



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

328844

At 04-48 P.m.

VK-01052/09

S = 5000

06.6.09

Bo.D. 255516.1

NO-8190/09

न.व/ 37 21232

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances- Kolkata
15/6/09

THIS INDENTURE made this 6th day of June Two Thousand

41027
175

41204

JC/250
JM-400
650

S. Swarna Mukherjee

And Nine *BETWEEN SWAPNA MUKHERJEE* wife of Krishnaprasad Mukherjee Hindu Housewife residing at 218 and 218/1, Grand Trunk Road (South) Shibpur in the District of Howrah hereinafter jointly referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs executors administrators representatives and assigns) **OF THE ONE PART**

AND

PINNACLE TRADECOM PRIVATE LIMITED . a company within the meaning of the Companies Act, 1956 and having its Registered Office at 48/D, Muktaram Babu Street, Kolkata 700 007 bearing Pan No.AAEC8221H hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) **OF THE OTHER PART**

WHEREAS by and under a Cowala dated 7th May, 1938 made between Haripriya Dashi therein referred to as the Vendor of the One Part **AND** Basanti Debi therein referred to as the Purchaser of the other part and registered in the office of the Sub-Registrar of Sealdah in Book – I, Volume –29, Page 110 to 114 Being No.1254 for the year 1938 the said Haripriya Dashi sold transferred conveyed assured unto the said Basanti Debi absolutely forever **ALL THAT** the piece or parcel of land measuring 2 (Two) Cottahs 12 (Twelve) Chittack together with the structures standing thereon more or less situate at and being Premises No.14 Puddapukur Lane under Sub-Registry Office at Sealdah in the District of 24 Parganas within the local limits of the Corporation of Calcutta morefully described thereunder for the consideration therein

mentioned forever absolutely free from all encumbrances attachments
liens lispense whatsoever

AND WHEREAS while in peaceful possession and occupation of the said
land measuring 2 (Two) Cottahs 12 (Twelve) Chittacks more or less
being Premises No.14 Puddapukur Lane Kolkata the said Basanti Debi
died testate on 3rd November,1990 leaving and publishing her last Will
and Testament in the Bengali Language and character dated 23rd June,
1957 registered in the office of the Sub-Registrar at Alipore in Book III
Volume 4 Page 1 to 2 Being No.43 for the year 1957 wherein and
whereby she gave devised and bequeathed inter-alia the said Premises
No.14 Puddapukur Lane Calcutta to and unto the elder Son Haroprasad
Bandhapadhyay and youngest son Guru Prasad Bandyapadhyay

AND WHEREAS the said Guru Prasad Bandyapadhyay died intestate on
11th October,1983 leaving behind surviving his wife Sushama Banerjee
and only married daughter Swapna Mukherjee without obtaining probate
to the last will and Testament of the said Basanti Debi

AND WHEREAS the said Sushama Banerjee who was during her lifetime as
also at the time of her death a Hindu did intestate on or about 4th
January,1998 leaving behind surviving her only married daughter the said
Swapna Mukherjee as her only heir

AND WHEREAS Letters of Administration to the last Will and Testament
dated 23rd June,1957 was granted to Swapna Mukherjee and Haroprasad
Banerjee by the Delegate of 24 Parganas South at Alipore on 1st
February,2003 in Act 39 Case No.104 of 2002 (Letter of Administration)

AND WHEREAS the said Haroprasad Banerjee and Swapna Mukherjee mutated their names in the records of the Kolkata Municipal Corporation as owners of the said property

AND WHEREAS in the premises hereinbefore recited in part the Vendor herein is entitled to **One-Half (1/2)** share or interest into or upon the said Premises (hereinafter referred to as the said **One-Half Share**)

AND WHEREAS while in peaceful possession and occupation of the said **One-Half (1/2)** share or interest in the said property the said Swapna Mukherjee has agreed to sell and the said Purchaser has agreed to purchase free from all in encumbrances liens attachments lispendense whatsoever the **One-Half (1/2)** share or interest in the said property at or for the consideration hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.8,00,000/- (**Rupees Eight Lacs only**) paid at or before the execution of these presents to the Vendors by the Purchaser (the receipt whereof the said Vendor doth hereby as well by Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit release and for ever discharge the Purchaser) the said Vendor doth hereby grant convey transfer assure and assign unto the Purchaser **ALL THAT** the **One-Half (1/2)** share or interest in the piece or parcel of land hereditaments and premises containing an area of **Two (2) Cottaks 12 (Twelve) Chittacks** be the same a little more or less being Premises No.14, Puddapukur Lane under Police Station Ballygunge Kolkata - 700 020 **TOGETHER WITH** the structure standing thereon standing thereon and more particularly described in the

Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said piece or parcel of land hereditaments and premises now are or is or at any time heretofore were or was situate butted and bounded known numbered described or distinguished and delineated on the Map or Plan annexed hereto and thereon bordered **RED** morefully described in the Schedule hereunder **TOGETHER WITH** all yards courts areas sewers drains, privies, structures, water courses boundary walls trees fences pillars lights liberties privileges easements whatsoever to the said premises or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith and or reputed to belong to or be appurtenant thereto **AND** all the estate right title and interest claim and demand whatsoever of the Vendor in and upon the said premises or any part thereof **TOGETHER WITH** all deeds pattahs muniments of title relating to and concerning the said land hereditaments and Premises or any part thereof which now is or hereafter shall or may be in possession or power or control of the Vendor **TO HAVE AND TO HOLD** the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the said Purchaser absolutely and for ever **AND** the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary the Vendor now has good right to grant the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and premises and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons

lawfully or equitably claiming as aforesaid **AND FURTHER** that the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for her the said Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the One-half (1/2) share or interest in the Piece or parcel of revenue paying land hereditaments and Premises containing an area of **Two (2) Cottahs 12 (Twelve) Chittacks** be the same a little more or less together with the Tin Shedh structure standing thereon measuring Nine Hundred Square Feet more or less standing thereon situate lying at and being Premises no. 14, Puddapukur Lane under Police Station Ballygunge Kolkata – 700 020 Sub-Registration Office Sealdah within the limits of Kolkata Municipal Corporation **Ward No. 69** in the District of 24 Pargannas (South) and marked and delineated in the Map or Plan hereto annexed and thereon bordered Red and butted and bounded as follows:-

ON THE NORTH : By Premises No.14, Puddapukur Lane (Part)
ON THE EAST : By Premises No.2 Chakraberia Lane
ON THE SOUTH : By Premises No.17, Puddapukur Lane
ON THE WEST : By Premises No.15A and 16 Puddapukur Lane

IN WITNESS WHEREOF the Vendor herein has set and subscribed her hand and seal to these presents the day month and year above written.

SIGNED AND DELIVERED BY
THE WITHIN NAMED VENDOR AT
KOLKATA IN THE PRESENCE OF:

Swapna Mukherjee ✓

Witnesses:-

1. Rakesh Singh
S/o LT Y. N. Singh
130, Block-C,
Bangor Ave.
Koh-55
2. Krishna Prasad Mukherjee
218 and 218/1 G.T.R.D (S)
Siliguri, Ho ward 711102
3. Anand Das
71/B, Hazra Road,
Kolkata - 700028.

Drafted and prepared in
the office of:-

Hon. Mukherjee, Advocate
Advocate

of 71, K.S. Ray Road, Calcutta
by the pen of

R. Be.
Advocate
High Court, Cal

Received from the within named Purchaser
the within mentioned sum of Rupees Eight Lacs
only as per memo below:

Rs. 8,00,000/-

Memo of Consideration

Paid by Draft No. 007651 Dated 05.06.2009
issued by Citi Bank N.A. Global Consumer Bank,
Kolkata In favour of Swapna Mukherjee

Rs. 8,00,000/-

Rs. 8,00,000/-

(Rupees Eight Lacs Only)

Swapna Mukherjee.

