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J. 9844/10



West Bengal पश्चिम बंगाल WEST BENGAL

F 157791

26.11.10

S. 28946/10

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

*[Signature]*  
Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

26 NOV 2010

DEED OF CONVEYANCE

THIS INDENTURE made this the 26<sup>th</sup> day of November, Two thousand and Ten, BETWEEN SRI SUSHIL KUMAR MOOKHERJI, son of late Prafulla Kumar Mookherji, by faith : Hindu, by occupation Retired, by nationality : Indian, residing at 28B, Mahim Haldar Street, Police Station : Kalighat, Kolkata - 700026, having PAN NO. NIL, hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs, executors, administrators, representatives successors and assigns) of the FIRST PART;

Sushil Kumar Mookherji  
*[Signature]*

221      22-11-19  
Value of N. J. Stamp Rs. 500  
Name of Purchaser EVERAIKE SUPPLIERS PVT. LTD.  
Address 50, Suburban School Road  
Kol-70025

*[Signature]*  
**R. MUKHERJEE**  
Vendor S.R.O. Budge Budge

DEPT OF CHIEF EXECUTIVE

Identify by me.  
Rohasankar Gupta  
13/3A, Rai Senhari Lane,  
Kolkata 700026



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
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AND

*M/s. EVERLIKE SUPPLIERS PRIVATE LIMITED*, a company incorporated under the Companies Act, 1956 having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata 700025, having PAN NO. AABCE6195N, represented by its Director Sri Arun Kumar Kedia, son of Sri Ram Kumar Kedia, of 50, Suburban School Road, P. S. Kalighat, Kolkata 700025, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his successor-in-office, executors, administrators, representatives and assigns) of the SECOND PART;

WHEREAS by virtue of a Decree passed by Learned 1<sup>st</sup> Court of Subordinate Judge at Alipore, District 24 Parganas in Partition Suit No. 62 of 1937, one Prafulla Kumar Mukherjee alias Batakrishna Mukherjee and Subodh Chandra Mukherjee, jointly acquired the right, title & interest over the property measuring an area of 4 Cottahs 13 Chittaks 4 Square feet (more or less) comprised under Mouza : Kalighat, Pargana : Khaspur, Police Station : Bhowanipore, District : 24 Parganas ;

AND WHEREAS while said Prafulla Kumar Mukherjee alias Batakrishna Mukherjee and Subodh Chandra Mukherjee were jointly in possession of their said property, measuring an area of 4 Cottahs 13 Chittaks 4 Square feet (more or less) one amongst them namely Prafulla Kumar Mukherjee alias Batakrishna Mukherjee died intestate on 18/08/1948 and his undivided half share in the property devolved upon his three sons namely Sunil Kumar Mukherjee, Sushil Kumar Mookherji and Subodh Chandra Mukherjee ;

AND WHEREAS after the demise of said Subodh Chandra Mukherjee on 23.05.1962 as bachelor his undivided share in the property devolved upon his two brothers namely Sunil Kumar Mukherjee and Sushil Kumar Mookherji, who jointly became the joint

Sunil Kumar Mookherji  
Sushil Kumar Mookherji



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owners of the said property having an area of 4 Cottahs 13 Chittaks 4 Square feet (more or less) comprised under Mouza : Kalighat, Pargana : Khaspur, Police Station : Bhowanipore, District : 24 Parganas ;

AND WHEREAS while said Sunil Kumar Mukherjee and Sushil Kumar Mookherji were jointly in possession of their said property, measuring an area of 4 Cottahs 13 Chittaks 4 Square feet (more or less) comprised under Mouza : Kalighat, Pargana : Khaspur, Police Station : Bhowanipore, District : 24 Parganas, they amicably partitioned their said property by metes and bounds and accordingly executed a Deed of Partition in Bengali vernacular to that effect on 6<sup>th</sup> day of Magh, 1395 B.S. corresponding to 20<sup>th</sup> day of January, 1989. The said Deed of Partition was registered before the District Registration Office, Alipore and recorded in Book No. I, Volume No. 15, Pages from 85 to 94, Being Deed No. 653, for the year 1989;

AND WHEREAS after execution of above Deed of Partition said Sushil Kumar Mookherji, became absolute owner of the property, which is morefully mentioned and particularly described in Schedule thereunder written and marked with Red verge as "Lot "B" having an area of 01 Cottah 13 Chittaks 27 Square feet (more or less) and remained in possession of the same in fee simple estate;

AND WHEREAS the vendor herein namely Sri Sushil Kumar Mookherji for his lawful necessity decided to sell his property, which is morefully and clearly described in the SCHEDULE hereunder written offered to sell and the Purchaser herein agreed to purchase the said land with structure, which is mentioned in the SCHEDULE hereunder written at or for the consideration fixed at Rs. 30,00,000/- (Rupees Thirty lakh) only free from all sorts of encumbrances along with a tenant which is lying in the front side of the premises.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed and declared by and between the parties as follows: In consideration of Rs. 30,00,000/- (Rs. Thirty lakh) only to VENDOR, paid by the PURCHASER as per memo below at or immediately before the execution of presents (the receipt whereof the Vendor doth hereby admit and acknowledge) and doth hereby admit, release and discharge the



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Purchaser as well as the said land with structure particularly described in the SCHEDULE hereunder written. The Vendor doth hereby grant, convey, transfer, sale, alienate and assure the Purchaser the property morefully described in the schedule below together with courtyard, drain, common path, sewer, compounds, ditches, ways, path, passage, common passage, common fences, walls, common walls, water, water courses, soils thereof, light, roads, liberties, privileges, easement and appurtenances belonging to or appertaining thereof and the reversion or reversions, remainder or remainders rents issue and profits and every part thereof whatsoever TOGETHER WITH the benefits of all covenants and indemnifies heretofore executed in respect of and in favour of or in any manner relating to the said land with structure and also TOGETHER WITH all rights, advantages, benefits, privileges, liberties in respect of the said land with structure hereby conveyed and ALL THE ESTATE rights, titles, interests, claims and demands whatsoever of the Vendor unto or upon the said land with structure hereditament or any part thereof ALSO TOGETHER WITH all rights, interest and title unto or upon the said land with structure hereditament or any part thereof ALSO TOGETHER WITH absolute power, full right, liberty and easement for his/her, them and together with deeds, pattas, muniments of title exclusively relating to or concerning the said land with structure hereditament, or any portion thereof TO HAVE AND TO HOLD the said land with structure granted or expresses or intended so to be unto and to the use of the Purchaser absolutely forever and free from all encumbrances and free from all claims, demands, encumbrances of any and every nature whatsoever including but not limited to mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, reversionary rights and residuary rights.

AND the Vendor doth hereby covenant that notwithstanding any deed or things by the or any of his predecessors and ancestors-in-title done executed or knowingly suffered to the contrary the Vendor is now rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land with structure hereby granted or expressed or intended so to be unto and to the use of the Purchaser's absolutely for ever and free from all encumbrances.



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ALICE  
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AND the Vendor doth hereby further covenant with the Purchaser that notwithstanding any deed or things by the Vendor or any of his predecessor or ancestors-in-title done executed or knowingly 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 with structure hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate equivalent thereto without any manner and condition, use, trust or other things whatsoever to alter defect encumber or make void the same.

AND that notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor hath now good right full power and absolute authority and indefeasible title to grant convey, transfer and assign or expressed or intended 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 FURTHER THE VENDOR and all persons having lawfully or equitably claiming any estate or interest in the said land with structure and every part thereof from under or in trust for the Vendor or his predecessors or ancestors-in-title or any of them shall and will from time to time and at all times hereafter at the request and costs of the vendor do and execute or caused to be done or executed all such acts and things whatsoever for further better and more perfectly assuring the said land with structure hereby granted, conveyed, transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall it may reasonably required. AND the said land with structure or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax authorities or Department or under the provision of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office or certificate officer under the provision of Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities. AND that no notice issued under the Public Demand Recovery Act, has been



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ALIPORE SOUTH DIVISION.  
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served upon neither of the Vendor nor any such notice has been published. AND that the Vendor has not yet received any notice of the requisition or acquisition of the property described in the schedule below. AND the Vendor delivers this day Khas and peaceful possession of the said land with structure unto the Purchaser. AND the vendor represented to the purchaser that save and except him no other person or persons have any right title or interest in respect of the aforesaid property or any part thereof AND the vendor hereby indemnify the purchaser against all losses, damages, claims or whatsoever in respect of the aforesaid property.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring an area of 1 (one) Cottah 13 (thirteen) Chittaks 27 (twenty seven) Square feet be the same a little more or less along with about 90 years old single storied building standing thereon having an area of 250 Square feet (more or less) comprised under Mouza : Kalighat, Pargana : Khaspur, being premises no. 28B, Mahim Halder Street, Police Station : previously Bhowanipore at present Kalighat, Kolkata - 700026, District : South 24 Parganas under the Kolkata Municipal Corporation, Ward No. 83, Assessee no. 110832100456 which is butted and bounded in the manner following that is to say:

ON THE NORTH            ::     Partly 28C and 28D Mahim Halder Street  
ON THE SOUTH           ::     K. M. C. Road 60 feet  
ON THE EAST             ::     12, Sadanand Road  
ON THE WEST            ::     28D Mahim Halder Street

Morefully delineated in the Map or Plan annexed hereto and bordered with RED.

Sustained by the Court  
Amrinder Singh



ADDL. DIST. SUB-REGISTRAR  
ALIGARH  
26 NOV 2010

IN WITNESS WHEREOF the Parties hereunto set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Parties in the presence of :-

1. Manish K. Mounya  
96/59 Jyotish Roy Road  
KOL-55

Sushil Kumar Mookherji

SRI SUSHIL KUMAR MOOKHERJI

VENDOR

2. Phakarajyoti  
13/3A, Rani Sankari Lane,  
Kolkata - 26.

For Everlike Suppliers Private Limited

Arun Kedia

Director

SRI ARUN KEDIA (Director)

For EVERLIKE SUPPLIERS PVT.LTD.

PURCHASER

Drafted by :

Chatterji  
( SOURAV CHATTERJI )  
Advocate,  
Alipore Judges' Court,  
Kolkata : 700027.



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MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser the within mentioned sum of Rs. 30,00,000 (Rupees Thirty lakh) only being the full amount of consideration payable under these presents.

By A/c payee Demand Draft No. 565692 dated :: Rs. 30,00,000/-  
18.11.2010 drawn on Tamilnad Mercantile  
Bank Ltd., N. S. Road Branch, in favour of  
Sri Sushil Kumar Mookherji.

TOTAL :: Rs. 30,00,000/-

(Rupees Thirty lakhs only )

WITNESSES ::

1. Manish Kr Maurya  
36/59 Tyohish Ray Road  
KOL - 53

Sushil Kumar Mookherji

SRI SUSHIL KUMAR MOOKHERJI

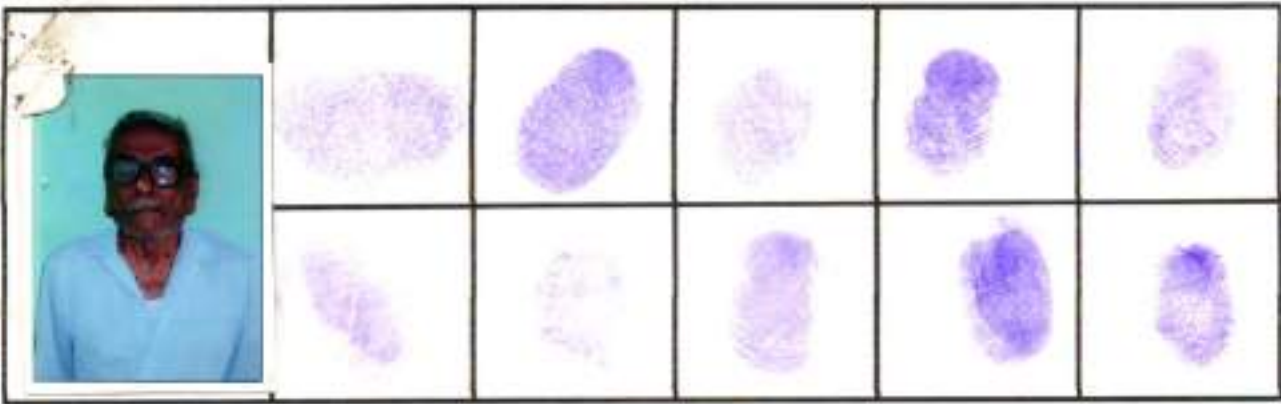
VENDOR

2. Phasokulyupta  
13/3A, Bari Sankarilane,  
Kolkata - 26.

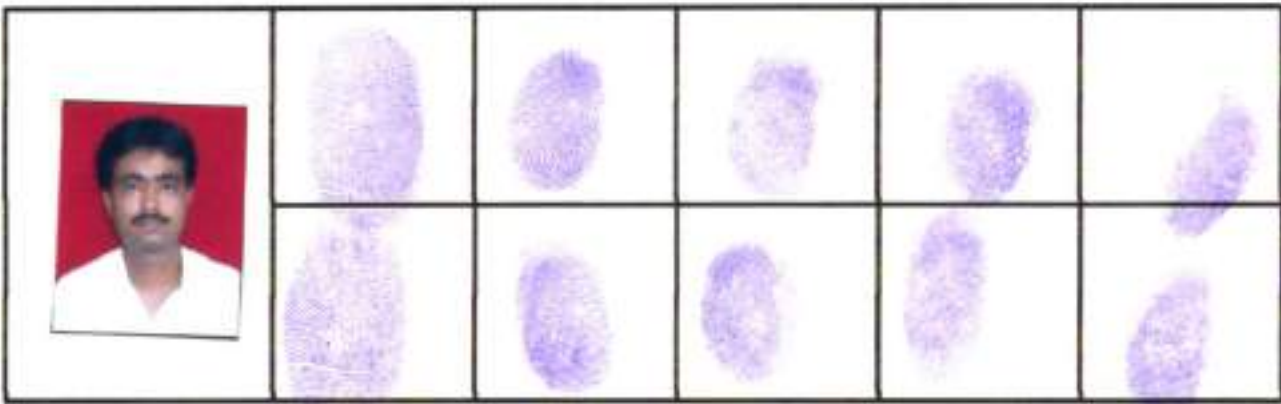


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Alibanda South Tal. PGS.  
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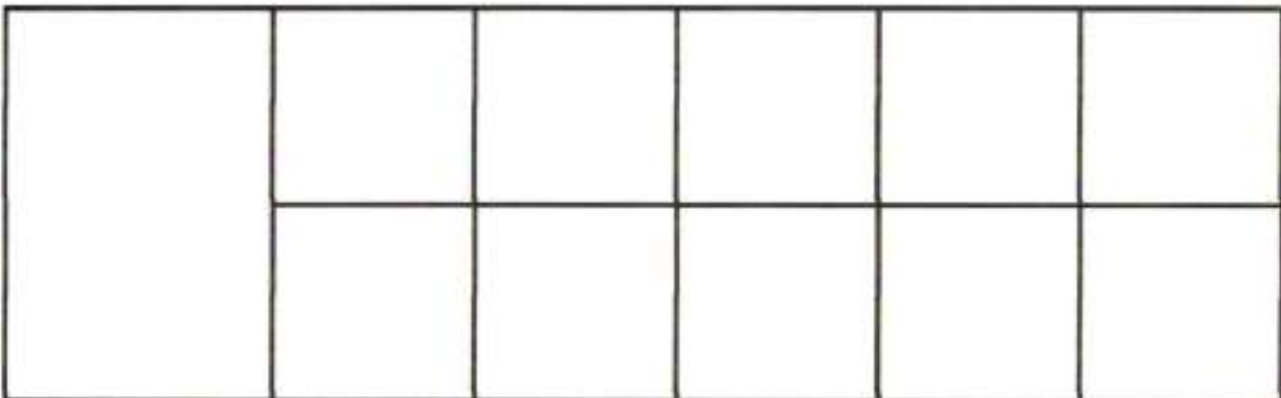




Name SRI SUSHIL KUMAR MOOKHERJI  
 Signature Sushil Kumar Mookherji

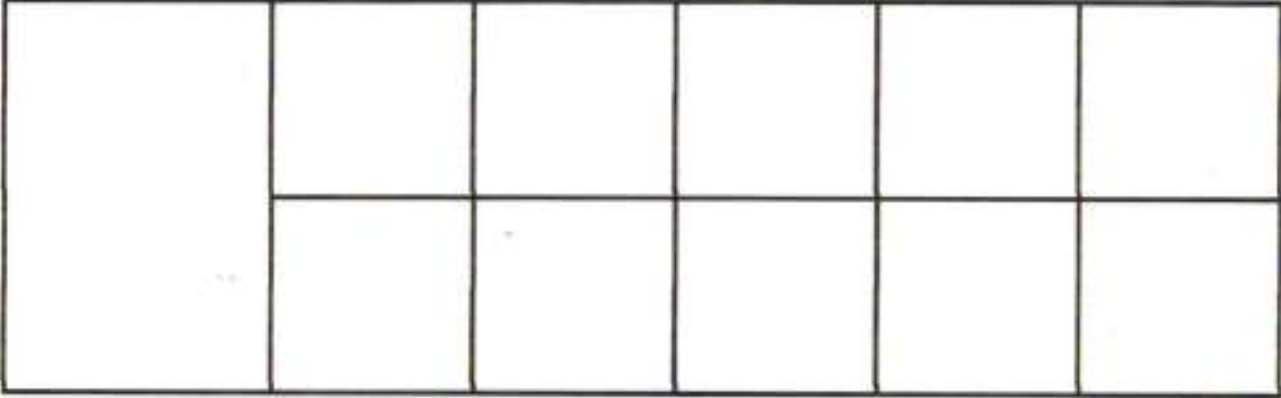


Name SRI ARUN KEDIA  
 Signature Arun Kedia



Name .....

Signature .....



Name .....

Signature .....

10



ADDL. DIST. SUB-REGISTRAR  
M.S.  
26 NOV 2010

PRE NO. - 28B, MAHIM HALDAR STREET, P. S. - KALIGHAT, KOLKATA - 700 026  
 MOUZA : KALIGHAT, DISTRICT : SOUTH 24 PARGANAS  
 WARD NO. = 83, BOROUGH = IX, ASSESSEE NO. 110832100456  
 AREA OF LAND = 1K. 13CH. 27 SFT. =1332 SQ.FT.=123.746 SQ.M.  
 WITH 250 SQ. FT. SINGLE STORIED 90 YEARS OLD BUILDING  
 OWNER : SRI SUSHIL KUMAR MOOKHERJI  
 PURCHASER : EVERLIKE SUPPLIERS PRIVATE LIMITED  
 DIRECTOR : SRI ARUN KEDIA  
 ADDRESS : 50, SUBURBAN SCHOOL ROAD, P. S. KALIGHAT, KOLKATA - 700 025



*Sushil Kumar Mookherji*  
 SIGNATURE OF OWNER

for Everlike Suppliers Private Limited  
*Arun Kedia*  
 Director

-----  
 SIGNATURE OF PURCHASER



NOT TO SCALE



ADDL. DIST. SUB-REGISTRAR  
ALIPUR SOUTH 24 PGS.  
26 NOV 2010



**Government Of West Bengal**  
**Office Of the A. D. S. R. ALIPORE**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 09844 of 2010**  
**(Serial No. 12359 of 2010)**

**On**

**Payment of Fees:**

**On 26/11/2010**

**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. 33003/-, on 26/11/2010

( Under Article : A(1) = 32989/- ,E = 14/- on 26/11/2010 )

**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.-3000000/-

Certified that the required stamp duty of this document is Rs.- 210020 /- and the Stamp duty paid as: Impresive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 13550/- is paid, by the draft number 523864, Draft Date 25/11/2010, Bank Name State Bank of India, NIMTALLAH, received on 26/11/2010
2. Rs. 49000/- is paid, by the draft number 523863, Draft Date 25/11/2010, Bank Name State Bank of India, NIMTALLAH, received on 26/11/2010
3. Rs. 49000/- is paid, by the draft number 5223862, Draft Date 25/11/2010, Bank Name State Bank of India, NIMTALLAH, received on 26/11/2010
4. Rs. 49000/- is paid, by the draft number 523861, Draft Date 25/11/2010, Bank Name State Bank of India, NIMTALLAH, received on 26/11/2010
5. Rs. 49000/- is paid, by the draft number 523860, Draft Date 25/11/2010, Bank Name State Bank of India, NIMTALLAH, received on 26/11/2010

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

Presented for registration at 14.33 hrs on :26/11/2010, at the Office of the A. D. S. R. ALIPORE by Arun Kr Kedia ,Claimant.

( Utpal Kumar Basu )

**ADDITIONAL DISTRICT SUB-REGISTRAR**

EndorsementPage 1 of 2

26/11/2010 03:35:00 P



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ALIPORE, SOUTH 24 P.S.

26 NOV 2010



**Government Of West Bengal**  
**Office Of the A. D. S. R. ALIPORE**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 09844 of 2010**  
**(Serial No. 12359 of 2010)**

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

Execution is admitted on 26/11/2010 by

1. Sushil Kr Mookherji, son of Lt Prafulla Kr Mookherji , 28b, Mahim Halder Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Retired Person

2. Arun Kr Kedia  
Director, M/s Everlike Suppliers Pvt Ltd, 50, Subarban School Rd, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 .  
, By Profession : Others

Identified By Bhaskar Gupta, son of . . , 13/3a, Rani Sankari Lane, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste: Hindu, By Profession: Others.

( Utpal Kumar Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

  
( Utpal Kumar Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 2 of 2





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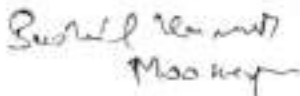





**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. ALIPORE, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 12359 / 2010, Deed No. (Book - I , 09844/2010)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Arun Kr Kedia	 26/11/2010	 LTI 26/11/2010	 26/11/10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sushil Kr Mookherji Address -28b, Mahim Halder Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026	Self	 26/11/2010	 LTI 26/11/2010	
2	Arun Kr Kedia Address -50, Subarban School Rd, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025	Self	 26/11/2010	 LTI 26/11/2010	


Name of Identifier of above Person(s)

Bhaskar Gupta  
13/3a, Rani Sankari Lane, Kolkata,  
Thana:-Bhawanipore, District:-South 24-Parganas,  
WEST BENGAL, India, P.O. :- Pin :-700026

Signature of Identifier with Date

 26/11/2010



  
**(Utpal Kumar Basu)**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**Office of the A. D. S. R. ALIPORE**



ADDL. DIST. SUB REGISTRAR  
ALIPORE, SOUTH-24 P.S.

26 NOV 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 42  
Page from 1273 to 1287  
being No 09844 for the year 2010.



(Utpal Kumar Basu) 29-November-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. ALIPORE  
West Bengal