

178887/12 (26) Reg-1326 - Sonarpur Deed 09774/12



AMM

12/10/12

12/10/12
S 24522
M. U = 1350000

पश्चिम बंगाल WEST BENGAL

12AA 536052

Certified that the Enclosure, Registration, The Signature Sheet and the encroachment sheets attached to this document are the part of this Document

[Signature]
Additional Registrar
of Assurances, Khar
17-10-12

CONVEYANCE

THIS INDENTURE made this 17th day of October Two Thousand Twelve **BETWEEN Mr. Ranjit Kumar Ghosh** son of Panchu Gopal Ghosh residing at Chandpur, Ghosh Para, P.O- Mahinagar, Sonarpur, South 24 Pargana, Pin-700145, Police Station : Sonarpur, hereinafter referred to as the **Vendor** (Which term or expression shall unless excluded by or repugnant to the context or subject be

deemed to mean and include his heirs, executors, administrators, administrators,
legal representatives and / or assigns) of the **ONE PART**):

A N D

Abhieeru Complex Pvt.Ltd. (A company incorporated under the Companies Act 1956 having its registered office 5, C.R.Avenue, Kolkata - 700072, Police Station: Bow bazar, being represented by its Director Sri Gautam Chakraborty Son of Late Priyatosh Chakraborty of 5, C.R.Avenue, Kolkata-700072, Police Station: Bowbazar hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors - in-interest and assigns) of the **OTHER PART**):

Subject Matter of this Conveyance

Said Land: All That the piece and parcel of land measuring 9 decimal, more or less, comprised in R.S./L.R. Dag No. 1326, recorded in R.S. *Khatian* No. 818 corresponding L.R. *Khatian* No. 730, *Mouza* Bade Hooghly J.L. No. 80, within ambit of Pol Ghat *Gram Panchayet*, Police Station Sonarpur, District South 24 Parganas (**Said Land**), more fully described in the **Schedule** below and delineated in colour **Red** in the **Plan** annexed hereto.

W H E R E A S:

1. One Panchu Gopal Ghosh was lawfully seized and possessed of and /or otherwise well and sufficiently entitled to **All THAT** the piece and parcel of land measuring 15 Decimal, more or less, comprised in R.S./L.R. *Dag* No. 1326,

ATTORNEY GENERAL
STATE OF NEW YORK
JAN 10 1902



recorded in R.S. *Khatian* No. 818 corresponding L.R. *Khatian* No. 730, *Mouza* Bade Hooghly J.L. No. 80, Police Station Sonarpur, District South 24 Parganas (**Mother Land**).

2. By a registered Deed of Gift dated 23.2.1973, registered in the Office of the District Sub-Registrar, Baruipore, in Book No. I, being Deed No. 968 for the year 1973, the said Panchu Gopal Ghosh gifted the entirety of the Mother Land to his son Ranjit Kumar Ghosh.

3. Thus the Vendor herein became seized and possessed of entirety of the Mother Land, being **All That** the piece and parcel of land measuring 15 Decimal, more or less, comprised in R.S./L.R. Dag No. 1326, recorded in R.S. *Khatian* No. 818 corresponding L.R. *Khatian* No. 730, *Mouza* Bade Hooghly J.L. No. 80, Police Station Sonarpur, District South 24 Parganas, free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature and the Said Land, being land measuring about 9 decimal is a part of the Mother Land.

4. The Vendor herein has agreed to sell and the Purchaser has agreed to purchase the Said Land, being land measuring 9 decimal land out of the Mother Land, free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs 13,50,000/- (Rupees Thirteen lacs fifty thousand only.)

NOW THIS INDENTURE WITNESSETH that in pursuance of the in consideration of the said sum of **Rs.13,50,000/-** (Rupees Rupees thirteen lacs fifty thousand only.) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these

ADDITIONAL REGISTRAR
OF BANGALORE



presents (The receipt whereof the Vendor doth hereby as also by the receipt hereunder written admits and acknowledges and of and from the same and every part thereof forever acquits releases and discharges the Purchaser and the Said Land) the Vendor hereby grants, transfers, conveys, assigns and assures unto and in favour of the Purchaser the entirety of the Said Land **OR HOWSOEVER OTHERWISE** the Said Land or any part thereof now is or heretofore was situated, butted, bounded, called known, numbered described and distinguished **together with** all areas sewers drains ditches ancient and other lights, paths passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Said Land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof **together with** all deeds, paths, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the Said Land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor does and each of them doth hereby covenants with the Purchaser **THAT NOTWITHSTANDING** any act deed or thing by the Vendor or Vendor's predecessors-in-title done or executed or knowledge suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Land hereby granted, transferred and conveyed or expressed or intended so to be and every part

ADMINISTRATIVE
14 OCT 2012



thereof without any manner or condition, use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in good right, full power and absolute authority to grant, transfer and convey the Said Land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the Said Land receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claim, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest whatsoever in the Said Land or any part thereof from under or in trust for the Vendor and the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Said Land 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 piece and parcel of land measuring 9 decimal, more or less out of 15 decimal Land classified as *bagan* but presently lying vacant comprised in R.S./L.R. Dag No. 1326, recorded in R.S. *Khatian* No. 818 corresponding L.R. *Khatian* No.

RECEIVED
17 OCT 2002



730, *Mouza* Bade Hooghly J.L. No. 80, within ambit of Poi Ghat *Gram Panchayet*,
Police Station Sonarpur, District South 24 Parganas and butter and bounded as
follows:

ON THE NORTH :By portion of Dag No.1326

ON THE EAST :by portion of Dag No.1326

ON THE SOUTH:By portion of Dag No1327

ON THE WEST : By portion of Dag No 1328

ADDRESSEE'S
OFFICE
17 OCT 2008



IN WITNESS WHEREOF the Vendor and the Purchaser hereunto set and subscribed their respective hands and year first above written.

SIGNED AND DELIVERED

By the **VENDOR** at Kolkata in the

Presence of:

↳ Subhojit Ghosh
vill = Chandpur
P.O. = Malancha Mahinagar
Dist = 24 Paraganas (S)
Kolkata = 700 145

Ranjit Kumar Ghosh

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata in

The presence of:

↳ Souvik Das
9/S.N.C. Chatterjee Road
Kol - 700 042

FOR AGHUSERU COMPLEX PRIVATE LIMITED

Chakrabarty
Director

Drafted by

Sujata Ghosh, Advocate
High Court at Calcutta

ADDITIONAL
POSTAGE
NECESSARY
IF MAILING
17 OCT 2002



Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.13,50,000/- (Rupees thirteen lac and fifty thousand) towards full and final payment of the Consideration of the Said Land described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Demand Draft 180150	16.10.2012	Vijaya Bank, Brabourn Road Branch	13,50,000/-
		Total	13,50,000/-

Ranjit Kumar Ghosh
(Ranjit Kumar Ghosh)

[Vendor]

Witnesses:

Sujata Ghosh, Advocate
High Court Calcutta

ADDITIONAL METRE
OF FACILITIES, PERMIA
17 OCT 2012





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

Endorsement For Deed Number : I - 09772 of 2012
(Serial No. 08887 of 2012)

On

Payment of Fees:

On 17/10/2012

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

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 17/10/2012

Amount by Draft

Rs. 15000/- is paid , by the draft number 665648, Draft Date 16/10/2012, Bank Name State Bank of India, ESPLANADE, received on 17/10/2012

(Under Article : A(1) = 14839/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 63/- on 17/10/2012)

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.-13,50,000/-

Certified that the required stamp duty of this document is Rs.- 67520 /- and the Stamp duty paid as: Impresive Rs.- 20/-

Deficit stamp duty

Deficit stamp duty Rs. 67600/- is paid 66564916/10/2012 State Bank of India, ESPLANADE, received on 17/10/2012

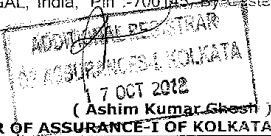
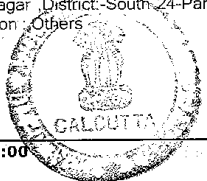
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.46 hrs on :17/10/2012, at the Office of the A.R.A. - I KOLKATA by Gautam Chakraborty ,Claimant.

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

Execution is admitted on 17/10/2012 by

1. Ranjit Kumar Ghosh, son of Panchu Gopal Ghosh , Chandpur Ghoshpara, Thana:-Senarpur, P.O. :-Malancha Mahinagar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Hindu, By Profession : Others



ADDL. REGISTRAR OF ASSURANCE OF KOLKATA

17/10/2012 17:56:00

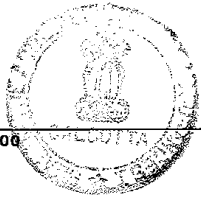



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09772 of 2012
(Serial No. 08887 of 2012)

2. Gautam Chakraborty
Director, Abhieeru Complex Pvt Ltd, 5, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar, P.O. :-
District-Kolkata, WEST BENGAL, India, Pin :-700072.
, By Profession : Others
Identified By Sujata Ghosh, daughter of . . ., High Court, Kolkata, Thana:-Hare Street, P.O. :-
District-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



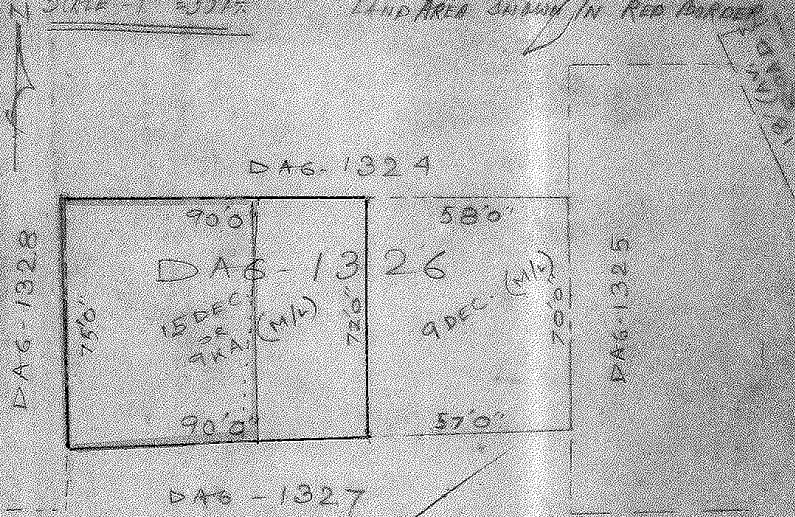

ADDITIONAL REGISTRAR
OF ASSURANCE-I OF KOLKATA
(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

17/10/2012 17:56:00

EndorsementPage 2 of 2

SITE PLAN OF DAG NO. 1326 AHMUDA -
BADEHOSGLY, J.L. NO. 80 AS. - SONARPUR
DIST. 24 Pcs. (S) LAND AREA - 9 DEC (ML)

LAND AREA SHOWN IN RED BORDER

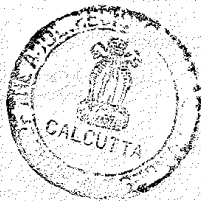


Ranjit Kumar Singh

FORADHNERU COMPLEX PRIVATE LIMITED
Chakrabarti




Issued By - S. M. Mehra
Diploma Civil Engineer
LCE/EBS/RJP-SON
Harinavi, 24 Pcs. (S)

ADDITIONAL REGISTRAR
INSURANCES I, KOLKATA
17 OCT 2012



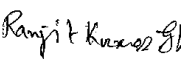





Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 08887 / 2012

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Gautam Chakraborty 5, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700072	 17/10/2012	 LTI 17/10/2012	 17/10/12

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

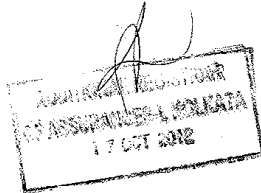
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ranjit Kumar Ghosh Address -Chandpur Ghoshpara, Thana:-Sonarpur, P.O. :-Malancha Mahinagar ,District:-South 24-Pargaras, WEST BENGAL, India, Pin :-700145	Self	 17/10/2012	 LTI 17/10/2012	
2	Gautam Chakraborty Address -5, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700072	Self	 17/10/2012	 LTI 17/10/2012	

Name of Identifier of above Person(s)

Sujata Ghosh
High Court, Kolkata, Thana:-Hare Street, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700001

Signature of Identifier with Date


17/10/12



Certificate of Registration under section 60 and Rule 69.







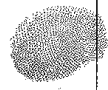






























Registered in Book - I
CD Volume number 20
Page from 7539 to 7553
being No 09772 for the year 2012.



(Handwritten signature in blue ink)

(Ashim Kumar Ghosh) 26-October-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
 <i>Rajiv Kumar Bhat</i>						
	<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>					
	<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>					
	<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>					
 <i>Chokrasabot</i>						
<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>						
<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>						
<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>						

ADDITIONAL REGISTRAR
WEST BENGAL, KOLKATA
17 OCT 2012