Witnesses:

1. Rakesh Singh
S/o LT Y. N. Singh
No, Block - C,
Bangur Ave.
K H - 57

2. Krishna Prasad Mukherjee
218 and 218/1 G. T. Rd (S)
Siliguri, Howrah - 711 02

3. Anil Das
H1B, Hazra Road.
Kolkata, - 700 026.

Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-06210 of :2009
(Serial No. 03902, 2009)

On 06/06/2009

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

Presented for registration at 16.48 hrs on :06/06/2009, at the Private residence by Anudeep Jhunjhunwala, Claimant

Admission of Execution(Under Section 58)

Execution is admitted on 06/06/2009 by

1. Swapna Mukherjee, wife of Krishna Prasad Mukherjee, 218 & 218/1, G. T. Road (S) Shibpur Howrah, Thana ... By caste Hindu, by Profession : House wife
2. Anudeep Jhunjhunwala, Director, Pinnacle Tradecom Pvt. Ltd., 48/ D, Muktaram Babu St., Kolkata-07, profession

Identified By Amal Das, son of Gour Hari Das 7/1 B, Hazra Road Calcutta Thana: ... by caste Hindu, By Profession : Business
Others

Name of the Registering officer : Dines Kumar
Mukhopadhyay
Designation : A. R. A. -I KOLKATA

On 08/06/2009

Payment of Fees:

Fee Paid in rupees under article : A(1) = 40931/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on:08/06/2009

Certificate of Market Value(WB PUVI rules 1999)


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 3721232/-

Certified that the required stamp duty of this document is Rs 260506 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 255526/- is paid, by the draft number 967758, Draft Date 05/06/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :08/06/2009.

Name of the Registering officer : Dines Kumar
Mukhopadhyay
Designation : A. R. A. -I KOLKATA

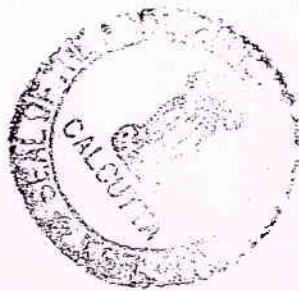

Additional Registrar of
Assurances - I, Kolkata
[Dines Kumar Mukhopadhyay]
A. R. A. -I KOLKATA
15 JUN 2009
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA
Govt. of West Bengal

On 15/06/2009

Certificate of Admissibility(Rule 43)

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

Name of the Registering officer :Dines Kumar
Mukhopadhyay
Designation :A. R. A. -I KOLKATA



D.K.
Additional Registrar of
Assurances - I, Kolkata

15 JUN 2009

[Dines Kumar Mukhopadhyay]
A. R. A. -I KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA












Govt. of West Bengal

STATE OF MICHIGAN
COUNTY OF WASHTENAW
UNDEVELOPED LAND












AREA OF LAND ~~X~~ IN FALGOUT TOWNSHIP, COUNTY OF WASHTENAW, MICHIGAN
TOTAL AREA 100 ACRES

TRACT NO.
100
100 ACRES
100 ACRES
100 ACRES

Swapped M... ..

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SWAPNA MUKHERJEE
 Signature Swapna Mukherjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ANUDEEP JHUNJHUNWALA
 Signature Anudeep Jhunjhunwala

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

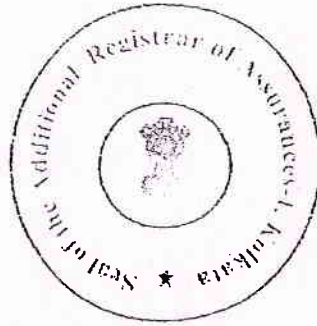
		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

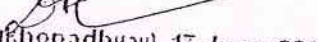
Name

Signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 9799 to 9812
being No 06210 for the year 2009.




(Dines Kumar Mukhopadhyay) 17-June-2009
A. R. A. - I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal