

P-1858/07

I-01720/07

3



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

886400

B 167163

Certified that the deficit Stamp
 duty Rs. 7530 + 3950 has been realized
 from s 41,47(1) of I.S.
 Act and the instrument is duly
 Stamped by draft No. 860946. Date 23-5-07

Case No. 185 1007
 1 (1) (a) 350
 1 (2) 22
 270/-

District Sub-Registrar-II
 Alipore South 24 Parganas
 28-5-07

Alipore S. 24 Parg.
 25-5-07

THIS INDENTURE is made on This 25th Day of

May Two Thousand and Seven BETWEEN (1) SHRI ASHIT KUMAR DUTTA, (2) SHRI ANJALI KUMAR DUTTA, (3) SHRI ARCHANA KUMAR DUTTA, (4) SHRI ARPAN KUMAR DUTTA, (5) SHRI ANUP KUMAR

Admissible under Regn. rule 21 and u/s 5 of the West Bengal L. R. Act 1933, duly Stamped (Exempted from/does not require stamp duty) under the Indian Stamp Act 1899 as amended in 1964, Schedule IA No. 2374

U/s. of (5) of the W. P. Prevention of under valuation cases Act 1994
 Market Value Rs. 886400
 Deficit Stamp duty of Rs. 41320

A = 2167/-
 E7x2 = 14/-
 4 = 28/-
 M(b) = 41/-
 2213/-

Certified that the deficit Stamp
 duty Rs. 41320 has been realized
 from s 41,47(1) of I.S.
 Act and the instrument is duly
 Stamped by draft No. 870476. Date 12-9-07

District Sub-Registrar-II
 Alipore South 24 Parganas
 29/09/07

District Sub-Registrar-II
 Alipore South 24 Parganas
 19-9-07

District Sub-Registrar-II
 Alipore South 24 Parganas
 13-9-07

1858 23.5.7

NAME: Surendra Kumar Karnani (HOF)
ADDRESS: P-311, Calcutta Town.

DUTTA, (6)
DUTTA, all st
at 11, Madha
called
ex.

Presented for registration at...
A.M./PM on the...
at the office of the...
Alipore, South 24 Parganas by...
the executive/officials.



M. Bloche
K-89

Sulindla Kumal Kulkarni

District Sub-Registrar
Alipore, South 24 Parganas

- ① Surendra Kumar Karnani as director for "M/s Noble Trexim Pvt Ltd" & "M/s Swastick Grih Nirman Pvt Ltd,"

NO TWO DIO...
at 25... Lower Range, K-19
P.S...
District-South...
by Caste-...
by Profession-...

- ② Ashit Kumar Datta
- ③ Anjali Kumar Datta
- ④ Archana Kumar Datta
- ⑤ Anupam Kumar Datta

M/s NOBLE TREXIM PVT. LTD
Sulindla Kumal Kulkarni
Director

SWASTICK GRIH NIRMAN PVT. LTD.
Sulindla Kumal Kulkarni
Director

For SURENDRA KUMAR KARNANI (H.O.F.)
Sulindla Kumal Kulkarni
Karia

3/0
~~Arik Datta~~
~~Archana Kumar Datta~~
NO TWO DIO...
at Home...
P.S... K-25
District-South 24 Parganas
by Caste-...
by Profession-...

V.C.T.9
No 705

Ashit Kumar Datta

V.C.T.9
No 706

Anjali Kumar Datta

25/5/77

District Sub-Registrar
Alipore, South 24 Parganas

Handwritten notes:
Noble Trexim (HUF)
P. No. 89
Karnani

DUTTA, (6) SHRI ASHIS KUMAR DUTTA and (7) SHRI ALAK KUMAR DUTTA, all sons of Late Haran Chandra Datta, all are residing at 11, Madhab Lane, Kolkata - 700 025 hereinafter jointly called the **OWNERS/VENDORS** (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their heirs, executors, administrators legal representatives and/or assigns) of the **ONE PART.**

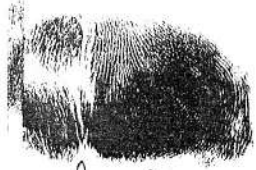
AND

M/S NOBLE TREXIM PVT. LTD. (2) M/S SWASTICK GRIN NIRMAN PVT. LTD. both companies incorporated under the Companies Act, 1956 having their Registered Office at 25, Lower Range, Kolkata - 700 019, represented by its Director Mr. Surendra Kumar Karnani. (3) SURENDRA KUMAR KARNANI (HUF) represented by its Karta Mr. Surendra Kumar Karnani of P-311, Lake Town, Block - A, Kolkata - 700 089, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **SECOND PART.**

