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04878/2013



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 884164

certified that the execution of this instrument is correct. The signature and seal of the abovesaid person are the part of the instrument.

US/50

Notary Public for West Bengal  
 Market, New Town, Bara Bazar

129 APR 2013

THIS INDENTURE made this the 26<sup>th</sup> day of April, 2013  
 BETWEEN (MR.) VINOD KUMAR JAISWAL, son of Late Tribeni Prasad Jaiswal, by Caste- Hindu, by Occupation- Business, by Nationality-

124201

Advocate  
 27 FEB 2013  
 A. BANERJEE  
 L.S. VENDOR (O.S.)  
 COURT, KOLKATA-700 001

Vinod Kumar Jaiswal

2938

Vinod Kumar Jaiswal



Additional District Sub-Registrar  
North 24 Parganas, West Bengal

Raj Jaiswal  
 RAJUL JAISWAL  
 S/O - VINOD KR. JAISWAL  
 ATCHHARA - KOL - 126  
 BUSINESS

26 APR 2013

Indian, residing at Atghara, P.O. Rajarhat Gopalpur, P.S. Rajarat, District North 24 Parganas, Pin 700 136, State- West Bengal, hereinafter collectively referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND GEET VINIMAY PRIVATE LIMITED**, (PAN AAECG0629C) the Company, having its registered office at 46, B. B. Ganguly Street, Second Floor, Room No. 4, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, Kolkata 700 059, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

**WHEREAS** by virtue of a sale deed in Bengali vernacular dated 29.04.1966, which was duly registered with the Office of the Sub-Registrar at Cossipur, Dum-Dum and recorded into Book No. 1, Volume No. 55, Pages 204 to 206, Being No. 3593 for the year 1966, one **NOOR MOHAMMAD GAIN** purchased, acquired and possessed **ALL THAT** the piece or parcel of land containing an area of 3.9375 Decimal out of 7 (Seven) Decimal, in Mouza Atghara, J.L. No. 10, in C.S. Dag No. 465, corresponding to R. S. Dag No. 457, R.S. Khatian No. 255, under Police Station Rajarhat presently Baguiati, District North 24 Parganas, for the consideration therein mentioned and after the said purchase and acquisition recorded his name in Records of Rights vide L.R. Khatian No. 470 ;

**AND WHEREAS** in the span of time, the said **Noor Mohammad Gain** died intestate, leaving behind his only wife **Upstan Nechha Bibi**, his three sons (1) **Abdul Jabbar Gain**, (2) **Abdul Wahab Gain** and (3) **Abdur Rahaman Gain** and his two daughters (1) **Kohinoor Bibi** and (2) **Roop Jan Bibi**, as only legal heirs towards the estates left by him, including the land containing an area of 3.9375 Decimal out of 7 Decimal, in Mouza Atghara, J.L. No. 10, in R. S. Dag No. 457, as aforesaid;

**AND WHEREAS** thus by virtue of the aforesaid heirship, the aforesaid legal heirs became owner of the land containing an area of 3.9375 Decimal out of 7 Decimal, in Mouza Atghara, J.L. No. 10, in R. S. Dag No. 457, recorded in L.R. Khatian No. 470, under Police Station- Rajarhat, District North 24-Parganas, free from all encumbrances, and shared the same in following manner,:-

<b><u>Abdul Jabbar Gain</u></b>	0.8613 Decimal
<b><u>Abdul Wahab Gain</u></b>	0.8613 Decimal
<b><u>Abdur Rahaman Gain</u></b>	0.8613 Decimal
<b><u>Kohinoor Bibi</u></b>	0.4306 Decimal
<b><u>Roop Jan Bibi</u></b>	0.4307 Decimal
<b><u>Upatan Nechha Bibi</u></b>	0.4922 Decimal

**AND WHEREAS** by sale deed dated 04.04.1990, said **Abdul Wahab Gain** conveyed and transferred entirety of his rights, title and interest in respect of **ALL THAT** piece or parcel of land, measuring 0.86135 Decimal, more or less, out of the said 3.9375 Decimal land, comprised under R. S. Dag No. 457, L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **VINOD KUMAR JAISWAL**, the Vendor herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 52, Pages 113 to 120, Being No. 2378 for the year 1990, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever to the said **VINOD KUMAR JAISWAL** ;

**AND WHEREAS** by sale deed dated 20.06.1991, said **Abdur Rahaman Gain** conveyed and transferred entirety of his rights, title and interest in respect of **ALL THAT** piece or parcel of land, measuring 0.86135 Decimal, more or less, out of the said 3.9375 Decimal land, comprised under R. S. Dag No. 457, L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **VINOD KUMAR JAISWAL**, the Vendor herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 94, Pages 381 to 388, Being No. 5219 for the year 1991, against the valuable

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consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever to the said **VINOD KUMAR JAISWAL** ;

**AND WHEREAS** by sale deed dated 19.11.2012, said **VINOD KUMAR JAISWAL**, out of the aforesaid purchases, conveyed and transferred **ALL THAT** piece or parcel of land, measuring 0.7621 Decimal, more or less, out of the said 3.9375 Decimal land, comprised under R. S. Dag No. 457, L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **Geet Vinimay Private Limited**, the Vendor herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, CD Volume No. 20, Pages 1362 to 1375, Being No. 14162 for the year 2012, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property, absolutely and forever to the said **Geet Vinimay Private Limited** ;

**AND WHEREAS** thus the said Vinod Kumar Jaiswal, the Vendor herein, is the sole and absolute owner of **ALL THAT** piece or parcel of land, measuring 0.9605 (point Nine Six Zero Five) Decimal, equivalent to 0.5811 Cottah, more or less, comprised in R.S. Dag No. 457, R.S. Khatian No. 255, corresponding to L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, hereinafter called as the **SAID PROPERTY**, free from all encumbrances.

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the Said Property, described in the Schedule written hereto, agreed to sell the Said Property, unto and in favour of **GEET VINIMAY PRIVATE LIMITED**, the Purchaser herein, and the Purchaser has agreed to purchase the SAID PROPERTY at and for a Total Consideration of Rs.7,55,000/- [Rupees Seven Lac And Fifty Five Thousand] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:-**

In pursuance of agreements and in consolidated consideration of sum of Rs.7,55,000/- [Rupees Seven Lac And Fifty Five Thousand] only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land, measuring 0.9605 (point Nine Six Zero Five) Decimal, equivalent to 0.5811 Cottah, more or less, comprised under R.S. Dag No. 457, recorded in L.R. Khatian No. 470, lying and situated under Mouza- Atghara, under Police Station- Rajarhat, District North 24-Parganas, **TOGETHER WITH** all the rights and benefits appurtenant thereto or enjoyed therewith, without any obstruction to others, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free

from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**1. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept

harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and

- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be



acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchaser as per schedule below.

**SCHEDULE OF THE PROPERTY**


**ALL THAT** piece or parcel of land, measuring 0.9605 (point Nine Six Zero Five) Decimal, equivalent to 0.5811 Cottah, more or less,, comprised under R. S. Dag No. 457, recorded in L.R. Khatian No. 470, lying and situated under Mouza- Atghara, Tarafdarpada, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and benefits appurtenant thereto or enjoyed therewith.

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IN WITNESS WHEREOF the VENDOR has set and subscribed his hand and seal on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata in the presence of:

  
ATGHARA - KOL-136



  
102-11-821  
102-11-821

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**RECEIPT**

Received a sum of Rs.7,55,000/- [Rupees Seven Lac And Fifty Five Thousand] only from the above named Purchaser according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**





Amount (Rs.)	Date	Bankers' Cheque No.	Bank/Branch	Issued In Favour Of
7,55,000/-	29/4/13	005608	Axis Bank Ltd., Central Avenue	VINOD KUMAR JAISWAL
7,55,000/-	Rupees Seven Lac And Fifty Five Thousand .			

Witnesses:



  
SIGNATURE OF THE VENDOR

## FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Right Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Right Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Right Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 04878 of 2013  
(Serial No. 05260 of 2013 and Query No. L000009017 of 2013)

**On 26/04/2013**

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

Presented for registration at 18.30 hrs on :26/04/2013, at the Private residence by Vinod Kumar Jaiswal ,Executant.

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

Execution is admitted on 26/04/2013 by

1. Vinod Kumar Jaiswal, son of Lt Tribeni Prasad Jaiswal , Atghora, Thana:-Rajarhat, P.O. :-Rajarhat Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Business

Identified By Rahul Jaiswal, son of V Kr Jaiswal, Atghora, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

**On 29/04/2013**

**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, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 8308/- is paid , by the draft number 845803, Draft Date 25/04/2013, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 29/04/2013

( Under Article : A(1) = 8294/- ,E = 14/- on 29/04/2013 )

**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.-7,55,000/-

Certified that the required stamp duty of this document is Rs.- 45320 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 45320/- is paid , by the draft number 845804, Draft Date 25/04/2013, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 29/04/2013

( Debasish Dhar )  
Additional District Sub-Registrar

Debasish Dhar  
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 9555 to 9568  
being No 04878 for the year 2013.



(Debasish Dhar) 29-April-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal