

01856/07

I-01822/07



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1612000

B 167161

Certified that the duty Rs. 22530 has been realised

from 147(1) of 1954 Act and the instrument is duly stamped by me

Stamped by me No. 860847 Date 28.5.07

District Sub-Registrar-II Alipore, South 24 Parganas 28.5.07

THIS INDENTURE is made on this 25th Day of May. Two Thousand and Seven BETWEEN (1) SHRI ASHOK DUTTA, son of Late Labanya Dutta, (2) MRS. KALYANI GHOSH, wife of Shri Sujit Kumar Ghosh, (3) SMT. SHILA PATRA, wife of

admissible under Rega. rule 51 and u/s 5 of the West Bengal L. R. Act 1956, July 31, 1956. (Exempted from the stamp duty) under the Stamp Act 1899 as amended in 1964, Schedule IA No. 23.

U/S. of (B) of the W. P. Prevention of under valuation of instruments Act 1944 Market Value of the instrument Rs. 16,12,000 Deficit Stamp duty of Rs. 73,270.

Certified that the deficit Stamp duty Rs. 73270 has been realised

from 147(1) of 1954 Act and the instrument is duly

Stamped by draft No. 870340 Date 8.9.07

A = 3982/-
E9 x 25 = 14/-
H = 28/-
M(b) = 4/-
4028/-

District Sub-Registrar-II Alipore, South 24 Parganas 13/09/07

District Sub-Registrar-II Alipore, South 24 Parganas 13.9.07

1856 23.57
 CASE NO. Noble Trexim PVT Ltd
 ADDRESS 25 Lower Range
 1000/-



Presented for registration at the office of the District Sub-Registrar-II, Pargana, on the 25th day of May 2017 at the office of the District Sub-Registrar-II, Pargana, by Swanda Kumar Karnam, one of the executors/claimants.

① Swanda Kumar Karnam
 Director for
 "M/s Noble Trexim Pvt Ltd"
 &
 "M/s Swastick Grih Nirman Pvt Ltd"
 their office at 25 Lower
 Range, Kel-19

W
 25-5-2017
 District Sub-Registrar-II, Pargana

M/s NOBLE TREXIM PVT. LTD
 Swanda Kumar Karnam
 Director

SWASTICK GRIH NIRMAN PVT. LTD,
 Swanda Kumar Karnam

For SURENDRA KUMAR KARNAM
 Director (M.P.)
 Swanda Kumar Karnam
 Karu

② Ashok Dutta 4/10 Labanya
 Dutta ③ Kalyani Ghosh
 W/o Sujit Kumar Ghosh
 P.T.O.

Rakhi Dutta
 W/O D/O Mr. Asit K. Dutta
 of 33, Palit St
 P.S. Kal-19
 District-South 2A
 By Caste-
 By Profession



V.C.T.9
 No 725



(Ashok Dutta)

V.C.T.9
 No 726



Swant Patra
 V.C.T.9
 No 727

Swant Patra

W
 25/5/2017



Anath Nath Patra, (4) SMT. TAPATI DASGUPTA, wife of Shri Dilip Dasgupta, (5) SMT. PADMA DATTA, wife of Late Prativa Datta, all are residing at 7A, Balaram Bose Ghat Road, Kolkata - 700 025 (6) SHRI ASHIT KUMAR DATTA, son of Late Prativa Datta, residing at 33, Palit Street, Kolkata - 700 019, (7) SMT. MUKUL DUTTA, wife of Late Aniya Kumar Dutta, (8) SMT. SUCHISMITA DEBNATH, wife of Moloy Debnath, (9) SMT. AVA DUTTA, wife of Late Dipti Kumar Dutta, all three are residing at 25, Nrisingha Dutta Road, Kolkata - 700 008, 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 GRIH 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.**

V.C.T-9
No 728

Tapati Dasgupta

V.C.T-9
No 729

Asit Datta

V.C.T-9
No 730

Mukul Datta

V.C.T-9
No 731

Suchismita Das Nath

V.C.T-9
No 732

Ava Datta

V.C.T-9
No 733

L.T.I of Padma Datta
by the pen of
Rakhi Datta

Rakhi Datta
w/of Mr. Asit. Kumar. Datta
33, Palit St.
Kl - 19.

④ Shila Patra
w/o Anath Nath Patra

⑤ Tapati Das Gupta
w/o Dilip Das Gupta

⑥ Padma Datta
M/o Prativa Datta
All of 7 A, Balaram Bose
ghat Road, Kl-25

⑦ Ashit Kumar Datta
M/o Prativa Datta
of 33, Palit Street, Kl-19

⑧ Mukul Datta
M/o Amiya Kumar Datta
Suchismita Deb
Nath w/o Malay
Deb Nath

⑩ Ava Datta M/o Dipk
Kumar Datta
All of 25, Nrisingha
Datta Road. Kl-8



Alipore, 25-5-07

25-5-07

WHEREAS :

A) The predecessor in interest of the Vendors namely Narayan Chandra Dutta (since deceased), was the absolute Owner 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, Khatian No. 311, Touzi No. 23, J.L. No. 12, Revenue Survey No. 193, Pargana Magura, P.S. Behala now Thakurpukur, District 24 Parganas (S) (more fully described in the schedule written hereunder) 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 Narayan Chandra Dutta, (since deceased) namely Haran Chandra Dutta, Makhan Lal Dutta, and Ashutosh Dutta who jointly held remaining undivided 3/4th share in respect of the aforesaid property.

C) The said Narayan Chandra Dutta died intestate on 3.12.1991 leaving behind him six sons, namely Labanya Kumar Dutta, Prativa Kumar Dutta, Amiya Kumar Dutta, Milan Kumar Dutta (deceased bachelor), Dipti Kumar Dutta, Tripti Kumar Dutta (deceased bachelor) and one daughter namely Anila Dutta (deceased unmarried) as his legal heirs and representatives who thus jointly inherited the aforesaid undivided share of



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Alipora, South 24 Parganas

Narayan Chandra Dutta in respect of the property being premises no. 197, Moti Lal Gupta Road, Kolkata - 700 008.

D) Amongst the said six sons, Milan Kumar Dutta and Tripti Kumar Dutta and one daughter Anila Dutta died unmarried and as such their undivided interest in the aforesaid property devolve upon the other legal heirs of said Narayan Chandra Dutta.

E) Said Labanya Kumar Dutta died intestate on 01.10.1972 leaving behind him one son, namely Ashok Kumar Dutta, the Vendor No.1 herein and three daughters, namely Mrs. Kalyani Ghosh, Smt. Shila Patra and Smt. Tapati Dasgupta being the Vendors No. 2,3 & 4 who thus jointly inherited the aforesaid undivided share of said Labanya Kumar Dutta in respect of the said property being premises No. 197, Moti Lal Gupta Road, Kolkata - 700 008.

F) Another co-sharer of the aforesaid property, namely Prativa Kumar Dutta died intestate on 31.12.1970 leaving behind him his wife Padma Dutta and one son Asit Dutta being the Vendors No. 5 & 6 herein who thus jointly inherited the aforesaid undivided share of said Prativa Kumar Dutta in respect of the said property being premises No. 197, Moti Lal Gupta Road, Kolkata - 700 008.



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~~Sub-Registrar~~
~~Alipore, South 24 Parganas~~

G) Another co-sharer of the aforesaid property, namely Amiya Kumar Dutta also died intestate on 20.01.1991 leaving behind him his wife Mukul Dutta and Smt. Suchismita Debnath being the Vendors No. 7 & 8. herein who thus jointly inherited the aforesaid undivided share of said Amiya Kumar Dutta in respect of the said property being premises No. 197, Moti Lal Gupta Road, Kolkata - 700 008.

H) Another co-sharer of the aforesaid property, namely Tripti Kumar Dutta also died intestate on 22.10.1985 leaving behind him his wife Ava Dutta being the Vendor No. 9 herein who thus inherited the aforesaid undivided share of said Amiya Kumar Dutta in respect of the said property being premises No. 197, Moti Lal Gupta Road, Kolkata - 700 008.

I) 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 land at Premises No. 30, Bose Para Bye Lane, Kolkata.

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



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Aligora, South 24 Parganna

K) It was detected that the legal heirs of Makhan Lal Dutta were holding excess vacant land beyond the ceiling limits to the extent 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 extent of 05 satak equivalent to 3 Cottahs 18 Sft. and accordingly the entire share of the legal heirs of Late Makhan Lal Dutta 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 of Ashutosh Dutta) jointly with the legal heirs of Haran Chandra 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.

L) The aforesaid excess vacant land held by the legal heirs of Makhan Lal Dutta was duly handed over to the Competent Authority appointed under the Urban (Land Ceiling & Regulation) Act, 1976 being their entire share in the said premises.



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M) The present vendors being the absolute owners of 11 satak of land equivalent to 6 cottahs 10 chittaks and 21 sft. in respect of the aforesaid property being premises no. 197, Moti Lal Gupta Road, under KMC Ward No.122, P. S. Thakurpukur, Kolkata - 700 008 having decided to sell and the purchaser have agreed to purchase the same at or for a total consideration of Rs.3,62,993/- (Rupees Three Lacs Sixty Two Thousand Nine Hundred Ninety Three only) on lump sum basis.

NOW THIS INDENTURE WITNESSETH that pursuance to the said arrangements and in consideration of a total sum of Rs.3,62,993/= (Rupees Three Lacs Sixty Two Thousand Nine Hundred Ninety Three 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 11 Satak equivalent 6 Cottahs, 10 Chittacks and 21 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 Schedule hereunder written) hereinafter referred to as the



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Registrar of Companies
Alipore, South 24 Parganas

"said property" TOGETHER WITH all other easement rights including the right of ingress and egress TOGETHER WITH all other easements and/or facilities and/or amenities attached thereto free from all encumbrances, charges, liens, attachments, whatsoever including the proportionate right over the 18 feet wide common passage from Moti Lal Gupta Road leading to the aforesaid property TOGETHER WITH the compound out-house, garden and appurtenances belonging thereto TOGETHER WITH all trees, fences, hedges, ditches, ways, waters, water-courses, 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



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**From Registrar
Bangalore, South 24 Park**

said property in manner as aforesaid AND the Purchaser shall hereafter peaceably and 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.



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**Deputy District Registrar
Aligarh, Distt 24 Pargana**

SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece and parcel of undivided land measuring about 11 satak equivalent to 6 Cottahs 10 Chittacks and 21 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 including the proportionate right over the 18 feet wide common passage from Moti Lal Gupta Road leading 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.




District Sub-Registrar
Alipurduar, Assam

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. Rakhi Datta
2. Sanjay Anwar Khan

1. Ashok Datta (Ashok Datta)
2. Kalyanika Ghosh
3. Shila Patra
4. Tapati Dasgupta
- 5.
6. Asit Datta
7. Mukul Datta
8. Sushismita Das Nath
9. Ava Datta
d. T.I of Padma Datta
by the hand of Rakhi Datta
(VENDORS)

SIGNED SEALED AND DELIVERED BY THE PURCHASER IN PRESENCE OF :

1. Rakhi Datta
2. Sanjay Anwar Khan

M/s NOBLE TREXIM PVT. LTD

Sulendra Kumar Kelgoum

Director

SWASTICK GRIM NIKMAN PVT LTD,

Sulendra Kumar Kelgoum

Director
for SURENDRA KUMAR KANNANI (H.U.F.)

Sulendra Kumar Kelgoum

Karta
(PURCHASER)

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



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MEMO OF CONSIDERATION

Received a sum of Rs. 3,62,993/= (Rupees Three Lacs Sixty Two Thousand Nine Hundred Ninety Three only) being full consideration money as per memo given below :

- a) By Pay Order No. 860947 dt. 24/5/07...
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Ashok
Dutta Rs. 22,687/=
- b) By Pay Order No. 860946 dt. 24/5/07...
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Kalyani
Ghosh Rs. 22,687/=
- c) By Pay Order No. 860945 dt. 24/5/07...
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Shila
Patra Rs. 22,687/=
- d) By Pay Order No. 860944 dt. 24/5/07...
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Tapati
Dasgupta Rs. 22,687/=
- e) By Pay Order No. 860943 dt. 24/5/07...
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Padma
Dutta Rs. 45,374/=
- f) By Pay Order No. 860942 dt. 24/5/07...
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Ashit Kumar
Dutta Rs. 45,374/=
- g) By Pay Order No. 860941 dt. 24/5/07...
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Mukul
Dutta Rs. 45,374/=



AS

**Sub-Registrar
Alipore, Calcutta**

h) By Pay Order No. 860940 dt. 24/5/07
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Suchismita
Debnath

Rs. 45,374/=

i) By Pay Order No. 860939 dt. 24/5/07
drawn on State Bank of India, Lamartiner
Branch, Kolkata in favour of Ava
Dutta

Rs. 90,749/=

Total Rs. 3,62,993/=

(Rupees Three Lacs Sixty Two Thousand Nine Hundred Ninety
Three only)

Witnesses:

1. Rakhi Datta
33, Palit Street
Kal - LP

2. Sanjay Kumar Das
Ali Kaur Palit - Cal
Col 2A

(Ashok Datta)

Kalyani Ghosh
Shila Patra
Tapati Dasgupta

Ajit Datta
Mukul Datta

Suchismita Deb Nath

Ava Datta

L. T. Toif Padma Datta
by the pen of
Rakhi Datta














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District Sub-Registrar,
Alipore, South 24 Parganas














Book No.
Volume No. 35
Pages 165-177
Serial No. 1792
of the year 07

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District Sub-Registrar,
Alipore, South 24 Parganas
08/09/08

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	left hand					
	right hand					












Name: _____
 Signature: Sulindla Komal Kulkarni

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	left hand					
	right hand					

Name: Ashok Sella
 Signature: Ashok

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	left hand					
	right hand					

Name: Kalyan S...
 Signature: _____












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	left hand					
	right hand					

Name: _____
 Signature: Smita Patil














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	right hand					






Name
 Signature *T. pati Dasgupta*

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	right hand					

Name
 Signature *L. Tal. of Padma Dalte*
By the pen of Roke Dalte

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	left hand					
	right hand					












Name
 Signature *Prabha Kumar Dalte*

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	right hand					












Name
 Signature *Hakim Dalte*



Sub-Regional Office of the National Commission on Human Rights
Kupang, East Nusa Tenggara

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	right hand					

Name
 Signature *S. K. Gupta*

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	left hand					
	right hand					

Name
 Signature *Ava Datta*

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PHOTO	left hand					
	right hand					

Name
 Signature

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

Name
 Signature



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Section 110- Registered
Algebra, South 44 Pageant