WHEREAS :

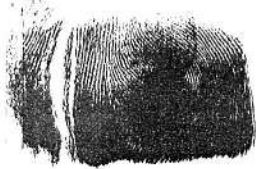
A) The predecessor in interest of the Vendors namely Haran Chandra Dutta (since deceased), was the joint Owner in respect of 1/4th share in respect of piece and parcel of land measuring about 44 Satak equivalent to 1 Bigha 6 Cottahs 9 Chittaks 41 Sft. situated within the Mouza

Sayedpur,
New Survey, N
Kur, District
Schedule
Pr.



V.C.T.-9
No 707

Archana Kumar Dutta



V.C.T.-9
No 708

Jagan Kumar Dutta



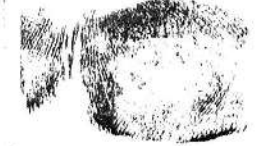
V.C.T.-9
No 709

Anup Kumar Dutta



V.C.T.-9
No 710

Ashis Kumar Dutta



V.C.T.-9
No 711

Alak Kumar Dutta

⑥ Anup Kumar Dutta

⑦ Ashis Kumar Dutta

⑧ Alak Kumar Dutta

All Sons of Late Harsan Chouda
Dutta, All of 11, Madhab Lane.

Ref-25.



M

W

Alipore, South 24 Parganas.

25-5-07

Avik Dutta
S/o. Sri. Archana Kumar Dutta
11, Madhab Lane,
Kolkata - 700025.

11
Date

Sayedpur, Khatian No. 311, Touzi No. 23, J.L. No. 12, Revenue Survey No. 193, Pargana Magura, P.S. Behala now Thakurpur, District 24 Parganas (S), (more fully described in the schedule written hereun) which was subsequently numbered as Premises No. 197, Moti Lal Gupta Road, under KMC Ward No. 122, Kolkata - 700 008 under the record of KMC.

B) The remaining share in respect of the aforesaid property held by the brothers of said Haran Chandra Dutta, (since deceased) namely Makhan Lal Dutta and Ashutosh Dutta and Narayan Chandra Dutta who jointly hold the remaining undivided 3/4th share in respect of the aforesaid property.

C) The predecessor in interest of the present vendors and his said brothers also jointly owned several other properties including the properties being premises no. 24 & 25, Nrisingha Dutta Road, Kolkata - 700 008 and also the aforesaid premises no. 197, Moti Lal Gupta Road, Kolkata.

D) The said Haran Chandra Dutta died intestate on 27.11.1982 leaving behind him his seven sons namely Ashit Kumar Dutta, Anajali Dutta, Archana Dutta, Aparn Dutta, Anup Dutta, Ashish Dutta and Alope Dutta who thus jointly inherited the undivided share of said Haran Chandra Dutta in respect of the aforesaid property being premises no. 197, Moti Lal Gupta Road, Kolkata - 700 008.

E) After promulgation of the Urban Land (Ceiling and Regulation) Act, 1976 it was detected that the legal

held
holdings
according
the Comp



40

Registrar-II
Alipore, South 24 Parganas

heirs of said Makhan Lal Dutta and Haran Chandra Dutta were holding excess vacant land beyond the ceiling limit and accordingly, a return to that effect was duly submitted to the Competent Authority appointed under the said Act.

F) It was detected that the legal heirs of Makhan Lal Dutta were holding excess vacant land beyond the ceiling limits to the extend of 11 satak equivalent to 6 cottahs 10 chittacks 21 sft. and the legal heirs of Haran Chandra Dutta were holding excess vacant land beyond the ceiling limits to the extend of 05 satak equivalent to 3 cotthas and accordingly the entire share of the legal heirs of Late Makhan Lal i.e. 11 satak and an area of 05 satak out of the share of legal heirs of Haran Chandra Dutta were acquired in the aforesaid premises no. 197, Motilal Gupta Road, Kolkata - 700 008 as a result of which the present vendors (being legal heirs Haram Chandra Dutta) jointly with the legal heirs of Ashutosh Dutta (since deceased) and legal heirs of Narayan Chandra Dutta (since deceased) remained the joint owners in respect of the said property being premises no. 197, Moti Lal Gupta Road, Kolkata - 700 008.

