

11246/11

8696/11



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

8-21127/11

Certified that the document is adjoined in registration. The signature sheet/s and its reinforcement sheet/s attached with this document are the part of this document.

E 784576

01.50 pm
Exam

01/12/11

Adl. Dist. Sub-Registrar
Aurangabad, South 24 Parganas

1 DEC 2011

This Deed of Conveyance is made this the 01st day of December, Two Thousand Eleven,

BETWEEN

SRI TARAK NATH SAHA (PAN- DFVPS1444K), son of Late Hari Madhab Saha, by faith Hindu, by occupation business, residing at 28D, Mahim Halder Street, Police Station Kalighat, Kolkata- 700 026, herein after referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, include his heirs, executors, administrators and legal representatives) of the **ONE PART.**

25 OCT 2011

1163

ক্রমিক নং..... তার.....

মূল্য..... টাকা..... পরমা

জেতার নাম জি.....

ঠিকানা.....

ইয়ামল জেতার - সৌম্য ব্যানার্জী
শিফিল কোর্ট, হাওড়া

G. C. MAJUMDER (Adv.)
Alipore Police Court
Kot - 27

স্বাক্ষরিত এবং সত্যতা প্রমাণিত
এক প্রকৃতির অনুলিপি
সহ উপস্থাপন করা হয়েছে।
অনুলিপি: ১) ডি.সি.ও. অফিসে
২) ডি.সি.ও. অফিসে

স্বাক্ষরিত এবং সত্যতা প্রমাণিত
এক প্রকৃতির অনুলিপি
সহ উপস্থাপন করা হয়েছে।
অনুলিপি: ১) ডি.সি.ও. অফিসে
২) ডি.সি.ও. অফিসে

Biswajit Halder,
S/O Sri Ranjit Kr. Halder
Business,
50 Suburban School Road,
Kot-25,



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
- 1 DEC 2011

AND

M/S. EVERLIKE SUPPLIERS PRIVATE LIMITED (PAN- AABCE6195N), incorporated under the provision of The Indian Companies Act, 1956, having its registered office at 50, Suburban School Road, Police Station Kalighat, Kolkata- 700 025, represented by its Director SRI ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, residing at 50, Suburban School Road, Police Station Kalighat, Kolkata- 700 025, hereinafter referred to as the "**PURCHASER**" (which term or expression shall, unless excluded by or repugnant to the subject or context, include its successor, successors in office) of the **OTHER PART**.

WHEREAS Sri Anil Kumar Mukherjee, Sri Deb Kumar Mukherjee, Sri Amiya Kumar Mukherjee and Sri Ashim Kumar Mukherjee were seized and possessed of or otherwise well and sufficiently entitled to as the absolute owners in respect of ALL THAT piece or parcel of land by admeasurement containing an area of 3 (three) cottahs 15 (fifteen) chittaks and 28 (twenty eight) square feet, be the same a little more or less, together with structure standing thereon lying and situate at and being Premises No. 28A, Mahim Halder Street, Calcutta.

AND WHEREAS by a Deed of Partition dated April 6, 1953 registered in the Office of Sub - Registrar, Alipore and recorded in Book No. 1, Volume No. 47, Pages 58 to 75, being no. 2245 for the year 1953, the said Sri Amiya Kumar Mukherjee was allotted a demarcated portion being ALL THAT piece or parcel of land by admeasurement containing an area of 1 (one) cottah 5 (five) chittaks and 33 (thirty three) square feet, more or less, as shown and delineated in the map or plan annexed thereto, together with structure standing thereon lying and situate at and being a portion of Premises No. 28A, Mahim Halder Street, Calcutta, morefully and particularly described in The First Schedule hereunder written and hereinafter referred to as the said entire property.

AND WHEREAS by a Deed of Sale in Bengali vernacular dated Kartik 27, 1363 corresponding to November 12, 1956 registered in the Office of Sub - Registrar, Alipore and recorded in Book No.1, Volume No. 136, Pages 11 to 16, being no. 7994 for the year 1956, made between the said Sri Amiya Kumar Mukherjee alias Mukhopadhyay, therein referred to as Kobala Data (Vendor) of the One Part and Smt. Niroda Sundari Shaha alias Niroda Saha, therein referred to as Kobala Grahita (Purchaser) of the Other Part, the said Vendor, for the consideration therein mentioned, sold transferred and conveyed the said entire property unto and in favour of the said Purchaser.



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AND WHEREAS after the said purchase, the said Smt. Niroda Sundari Shaha alias Niroda Saha became the sole and absolute owner in respect of the said entire property and got her name mutated in the records of The Calcutta Municipal Corporation, now known as The Kolkata Municipal Corporation and upon mutation the said entire property was renumbered as Premises No. 28D, Mahim Halder Street, Police Station Bhawanipore now Police Station Kalighat, Kolkata- 700 026, Assessee No.-110832100560, hereinafter referred to as the said entire property.

AND WHEREAS the said Smt. Niroda Sundari Shaha alias Niroda Saha, a Hindu, governed by Dayabhaga School of Hindu Law, died intestate on June, 30, 1981 leaving behind her, surviving her four sons and three daughters and none else. Her husband Hari Madhab Saha predeceased her.

AND WHEREAS after the death of the said Niroda Sundari Shaha alias Niroda Saha, according to Hindu Succession Act 1956, her four sons namely Sri Bipad Ranjan Saha, Sri Sambhu Nath Saha, Sri Tarak Nath Saha, and Sri Gopal Chandra Saha and three daughters namely Smt. Susama Ghosh, Smt. Narayani Saha, and Smt. Rama Roy became the joint and absolute owners, each having undivided 1/7th share in the said entire property.

AND WHEREAS the said Smt. Rama Roy, a Hindu, governed by Dayabhaga School of Hindu Law, died intestate on March 10, 1993 leaving behind her surviving her one son Debasish Roy and one daughter Sandhya Roy and none else. Her husband Radhaballav Roy predeceased her.

AND WHEREAS after the death of the said Smt. Rama Roy, according to Hindu Succession Act 1956, the said Debasish Roy and Sandhya Roy became the joint and absolute owners in respect of the said undivided 1/7th share left by the said Smt. Rama Roy in the said entire property.

AND WHEREAS the said Sri Gopal Chandra Saha, a Hindu, governed by Dayabhaga School of Hindu Law, died intestate on March 28, 1998 leaving behind him surviving his widow Smt. Biva Saha, one son Rajat Saha and one daughter Tapashi Saha alias Tapasi Saha and none else.

AND WHEREAS after the death of Sri Gopal Chandra Saha, according to Hindu Succession Act 1956, the said Smt. Biva Saha, Rajat Saha and Tapashi Saha alias Tapasi Saha became the joint and absolute owners in respect of the said undivided 1/7th share left by the said Sri Gopal Chandra Saha in the said entire property.

AND WHEREAS thus the said Sri Bipad Ranjan Saha, Sri Sambhu Nath Saha, Sri Tarak Nath Saha, Smt. Susama Ghosh, Smt. Narayani Saha, Sri Debasish Roy, Smt. Sandhya Roy, Smt. Biva Saha, Sri Rajat Saha and Smt. Tapashi Saha alias



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Tapasi Saha became the joint and absolute owners, each having their respective share, in respect of the said entire property, free from all encumbrances, liens, charges, lispendences, attachments, trusts whatsoever and howsoever and enjoyed peaceful possession of the same without any interruption or hindrance from others.

AND WHEREAS one of the co-owners, the said Sri Tarak Nath Saha the Vendor herein, intends to sell his 1/7th share in the said entire property, morefully and particularly described in The Second Schedule hereunder written and hereinafter referred to as the Said Property.

AND WHEREAS the Vendor in addition to the above has also represented and declared to the Purchaser as follows:-

- a) That the Vendor is the sole and absolute owner in respect of the Said Property and the Vendor is in physical possession of the same and except the Vendor, no other person has any right, title, interest, claim and/or demand whatsoever and howsoever over and in respect the Said Property.
- b) That there is no defect in the title of the Vendor in respect of the Said Property and the Said Property is free from all encumbrances, charges, liens, lispendence, attachments, trusts whatsoever and howsoever.
- c) That no mortgage or charge has been created by the Vendor by deposit of title deeds or otherwise over and in respect of the Said Property.
- d) That there is no legal impediment or bar on the part of the Vendor to sell, assign or transfer the Said Property or any part thereof.
- e) That the Said Property or any part thereof is not subject to any acquisition or requisition proceedings and the Vendor has no knowledge of and has not received any notice to that effect from any Authority or Authorities.
- f) That no certificate case is pending for realization of any taxes from the Vendor.
- g) That no suit or proceeding is pending in any Court or before any other Authority effecting the title of the Said Property or any part thereof or of any other nature whatsoever in respect of the Said Property.
- h) That the Vendor has not entered into any agreement for sale, transfer, let out, lease out or any other agreement whatsoever and/or created any third party's interest in respect of the Said Property or any part thereof.



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ALIPORE SOUTH 2nd PGS.
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AND WHEREAS relying upon the aforesaid representations and/or declarations of the Vendor and believing the same to be true and acting on good faith and on the Vendor agreeing to sell, assign and transfer the Said Property being **ALL THAT** the undivided 1/7th share of the Vendor in ALL THAT piece or parcel of land by admeasurement containing an area of 1 (one) cottah 5 (five) chittaks and 33 (thirty three) square feet, (1/7th share being 3 chittaks and 4.7 square feet) more or less, together with dilapidated structure measuring about 300 square feet (1/7th share being 42.85 square feet) standing thereon, lying and situate at and being Premises No. 28D, Mahim Halder Street, Police Station Kalighat, Kolkata- 700 026, under The Kolkata Municipal Corporation, Ward No. 83, Assessee No.-110832100560, morefully and particularly described in The Second Schedule hereunder written, the Purchaser has agreed to part with money and to purchase the Said Property for and at a total consideration of Rs- 6,00,000/- (Rupees Six Lac) only free from all encumbrances, liens, charges, lispendences, attachments, trusts whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance to the said agreement and in consideration of the said sum of Rs- 6,00,000/- (Rupees Six Lac) only, paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby and also by the receipt hereunder written, admit and acknowledge to have received and of the same and every part thereof the Vendor doth hereby grant sell, convey, transfer, assign and assure unto and to the use of the Purchaser the Said Property being **ALL THAT** the undivided 1/7th share of the Vendor in ALL THAT piece or parcel of land by admeasurements containing an area of 1 (one) cottah 5 (five) chittaks and 33 (thirty three) square feet, (1/7th share being 3 chittaks and 4.7 square feet) more or less, together with dilapidated structure measuring about 300 square feet (1/7th share being 42.85 square feet) standing thereon, lying and situate at and being Premises No. 28D; Mahim Halder Street, Police Station Kalighat, Kolkata- 700 026, under The Kolkata Municipal Corporation, Ward No. 83, Assessee No.-110832100560, morefully and particularly described in The Second Schedule hereunder written, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and the Vendor doth hereby release, acquit, exonerate and discharge the Purchaser and the Said Property and every part thereof or usually held or enjoyed therewith unto and to the use of the Purchaser herein absolutely and forever and the reversion or reversions, remainder or remainders and the rents issues and profits of and in connection with the Said Property and the Vendor doth hereby deliver vacant khas and peaceful possession of the Said Property unto the Purchaser and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing by the Vendor and/or his predecessors in interest done, omitted, executed or knowingly or willingly permitted or suffered or has/have been party to



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any act or contract to the contrary, the Vendor hath good right, full power and absolute authority and indefeasible right, title and interest to grant, sell, transfer, convey, assign and assure the Said Property and every part thereof unto and to the use of the Purchaser absolutely and forever, **AND THAT** the Vendor doth hereby further covenant with the Purchaser that the Said Property hereby granted, sold, transferred, conveyed, assigned or expressed or intended so to be and every part thereof is free from all encumbrances, liens, charges, lispendences, attachments, trusts whatsoever and howsoever and the Purchaser shall and will at all times hereafter possess and enjoy the Said Property and every part thereof and shall be entitled to claim, demand and shall receive all rents, issues and profits thereof and therefrom without any lawful eviction, interruption or interference, claims, demands whatsoever and howsoever from or by the Vendor or any other person or persons lawfully or equitably claiming through, under or in trust for the Vendor and further that the Vendor shall and will at all times and from time to time, hereafter at the request and costs of the Purchaser, make, do, acknowledge and execute and register or cause to be made, done, acknowledged, executed and registered all such other and further acts, deeds, matters and things for further better and more perfectly assuring the Said Property and every part thereof unto and to the use of the Purchaser and the Vendor shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against all actions, losses, claims, demands, liens, charges, lispendences, attachments whatsoever or howsoever in respect of the said Property in these Presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The said entire property)

ALL THAT piece or parcel of land by admeasurement containing an area of 1 (one) cottah 5 (five) chittaks and 33 (thirty three) square feet, more or less, together with structures standing thereon, measuring about 300 square feet, lying and situate at and being Premises No. 28D, Mahim Halder Street, Police Station Kalighat, Kolkata- 700 026, under The Kolkata Municipal Corporation, Ward No. 83, Assessee No.-110832100560, as shown and delineated in the map or plan annexed hereto and marked by red border, being butted and bounded as follows:

On the North : By 28A and 28C Mahim Halder Street.

On the South : By 60 ft. wide K. M. C. Road.

On the East : By 28B and 28C Mahim Halder Street.

On the West : By 28A Mahim Halder Street.



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THE SECOND SCHEDULE ABOVE REFERRED TO

(The Said Property hereby conveyed)

ALL THAT the undivided 1/7th share of the Vendor in ALL THAT piece or parcel of land by admeasurement containing an area of 1 (one) cottah 5 (five) chittaks and 33 (thirty three) square feet, (1/7th share being 3 chittaks and 4.7 square feet) more or less, together with dilapidated structure measuring about 300 square feet (1/7th share being 42.85 square feet) standing thereon, lying and situate at and being Premises No. 28D, Mahim Halder Street, Police Station Kalighat, Kolkata- 700 026, under The Kolkata Municipal Corporation, Ward No. 83, Assessee No.- 110832100560, as shown and delineated in the map or plan annexed hereto and marked by red border, being butted and bounded as follows:

On the North : By 28A and 28C Mahim Halder Street.

On the South : By 60 ft. wide K. M. C. Road.

On the East : By 28B and 28C Mahim Halder Street.

On the West : By 28A Mahim Halder Street.



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ALIPORE, SOUTH 24 PGS.
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IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE VENDOR AT KOLKATA

IN THE PRESENCE OF:

1. Manish Kr Mouya
36/59, Jyotish Roy Road
Kol - 53

Manish Kr Mouya

(VENDOR)

2. Biswajit Halder
50 Suburban School Road.
Kal. - 25.

SIGNED, SEALED & DELIVERED

BY THE PURCHASER AT KOLKATA

IN THE PRESENCE OF:

1. Manish Kr Mouya
36/59, Jyotish Roy Road
Kol - 53

For EVERLIKE SUPPLIES PVT. LTD.

Pranab
Director

(PURCHASER)

2. Biswajit Halder
50 Suburban School Road,
Kal. - 25.

DRAFTED BY:-

Amitava Ghosh

Amitava Ghosh

Advocate



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ALIPORE, SOUTH 24 PGS.
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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser, the within mentioned sum of Rs-6,00,000/- (Rupees Six Lac) only being the full amount of consideration payable under these presents.

Pay Order No.	Dated	Bank	Favouring	Amount
194665	08/11/2011	Tamilnad Mercantile Bank Ltd.	Tarak Nath Saha	Rs.-6,00,000/-

(Total Rupees Six Lac only).

Tarak Nath Saha.

(VENDOR)

WITNESSES :

1. Manish Ks Mouya
36/59, Jyotish Roy Road
Kolkata - 53

2. Biswajit Halder
50 Suburban Sehan Road,
Kolkata - 25.

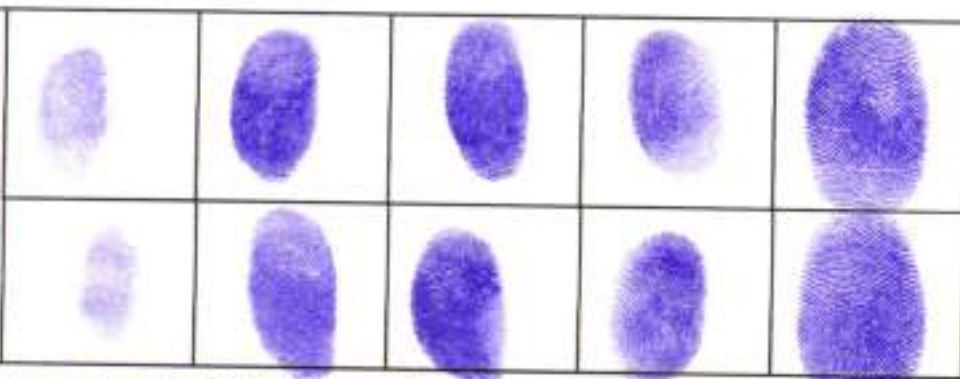


ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
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Name TARAK NATH SAHA

Signature Tarak Nath Saha,



Name ARUN KUMAR KEDIA For EVERLIKE SUPPLIERS PVT. LTD.

Signature [Signature] Director

Name

Signature

Name

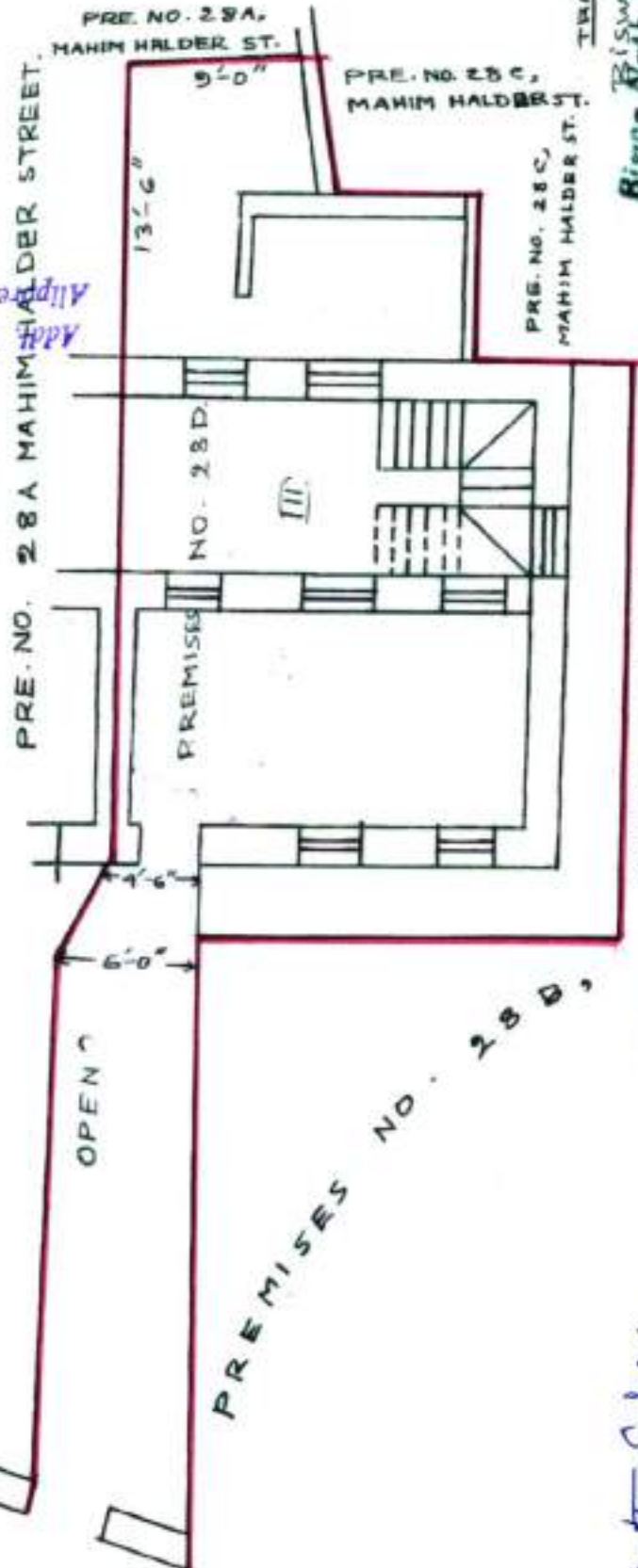
Signature



ADDL. DIST. SUB-REGISTRAR
ALJORE, SOUTH 24 PGS.
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SITE PLAN OF PREMISES NO. 28 D, MAHIM HALDER STREET,
 KOLKATA - 700026, K.M.C. WARD NO. - 83. P.S. - KALIGHAT.
 AREA OF LAND - 1K-5CH - 33 SFT. SOLD AREA UNDIVIDED 1/7TH SHARE
 OF LAND IE - 139.72 SFT. AREA OF STRUCTURE - 3005.5 FT. SOLD
 AREA OF STRUCTURE UNDIVIDED 1/7 SHARE OF STRUCTURE IE - 428.5 FT.

*Alipore, South 24 Parganas
 Dist. Sub-Registrar*



TRACED BY

Biswa Nath Hait
 Amin Surveyor

Reg. No. - 2154007014 of 2007-2008
 Under W.B. State Council of Professions, Edu. & Trade
 All India Police Court, Kolkata

MAHIM HALDER STREET.
 FOR EVERLIKE SUPPLIERS

Nande Nath Saha

[Signature]
 Director

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER





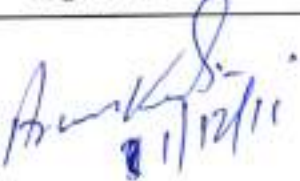


ADDL. DIST. SUB-REGISTRAR
ALIFORE, SOUTH 24 P.S.

- 1 DEC 2011

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. 11246 / 2011, Deed No. (Book - I , 08696/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Arun Kumar Kedia	 01/12/2011	 LTI 01/12/2011	

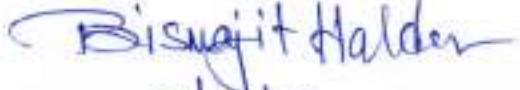
II . Signature of the person(s) admitting the Execution at Office.

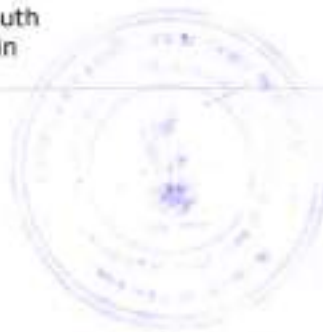
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tarak Nath Saha Address -28 D, Mahim Halder Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026	Self	 01/12/2011	 LTI 01/12/2011	
2	Arun Kumar Kedia Address -50, Subarban School Rd, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025	Self	 01/12/2011	 LTI 01/12/2011	

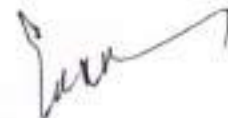
Name of Identifier of above Person(s)

Biswajit Halder
 50 , Suburban School Rd, Kolkata, District:-South
 24:Parganas, WEST BENGAL, India, P.O. :- Pin
 :-700025

Signature of Identifier with Date


 01/12/11





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





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

Endorsement For Deed Number : I - 08696 of 2011
(Serial No. 11246 of 2011)

On

Payment of Fees:

On 01/12/2011

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/-, on 01/12/2011

Amount by Draft

Rs. 6691/- is paid , by the draft number 673756, Draft Date 08/11/2011, Bank Name State Bank of India, HARISH MUKHERJEE ROAD, received on 01/12/2011

(Under Article : A(1) = 6677/- ,E = 14/- on 01/12/2011)

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.-607141/-

Certified that the required stamp duty of this document is Rs.- 36448 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 36348/- is paid, by the draft number 673758, Draft Date 08/11/2011, Bank Name State Bank of India, HARISH MUKHERJEE ROAD, received on 01/12/2011

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

Presented for registration at 13.50 hrs on :01/12/2011, at the Office of the A. D. S. R. ALIPORE by Arun Kumar Kedia ,Claimant.

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

Execution is admitted on 01/12/2011 by

1. Tarak Nath Saha, son of Lt. Hari Madhab Saha , 28 D, Mahim Halder Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Business
2. Arun Kumar 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 : ----

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



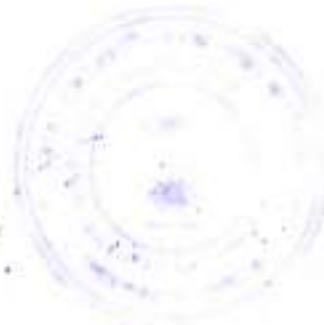


Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 08696 of 2011
(Serial No. 11246 of 2011)

Identified By Biswajit Halder, son of Sri Ranjit Kr Halder, 50 , Suburban School Rd, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste: Hindu, By Profession: Business.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

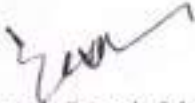
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 38
Page from 717 to 732
being No 08696 for the year 2011.




(Arnab Basu) 01-December-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal