. *Shri Ram Exports Pvt. Ltd.*
 Director/Authorised Signatory
7. *Rashmiri Vitrade Pvt. Ltd.*
 Director/Authorised Signatory
8. *Shri Ram Exports Pvt. Ltd.*
 Director/Authorised Signatory

For S. R. TRADERS PVT. LTD.
 Signature of the Vendor
 Director

WITNESSES:

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

1. *Debabrata Das*
 P-310, C.I.T. Rd.
 Kolkata - 54
2. *Narash Kumar Agarwal*

WITNESSES:

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

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.

[Faint, illegible text]

4 DRE



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:-

SI	no.	Particulars of Deposit	Amount
1		Paid today the <u>35</u> in day of June 2013 the sum of Rs.1,60,00,000/- by one Manager's cheque bearing No.008801 dt. 25.06.2013 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. *Abraham Raj*
 2. *MATHRA MITRA*
 KOLKATA - 700 001

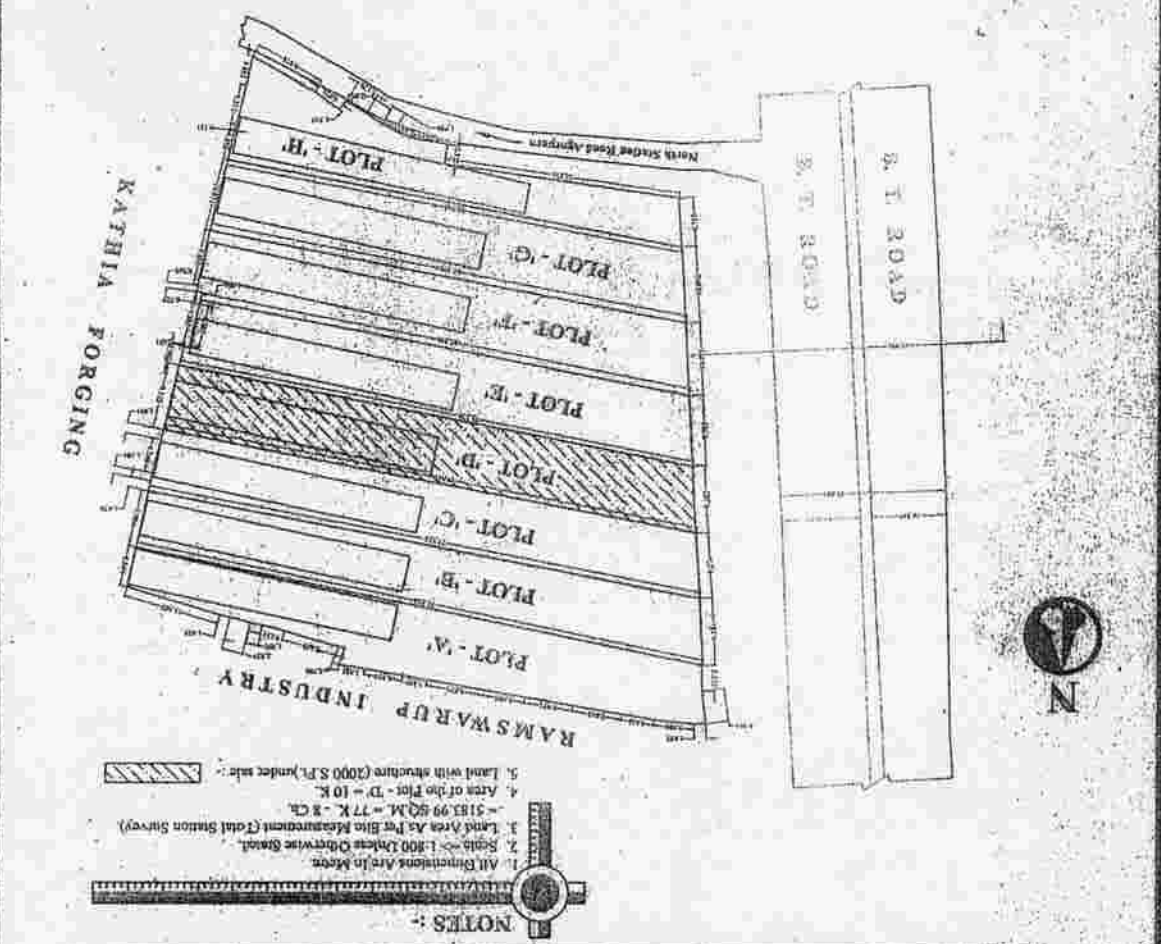
For S. R. TRADERS PVT. LTD.
For S.R. Traders
 Director
 Signature of the Vendor

SHIVASHI EXPORTS PVT. LTD. Director/Authorised Signatory
RANDATA COMMERCIAL PVT. LTD. Director/Authorised Signatory
RASHIWARJI VINTAGE PVT. LTD. Director/Authorised Signatory
DHANSUREE HIGHRISE PVT. LTD. Director/Authorised Signatory

S. F. TRADERS PVT. LTD. Director/Authorised Signatory
P.O. S. TRADERS PVT. LTD. Director/Authorised Signatory

SHIVASHI EXPORTS PVT. LTD.
RANDATA COMMERCIAL PVT. LTD.
RASHIWARJI VINTAGE PVT. LTD.
DHANSUREE HIGHRISE PVT. LTD.

S. F. TRADERS PVT. LTD.



NOTES :-

- All Dimensions Are In Meters
- Scale -> 1:500 Unless Otherwise Stated
- Land Area As Per Site Measurement (Total Station Survey) - 3183.99 SQ.M. - 77 K. - 8 CA.
- Area of the Plot - 'D' - 10 K.
- Land with structure (2000 S.F.) under sale :-

PLAN OF SCHEME PLOT NO. 'A' MEASURING (10 TEN) COTTAGE BE THE SAME A LITTLE MORE OR LESS SHOWN AS KHATTAN NO. 702, [later modified as khattan no. 404 and now further modified as new khattan no. 1197 (in the name of SUBREGISTRATION OFFICE, BARRACK PORE IN THE DISTRICT OF NORTH 24 PARAGANAS WITH OLD BRICK BUILT IN SHED AT AND BEING PART OF MUNICIPAL HOLDING PREMISES, FORMERLY NO. 471 AND THEREAFTER 501, AGAPARA ROAD AND LATER KNOWN AND NUMBERED AS MUNICIPAL HOLDING PREMISES NO. 1107, B.T. ROAD AND PRESENTLY 1266, B.T. ROAD, WITHIN THE MUNICIPAL LIMIT OF PANIHATI MUNICIPALITY.

1000012
DIT. TROUBADANT. N. 8. 100

ADRESSE
DE
- 4 JUI 1900































































SPECIMEN FORM FOR TEN FINGERPRINTS

SI No.	Signature of the executants/Representants	Finger prints																				
1	<p>For S. R. TRADERS PVT. LTD. <i>Prat Goshal</i> Director</p>	<p>[Left Hand]</p> <table border="1"> <tr><td>Little</td><td>Ring</td><td>Middle</td><td>Fore</td><td>Thumb</td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table> <p>[Right Hand]</p> <table border="1"> <tr><td>Thumb</td><td>Fore</td><td>Middle</td><td>Ring</td><td>Little</td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table>	Little	Ring	Middle	Fore	Thumb						Thumb	Fore	Middle	Ring	Little					
Little	Ring	Middle	Fore	Thumb																		
Thumb	Fore	Middle	Ring	Little																		
2	<p>Rashiamrit Vintrade PVT. LTD. <i>S. B. Singh</i> Director/Authorized Signatory</p>	<p>[Left Hand]</p> <table border="1"> <tr><td>Little</td><td>Fore</td><td>Middle</td><td>Ring</td><td>Thumb</td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table> <p>[Right Hand]</p> <table border="1"> <tr><td>Thumb</td><td>Fore</td><td>Middle</td><td>Ring</td><td>Little</td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table>	Little	Fore	Middle	Ring	Thumb						Thumb	Fore	Middle	Ring	Little					
Little	Fore	Middle	Ring	Thumb																		
Thumb	Fore	Middle	Ring	Little																		
3	<p>Randata Commerce PVT. LTD. <i>Prat Goshal</i> Director/Authorized Signatory</p>	<p>[Left Hand]</p> <table border="1"> <tr><td>Little</td><td>Fore</td><td>Middle</td><td>Ring</td><td>Thumb</td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table> <p>[Right Hand]</p> <table border="1"> <tr><td>Thumb</td><td>Fore</td><td>Middle</td><td>Ring</td><td>Little</td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table>	Little	Fore	Middle	Ring	Thumb						Thumb	Fore	Middle	Ring	Little					
Little	Fore	Middle	Ring	Thumb																		
Thumb	Fore	Middle	Ring	Little																		

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SPECIMEN FORM FOR TEN FINGERPRINTS

SI No.	Signature of the executives/representants	Finger prints																														
P 74	Sri Lanka Exports Pvt. Ltd. & Madhuban Computer Private Limited R.K. Rajapakse Director/Authorized Signator	<table border="1"> <tr> <td colspan="5" data-bbox="502 1272 885 1332">[Right Hand]</td> </tr> <tr> <td data-bbox="758 1332 885 1377">Thumb</td> <td data-bbox="646 1332 758 1377">Fore</td> <td data-bbox="502 1332 646 1377">Middle</td> <td data-bbox="375 1332 502 1377">Ring</td> <td data-bbox="212 1332 375 1377">Little</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5" data-bbox="502 996 885 1057">[Left Hand]</td> </tr> <tr> <td data-bbox="758 1057 885 1102">Little</td> <td data-bbox="646 1057 758 1102">Ring</td> <td data-bbox="502 1057 646 1102">Middle</td> <td data-bbox="375 1057 502 1102">Fore</td> <td data-bbox="212 1057 375 1102">Thumb</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	[Right Hand]					Thumb	Fore	Middle	Ring	Little						[Left Hand]					Little	Ring	Middle	Fore	Thumb					
		[Right Hand]																														
		Thumb	Fore	Middle	Ring	Little																										
																																
		[Left Hand]																														
		Little	Ring	Middle	Fore	Thumb																										
																																
P 54	Kirimalaya Projects Private Limited & Blueband Promoters Private Limited S.P.A. Director/Authorized Signatory	<table border="1"> <tr> <td colspan="5" data-bbox="502 1272 885 1332">[Right Hand]</td> </tr> <tr> <td data-bbox="758 1332 885 1377">Thumb</td> <td data-bbox="646 1332 758 1377">Fore</td> <td data-bbox="502 1332 646 1377">Middle</td> <td data-bbox="375 1332 502 1377">Ring</td> <td data-bbox="212 1332 375 1377">Little</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5" data-bbox="502 1556 885 1617">[Left Hand]</td> </tr> <tr> <td data-bbox="758 1617 885 1662">Little</td> <td data-bbox="646 1617 758 1662">Ring</td> <td data-bbox="502 1617 646 1662">Middle</td> <td data-bbox="375 1617 502 1662">Fore</td> <td data-bbox="212 1617 375 1662">Thumb</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	[Right Hand]					Thumb	Fore	Middle	Ring	Little						[Left Hand]					Little	Ring	Middle	Fore	Thumb					
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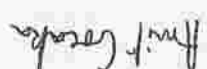


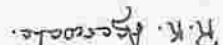





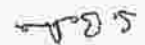
ADDRESSEE'S OFFICE
OF ASSOCIATION
- 4 JUL 2019



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

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

SI No.	Name of Execution By	Status	Photo	Finger Print	Signature
--------	----------------------	--------	-------	--------------	-----------

- | | | | | | |
|---|--|------|---|--|---|
| 1 | Amit Goenka
Address -6, Allpore Park
Road, Kol, Thana: Allpore,
District:-South 24-Parganas,
WEST BENGAL, India, Pin
:-700027 | Self |  | 
LTI
04/07/2013 |  |
| 2 | Raj Kumar Agarwal
Address -P- 310, C I T Road,
Scheme V I M, Kankurachil,
Kol, Thana: Phool Bagan,
District:-South 24-Parganas,
WEST BENGAL, India, Pin
:-700054 | Self |  | 
LTI
04/07/2013 |  |
| 3 | Amit Kumar Agarwal
Address -B F- 262, Salt Lake,
Kol, Thana:-North
Bidhannagar, District:-North
24-Parganas, WEST BENGAL,
India, Pin :-700064 | Self |  | 
LTI
04/07/2013 |  |
| 4 | Saurav Batna
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 |  | 
LTI
04/07/2013 |  |



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

04/07/2013

Page 1 of 2



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. 09274 / 2013

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

No. Admission of Execution By	Status	Photo	Finger Print	Signature
-------------------------------	--------	-------	--------------	-----------

5 Sachin Barua
 Address - P- 57, C I T Road,
 Scheme- V I M, Kol,
 Thana:-Phool Bagan,
 District:-South 24-Parganas,
 WEST BENGAL, India, Pin
 :-700054



04/07/2013 04/07/2013

S. Barua

Signature of Identifier with Date

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

Joydeb Mukherjee
 04/07/2013



(Handwritten signature)

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



ADDL. REGISTRAR OF ASSURANCES-II
Dulal Chandrasaha)
Endorsement Page 1 of 3



1. Amit Goenka
Director, S R Traders Pvt Ltd, 6, Allipore Park Road, Kol. Thana:-Alipore, District:-South 24-Parganas,
WEST BENGAL, India, Pin :-700027
By Profession : Business
2. Raj Kumar Agarwal
Director, M/s. Shivashi Exports Pvt Ltd, Bangur Building, Room - 38 B, 1st Floor, 114, Fabindra Sarani,
Kol, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007
Director, Madhuan 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

Execution is admitted on 04/07/2013 by

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

Amit Goenka, Executant

Presented for registration at 13.37 hrs on :04/07/2013, at the Office of the A.R.A. - II KOLKATA by

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

Impressive Rs.- 100/-

Certified that the required stamp duty of this document is Rs.- 1120020/- and the Stamp duty paid as:

assessed at Rs.-1,60,00,000/-

Certified that the market value of this property which is the subject matter of the deed has been

Certificate of Market Value(WB PUVI rules of 2001)

on 04/07/2013

Endorsement For Deed Number : I - 09732 of 2013
(Serial No. 09274 of 2013 and Query No. 1902L000019384 of 2013)

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



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Main body of the document containing several paragraphs of text. The text is extremely faint and illegible due to the low resolution of the scan.

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

Endorsement For Deed Number : I - 09732 of 2013

(Serial No. 09274 of 2013 and Query No. 1902L000019384 of 2013)

4. Saurav Batna
Director, M/s. Rashamrit 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 Commodaal 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 Batna
Director, Blueand Promoters Pvt Ltd, Room-C- 306, 3rd Floor, 71, Bipalabi 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, Bipalabi 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, Bankuni, 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 12:48PM with Govt. Ref. No.
192013140001903052 on 04/07/2013 10:58AM, Bank: HDFC Bank, Bank Ref. No. 1028 on 04/07/2013
12:48PM, Head of Account: 0030-03-104-001-16, Query No:1902L000019384/2013

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 12:48PM with Govt. Ref. No.
192013140001903052 on 04/07/2013 10:58AM, Bank: HDFC Bank, Bank Ref. No. 1028 on 04/07/2013
12:48PM, Head of Account: 0030-02-103-003-02, Query No:1902L000019384/2013

(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 Rules 1962 duly stamped under schedule 1A,
Article number : 23, 5 of Indian Stamp Act 1999



(Dulal chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II

Endorsement Page 2 of 3

06/07/2013 12:15:00

ADDL REGISTRAR OF ASSURANCES-II
(Dulal chandra Saha)

(Handwritten signature)



06/07/2013 12:15:00

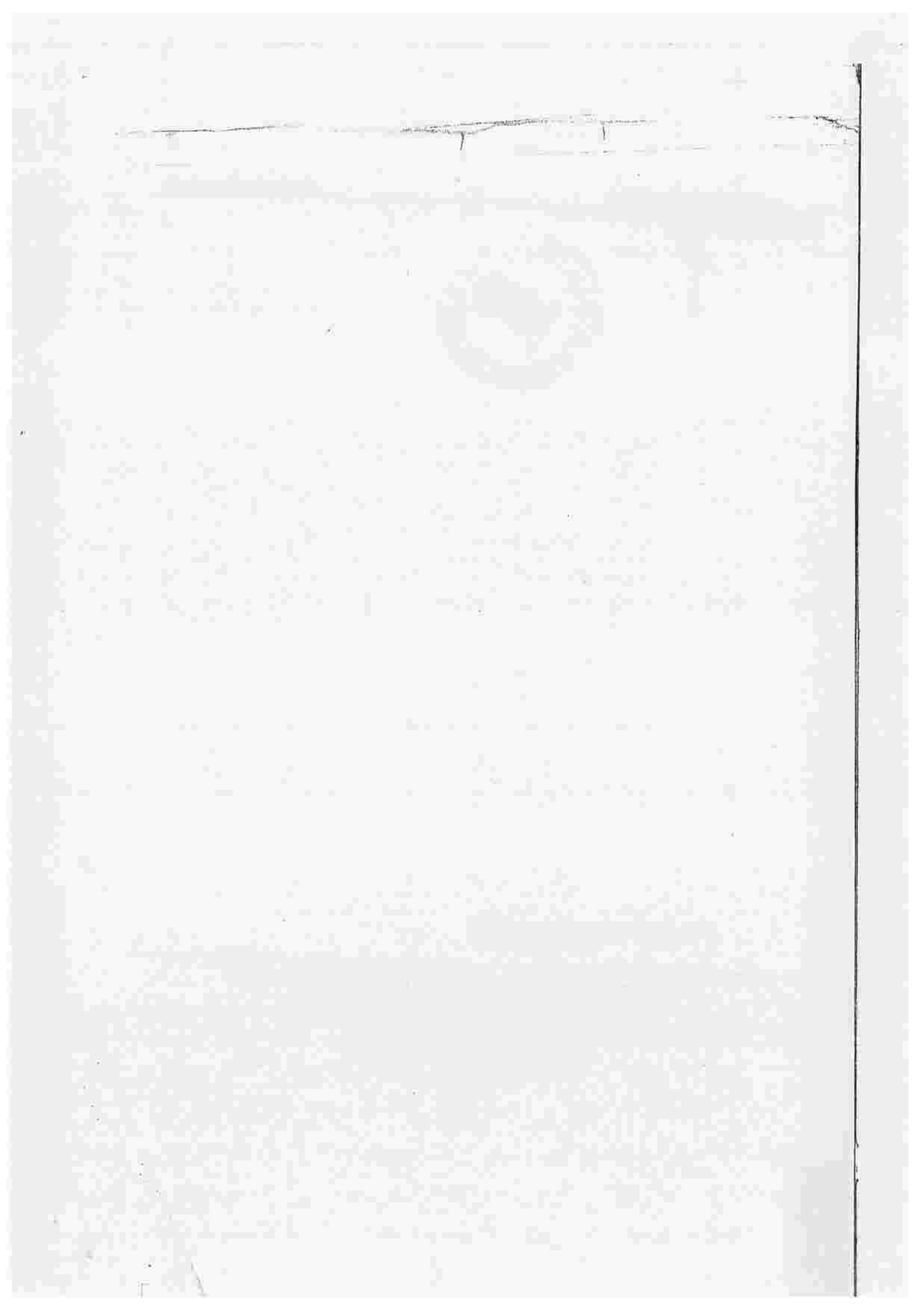
Endorsement Page 3 of 3

ADDL REGISTRAR OF ASSURANCES-II
(Dulal chandra Saha)

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

Endorsement For Deed Number : 1 - 09732 of 2013
(Serial No. 09274 of 2013 and Query No. 1902L000019384 of 2013)







Payment Mode: Counter Payment

GRN : 192013140001903052 Bank Ref No. : 1028
GRN Date : 04-Jul-2013 Transaction Date with Time : 04-07-2013 12:48 PM

Depositor ID : 1902L000019384/1/2013

Depositor Name : Sankar Narayan Saha

PAYMENT DETAILS

Sl	Head Of A/C Description	Head Of Account	Amount
1		00300210300302	1120020.00
2		00300310400116	176067.00

Total Amount Paid : 1296107.00



Signature of Bank Official : *[Signature]*
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)

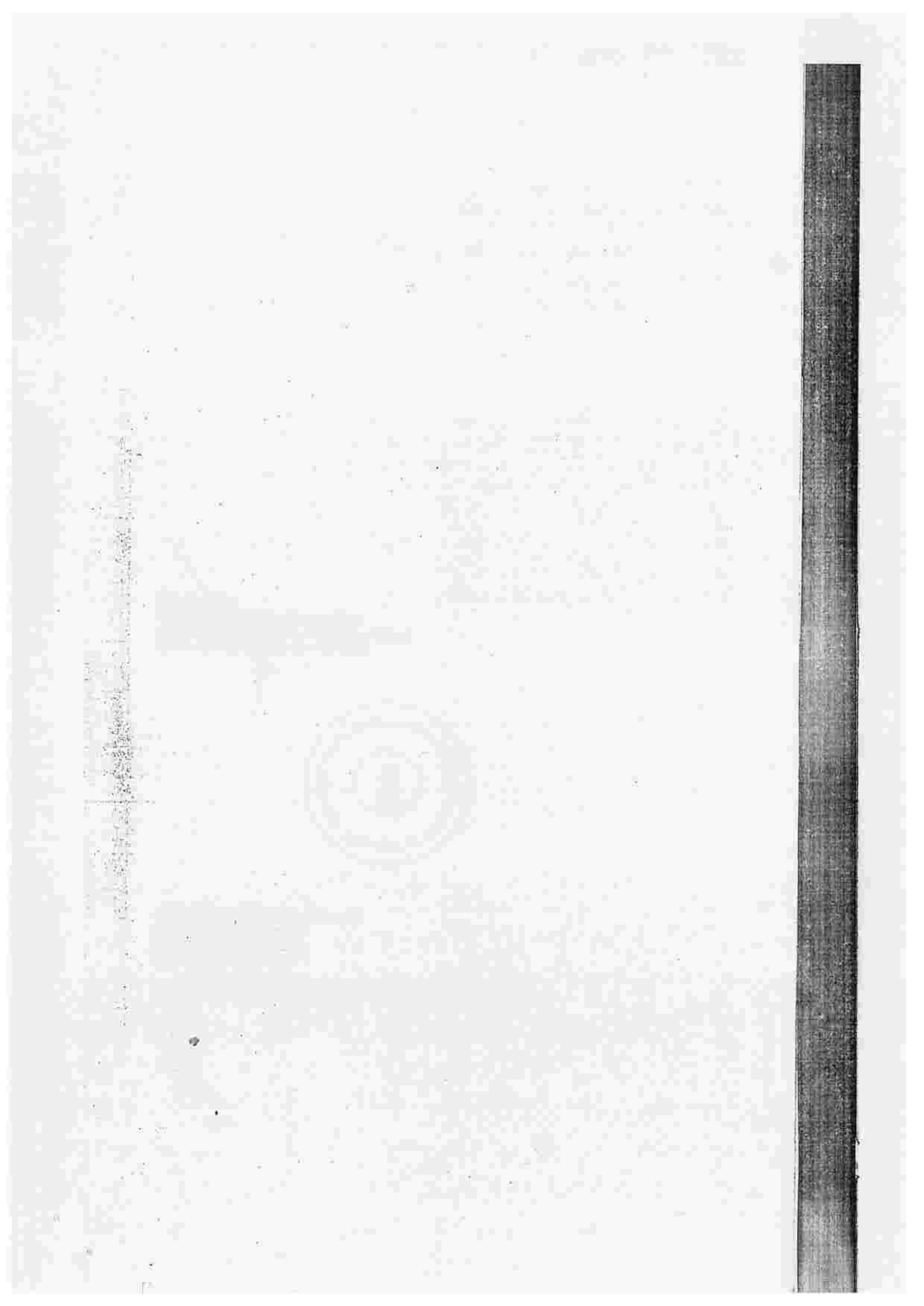
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(Dulal Chandrasaha) 08-July-2013
ADL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal



Registered in Book - I
CD Volume number 29
Page from 4585 to 4609
being No 09732 for the Year 2013.

Certificate of Registration under section 60 and Rule 69.



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

Sankar Narayan
Saha

CONFERENCE

OF

DEED

...PURCHASERS

M/S RASHIAMRIT VENTURE PRIVATE LIMITED & ORS

AND

...VENDOR

S.R. TRADERS PRIVATE LIMITED

BETWEEN

DATED THIS THE 30th DAY OF JUNE 2013