G) Such excess area holds by the heirs of Makhan Lal Dutta was duly handed over by the Competent Authority appointed under the Urban Land (Ceiling & Regulation) Act, 1976 being their entire share at premises no. 197, Moti Lal Gupta Road, Kolkata.

H) After such acquisition the present vendors are the absolute owners of remaining undivided 06 satak of land

equi
no. 15
I)



[Handwritten signature]

Registrar-II, Alhores
South 24 Parganas

equivalent to 3 cottahs 10 chittaks and 4 sft. at premises no. 197, Moti Lal Gupta Road, Kolkata.

I) The present Vendors being the absolute Owners in respect of undivided 06 Satak equivalent 3 Cottahs, 10 Chittack and 4 Sq.ft. in respect of the said property being premises No. 197, Motilal Gupta Road, Kolkata - 700 008 having agreed to sell the aforesaid property and the Purchaser have agreed to purchase the same free from all encumbrances, charges, liens, whatsoever, at or for a total consideration of Rs. 1,97,995/= (Rupees One Lac Ninety Seven Thousand Nine Hundred Ninety Five only) on lump sum basis.

NOW THIS INDENTURE WITNESSETH that pursuance to the said arrangements and in consideration of a total sum of Rs. 1,97,995/= (Rupees One Lac Ninety Seven Thousand Nine Hundred Ninety Five only) on lump sum basis paid by Purchaser to the Vendors at or before execution of these presents (receipt whereof the Vendors doth hereby admit and acknowledge) and of and from the same and every part thereof the Vendors doth hereby grant, convey, transfer, assign, assure, release and discharge unto and to the use of the said Purchaser free from all encumbrances, charges, liens, whatsoever ALL THAT the piece and parcel of undivided land measuring about 06 Satak equivalent 3 Cottahs, 10 Chittacks and 4 Sq.ft. situated within Khatian No. 311, Touzi No. 23, J.L. No. 12, Revenue Survey No. 193, Pargana Magura, Mouza Sayedpur, P.S. previously Behala now Thakurpukur, being present Municipal Premises No. 197, Motilal Gupta Road, under KMC Ward No. 122, Kolkata - 700008 (more fully described in the

Sch
"sail
incl.



AS

SECRET - EGIPTO
Algodon, Repib 24 Febrero

Schedule hereunder written) hereinafter referred to as the "said property" TOGETHER WITH all other easement rights including the right of ingress and egress through the 18 feet wide common passage from Moti Lal Gupta Road, Kolkata - 700 008 to the aforesaid property TOGETHER WITH all other easements and/or facilities and/or amenities attached thereto free from all encumbrances, charges, liens, attachments, whatsoever, TOGETHER WITH the compound outhouse, garden and appurtenances belonging thereto TOGETHER WITH all trees, fences, hedges, ditches, ways, waters, watercourses, lights, liberties, privileges, easements and appurtenances, whatsoever, to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or appurtenant thereto AND ALL the estate, right, title, interest, claim, demand, whatsoever of the Vendors unto and upon the same and every part thereto TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, its successor or successors in office and / or assigns absolutely and forever together with all title, deeds, writings, muniments and other evidences of title AND THE VENDORS doth hereby covenant to the Purchaser, its successor or successors in office and / or assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title, whatsoever, AND THAT the Vendors have full power and absolute authority to sell the said property in manner as aforesaid AND the Purchaser shall hereafter peaceably and

quie
withou
Person
th



AS

Registrar-II, Alipore
South 24 Parganas

quietly hold, possess and enjoy the said property in khas without any demand, whatsoever, from the Vendors or any person or persons claiming through or under them AND further that the Vendors, their heirs, executors, legal representatives, successor or successors and/or assigns covenant with the Purchaser, its successor or successors in office and/or assigns to save harmless, indemnify and keep indemnified the Purchaser, its successor or successors in office and/or assigns from or against any losses damages costs charges, expenses if suffered by reason of any defect in title of the Vendors or any breach of the covenant hereunder contained AND FURTHER that the Vendors or any person or persons having or lawfully or equitably claiming any estate or interest, whatsoever, in the said property or part thereof from under or in trust for the Vendors or from or under or any of their predecessor in interest at the request and at the cost of the Purchaser, its successor or successors in office and/or assigns from time to time shall do and execute or cause to be done and executed such acts, deeds, things and matters, whatsoever, for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, its successor or successors in office and/or assigns according, to the true intents and meaning of this deed as shall or may be reasonably required.




Registrar-II, Alipore, South 24 Parganas

SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece and parcel of undivided land measuring about 6 Satak equivalent to 3 Cottahs, 10 Chittacks and 4 Sq.ft. situated within Khatian No. 311, Touzi No. 23, J.L. No. 12, Revenue Survey No. 193, Pargana Magura, Mouza Sayedpur, P.S. previously Behala now Thakurpukur, being present Municipal Premises No. 197, Motilal Gupta Road, under KMC Ward No. 122, Kolkata - 700008 together with right over 18 feet common passage leading from Moti Lal Gupta Road to the aforesaid property and butted and bounded as follows :

ON THE NORTH : By land under dag no. 115

ON THE SOUTH : By Moti Lal Gupta Road

ON THE EAST : By land under Dag no. 113

ON THE WEST : By partly land under Dag no. 99 of Sukumar Dutta & Ors. and partly of balance land under Dag No.99.

IN A
their



Ly

Sub-Registro del Estado
Alpara, Santa Fe, Argentina

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

SIGNED SEALED AND DELIVERED BY THE OWNERS/VENDORS AT KOLKATA IN PRESENCE OF :

1. Avik Dutta

2. Souvik Dutta

1. Achit Kumar Dutta
2. Anjali Kumar Dutta
3. Archana Kumar Dutta
4. Aspar Kumar Dutta
5. Anup Kumar Dutta
6. Ashiq Kumar Dutta
7. Akash Kumar Dutta

(OWNERS/VENDORS)

SIGNED SEALED AND DELIVERED BY THE PURCHASER IN PRESENCE OF :

1. Avik Dutta

2. Souvik Dutta

M/s NOBLE TREXIM PVT. LTD

Sulindia Komal Kelgrom

Director

SWASTICK GRIH NIRMAL PVT. LTD.

Sulindia Komal Kelgrom

Director

for BURENDRA KUMAR KARNANI (H.U.F.)

Sulindia Komal Kelgrom

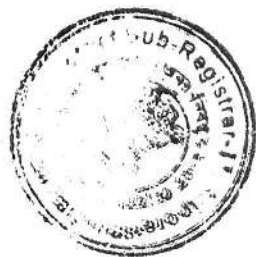
Karta

(PURCHASER)

9

Prepared by me,
Rabindra Roy
Advocate
Alipore Police Court
K01-27.

Receive
ninety
full



2
~~Registrar of Companies~~
~~Bangalore, South 24 Bangalore~~

MEMO OF CONSIDERATION

Received a sum of Rs. 1,97,995/= (Rupees one lakh ninety seven thousand nine hundred ninety five only) being full consideration money as per memo given below :

- a) By Pay Order No. 989712 dt. 24/5/07
drawn on Punjab National Bank, Burrabazar
Branch, Kolkata in favour of Ashit Kumar
Dutta Rs. 28,285/=
- b) By Pay Order No. 989711 dt. 24/5/07
drawn on Punjab National Bank, Burrabazar
Branch, Kolkata in favour of Anjali Kumar
Dutta Rs. 28,285/=
- c) By Pay Order No. 989710 dt. 24/5/07
drawn on Punjab National Bank, Burrabazar
Branch, Kolkata in favour of Archana Kumar
Dutta Rs. 28,285/=
- d) By Pay Order No. 989709 dt. 24/5/07
drawn on Punjab National Bank, Burrabazar
Branch, Kolkata in favour of Arpan Kumar
Dutta Rs. 28,285/=
- e) By Pay Order No. 989708 dt. 24/5/07
drawn on Punjab National Bank, Burrabazar
Branch, Kolkata in favour of Anup Kumar
Dutta Rs. 28,285/=
- f) By Pay Order No. 989707 dt. 24/5/07
drawn on Punjab National Bank, Burrabazar
Branch, Kolkata in favour of Ashis Kumar
Dutta Rs. 28,285/=

Ashit Kumar Dutta

Arpan Kumar Dutta

Anjali Kumar Dutta

Ashit Kumar Dutta

By
draw
Bra
9)



C
~~Registrar-11, Bangalore~~
~~Middestrasse 74~~

g) By Pay Order No. 989713 dt. 24/5/07
drawn on Punjab National Bank, Burrabazar
Branch, Kolkata in favour of Alak Kumar
Dutta

Rs. 28,285/=

Total Rs. 1,97,995/=

Ashit Kumar Dutta

(Rupees One Lac Ninety Seven Thousand Nine Hundred Ninety
Five only)

Witnesses:

1. *Avik Dutta.*
11, Madhab Lane,
Kolkata - 700025
2. *Somik Dutta*
Flat - CA 3rd Floor
3BN, New Ballygange Rd.
Kolkata - 700039

Ashit Kumar Dutta
Anjali Kumar Dutta
Archana Kumar Dutta
Arpan Kumar Dutta
Anup Kumar Dutta
Ashit Kumar Dutta
Alak Kumar Dutta

(OWNERS/VENDORS)

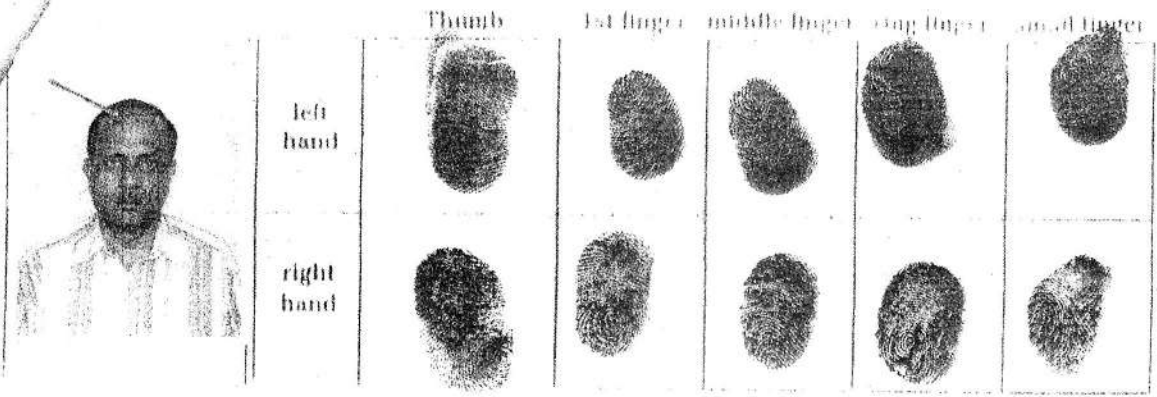


Registrar-II
Alipore, South 24 Parganas

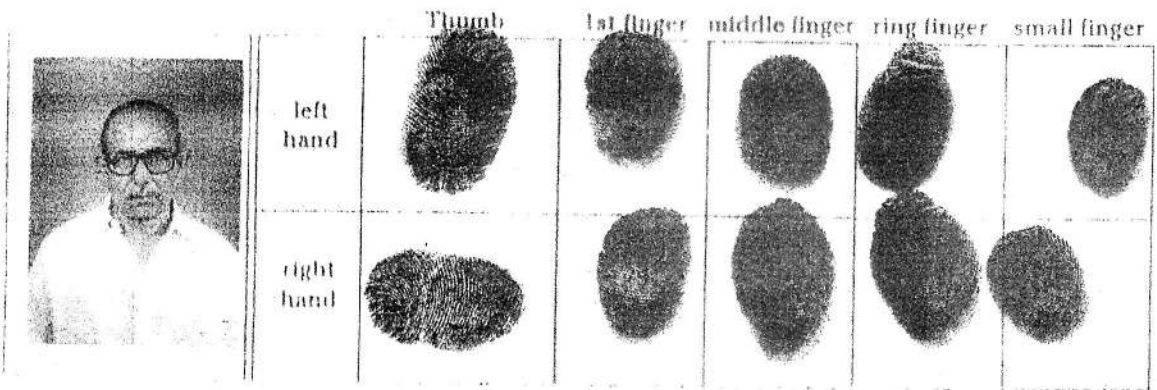


Registrar-II
Alipore, South 24 Parganas
08/09/08

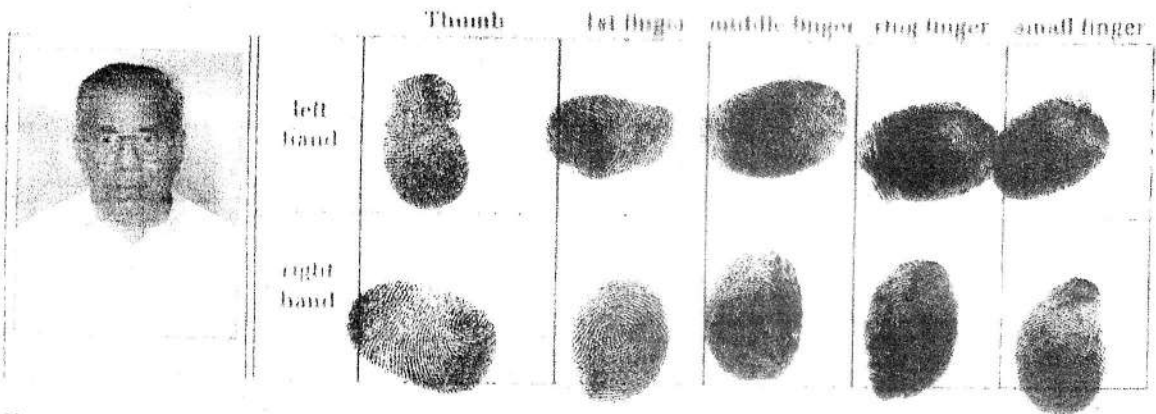
Registrar-II
Alipore, South 24 Parganas
08/09/08



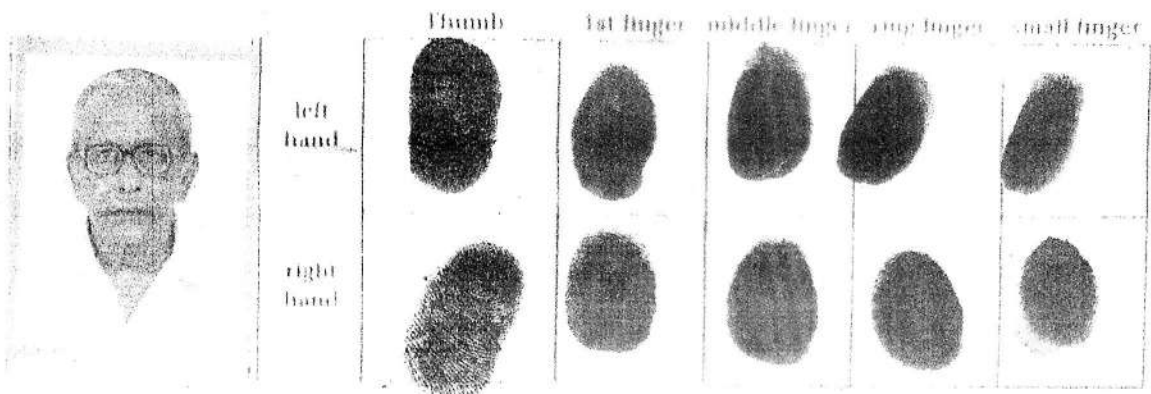
Name: Subinda Kamal Kalra



Name: Ashok Kumar Bhatnagar



Name: Anjali Kaur



Name: Archana Kaur

PHOTO














[Handwritten signature]

Sub-Registrar
Alameda, Santa RA Province

		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
	left hand					
	right hand					

Name SURENDRA KUMAR KARNANI

Signature Surendra Kumar Karnani

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

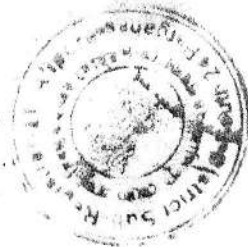
Name

Signature

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












Name

Signature














~~REKAM MEDIS~~
~~NO. 123456789~~












Handwritten signature or initials.

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








Name: _____
 Signature: *Arpan Kumar Datta*

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

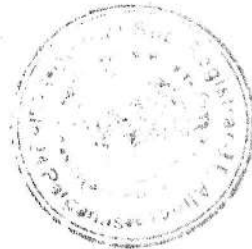
Name: _____
 Signature: *Arpan Kumar Datta*

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

Name: _____
 Signature: *Arpan Kumar Datta*

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

Name: _____
 Signature: *Arpan Kumar Datta*



10
SECRET. 500-Registered
General. South of Pargana.