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05307/2014

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9/7
19.15



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 373534

Certified to be true and correct and to register the endowment of land attached with this document are part of this document

District Registrar-IV
Registration U/s 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
- 9 JUL 2014

15 JUL 2014

DEED OF CONVEYANCE

R. S./ L. R. Dag No. 815,
Shali Land, Area- 8.5 Decimals out of 44 Decimals,
Mouza - Bade Hooghly, Police Station - Sonarpur,
District - South 24 Parganas

THIS DEED OF CONVEYANCE made this 9th day of July, 2014 BETWEEN
ABU HOSSAIN KHAN alias ABU HOSSAIN KHA, son of Late Phani Khan alias
Phaniruddin Khan, Indian citizen, by faith Muslim, by occupation Farmer,

48842

Sandip Agarwal & Co
10, Old Post Office Advocate
Room No. 99A, 3rd Street
Kolkata-700 001

NAME.....
ADD.....
Rs.....
- 9 JUL 2014
SURANJAN MIKHEEREE
License.....
2 & 3, K. S. Road.....

5000/-

✓ c No 3/14

- 9 JUL 2014

(RATCOPAL PASARE)

2105

09/07/14

For Shivrashi Abasan Pvt. Ltd.

Director

For Subblife Real Estate Pvt. Ltd.

Director

For Swarnachura Properties Pvt. Ltd.

Director

For Ultrafocus Properties Pvt. Ltd.

Director



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
- 9 JUL 2014

2106

- 9 JUL 2014

আবুলফাজল খান

নাম - মিত্রের আদ

তারিখ - ৯ জুলাই ২০১৪

প্রাপ্ত : - আবুলফাজল
প্রা. : - আবুলফাজল
থানা : - ডাকবাংলো
ডপ : - আবুলফাজল
ফোন : - ১৪৫

residing at Uttar Bade Hooghly, Sheikh Para, Post Office - Malancha Mahinagar, Police Station - Sonarpur, PIN - 700 145, District 24 Parganas (South), hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to context be deemed to mean and include his heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART AND 1/ SHIVRASHI ABASAN PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station - Shakespeare Sarani, having its Income Tax PAN AASCS7663Q, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700 017, Police Station - Shakespeare Sarani, 2/ **SUBHLIFE REAL ESTATE PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station - Shakespeare Sarani, having its Income Tax PAN AASCS7668F, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700 017, Police Station - Shakespeare Sarani, 3/ **SWARNACHURA PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station - Shakespeare Sarani, having its Income Tax PAN AASCS7667L, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700 017, Police Station - Shakespeare Sarani and 4/ **ULTRAFOCUS PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station - Shakespeare Sarani, having its Income Tax PAN AABCU5571C, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700 017, Police Station - Shakespeare Sarani, hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors-in-interest and/or assigns) of the **OTHER PART**:



[Handwritten signature]

9 JUL 2014

WHEREAS one Phani Khan alias Phaniruddin Khan, since deceased, son of Jhoru Khan of Bade Hooghly, Police Station - Sonarpur, District 24 Parganas (South) was the absolute owner, inter-alia, of **ALL THAT** piece or parcel of shali land aggregating to an area of 44 (forty four) Decimals, be the same a little more or less, appertaining to R. S./ L. R. Dag No. 815, comprised in L. R. Khatian No. 547, J. L. No. 80, situate within District Registration Office, Alipore, Additional District Sub-Registration Office of Sonarpur, Mouza - Bade Hooghly, Police Station - Sonarpur, District - 24 Parganas (South), hereinafter referred to as the **SAID LAND**.

AND WHEREAS by a Bengali Deed of Settlement, dated 8th November, 1993 executed by and between the said Phani Khan alias Phaniruddin Khan as Settlor/Donor and the Vendor herein, therein as Settlee/Donee and duly registered with the office of the Additional District Sub-Registrar, Sonarpur in Book No. I, Volume No. 108, Pages from 227 to 231, Being No.7711 for the year 1993, the said Phani Khan alias Phaniruddin Khan, out of natural love and affection for his son namely Abu Hossain Khan alias Abu Hossain Kha, the Vendor herein, transferred and settled an area of 34 (thirty four) Decimals out of 44 (forty four) Decimals, forming part of the said Land appertaining to R. S./ L. R. Dag No. 815 along with other lands unto and in favour of the Vendor herein with a direction that during his life time, the said Phani Khan alias Phaniruddin Khan would be entitled to enjoy and possess the said land and after his death, the said 34 (thirty four) Decimals of land out of 44 (forty four) Decimals, forming part of and appertaining to R. S./ L. R. Dag No.815 would absolutely vest in the Vendor herein, free from all encumbrances whatsoever.

AND WHEREAS the said Phani Khan alias Phaniruddin Khan died on 19th June, 1994 and upon his death in terms of the directions contained in the said Deed of Settlement, dated 8th November, 1993, the Vendor has become the absolute owner of the said 34 (thirty four) Decimals of land out of total 44 (forty four) Decimals, forming part of and appertaining to R.S./ L.R. Dag No. 815, free from all encumbrances, liens, lispensens, mortgages, charges, attachments whatsoever.



District Sub-Registrar-IV

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9 JUL 2014

AND WHEREAS the Vendor has offered to sell in favour of the Purchasers an area of **8.5 (eight point five) Decimals** of land out of 34 (thirty four) Decimals of land out of total 44 (forty four) Decimals, forming part of and appertaining to R. S./ L. R. Dag No. 815, more fully described in the Schedule hereunder written and hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS the Vendor has represented to the Purchasers as follows:

- a) **THAT** the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- b) **THAT** the Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Government or any Statutory Body.
- c) **THAT** the Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- d) **THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- e) **THAT** the Vendor has good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- f) **THAT** no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.
- g) **THAT** no person or persons whosoever have/had/has ever claimed any right of preemption over and in respect of the Said Property or any part thereof.




Registrar-IV
South 24 Parganas (2) of
Alipore, South 24 Parganas

9 JUL 2014

- h) **THAT** no mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- i) **THAT** the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- j) **THAT** the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- k) **THAT** there is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property.
- l) **THAT** there is no other previous agreement for sale, development, transfer, lease etc. in respect of the Said Property with any person.
- m) **THAT** no person other than the Vendor has any right, title and interest of any nature whatsoever in the Said Property.

AND WHEREAS the Vendor has agreed to sell and the Purchasers, relying upon the aforesaid representations of the Vendor, have agreed to purchase the said property at or for a consideration of **Rs.10,30,300/- (Rupees ten lac thirty thousand and three hundred only)** free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.




District Sub-Registrar-IV
Register No. 11/3 of 1919
Bangalore

9 JUL 2014

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that -

1. In the premises aforesaid and in consideration of the sum of **Rs.10,30,300/-** (**Rupees ten lac thirty thousand and three hundred only**) by the Purchasers to the Vendor paid at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor doth acquit release and forever discharge the purchasers and the Said Property hereby conveyed and transferred unto and to the Purchasers) the Vendor doth hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchasers **ALL THAT** piece or parcel of **shali land** measuring an area of **8.5 (eight point five) Decimals** out of 34 (thirty four) Decimals out of total 44 (forty four) Decimals, comprised in R. S./ L. R. Dag No. 815, appertaining to L. R. Khatian No. 547, situate at Mouza - Bade Hooghly, J. L. No. 80, Police Station - Sonarpur, District - 24 Parganas (South), within District Registration Office Alipore, Additional District Sub-Registration Office Sonarpur, under Poleghat Gram Panchayat, more fully and specifically described in the **SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the **SAID PROPERTY TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendor into or upon the said property **TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging



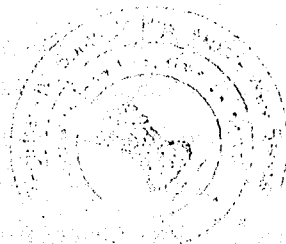
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District Sub-Registrar - IV
South 24 Parganas
West Bengal
1908


9 JUL 2014

to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and for ever free from all encumbrances whatsoever and howsoever, **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendor hereafter contained.

2. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- a) The Vendor is now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) The Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property under their respective ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intent and meaning of these presents.
- c) The said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances lispensens, attachments, mortgages, debts and charges whatsoever and howsoever made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in and over the said Property from, under or in trust for the Vendor.




District Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

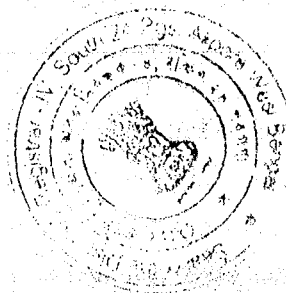
9 JUL 2014

- d) The Purchasers shall hold and have the said Property freely and clearly and absolutely acquitted exonerated released and for ever discharged from or by the Vendor and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendor or any of its predecessors in title or any persons lawfully or equitably claiming aforesaid.
- e) The Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchasers make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the said Property unto the Purchasers in the manner aforesaid.
- f) The Vendor shall be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non statutory in respect of the said Property pertaining to the period upto the date hereof and shall save and keep the Purchasers harmless, indemnified of, from and against all such claims whatsoever and howsoever.

THE SCHEDULE ABOVE REFERRED TO

[Said Property]

ALL THAT piece or parcel of shali land measuring an area of **8.5 (eight point five) Decimals** out of 34 (thirty four) Decimals out of total 44 (forty four) Decimals, comprised in R. S./ L. R. Dag No. 815, appertaining to L. R. Khatian No. 547, situate at Mouza – Bade Hooghly, J. L. No. 80, Police Station - Sonarpur, District – 24 Parganas (South), within District Registration Office Alipore, Additional District



District Sub-Registrar-IV
Registrar I/S 7(2) of

2 JUL 1968

Sub-Registration Office Sonarpur, under Poleghat Gram Panchayat. The entirety of the Dag is delineated in a map or plan annexed hereto and bordered in colour RED thereon.

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.

আবু হোসেন খান
(Abu Hossain Khan alias Abu Hossain Kha)
[VENDOR]

For Subhlife Real Estate Pvt. Ltd.
[Signature]
Director
(RAJ GOPAL DASARI)
(Shivrashi Abasan Pvt. Ltd.)

For Subhlife Real Estate Pvt. Ltd.
[Signature]
Director
(Subhlife Real Estate Pvt. Ltd.)

For Swarnachura Properties Pvt. Ltd.
[Signature]
Director.
(Swarnachura Properties Pvt. Ltd.)

For Ultrafocus Properties Pvt. Ltd.
[Signature]
Director.
(Ultrafocus Properties Pvt. Ltd.)

[PURCHASERS]

Witnesses:		Signature	<u>[Signature]</u>
Signature	<u>Biswajit Purkait</u>		
Name	<u>BISWAJIT PURKAIT</u>	Name	<u>HIMADRI TUSHAR MUKHERJEE</u>
Father's Name	<u>Late. Krishna Chandrapur</u>	Father's Name	<u>Late Ananda Choran Mukherjee</u>
Address	<u>South Kumarkhali, Durgapur</u>	Address	<u>Kalyanpur, Dharmasaitala, Nona</u>
	<u>P.O. Narendrapur, P.S. Sonarpur</u>		<u>Main Road, Chandannagore, Hooghly</u>

Drafted by
Nanoj Shama
Advocate
Enrolment No. F-795/911 of 1996

Read over and explained by me in vernacular the contents of this deed to the Vendors who after having understood the same have affixed their respective signature/thumb impression.
Nanoj Shama
Advocate



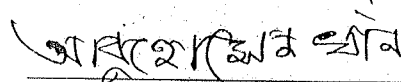
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9 JUL 2014

RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchasers the within mentioned sum of Rs.10,30,300/- (Rupees ~~ten~~ **lac thirty thousand and three hundred only**) towards full and final payment of the total consideration for sale of the Said Property described in the Schedule hereto in the following manner:

<u>Mode</u>	<u>Date</u>	<u>Particulars</u>	<u>Amount</u> <u>(Rs.)</u>
Pay Order No. 306680	09.07.2014	Allahabad Bank Park Street Branch	30,300/-
Cheque No. 701821	08.07.2014	Allahabad Bank Park Street Branch	5,00,000/-
Cheque No. 939770	23.08.2010	Allahabad Bank Park Street Branch	5,00,000/-
		Total:	<u>10,30,300/-</u>



(Abu Hossain Khan alias Abu Hossain Kha)

[VENDOR]

Witnesses:


Signature Biswajit Purkait.

Signature Himadri Tushar Mukherjee.

Name BISWAJIT PURKAIT

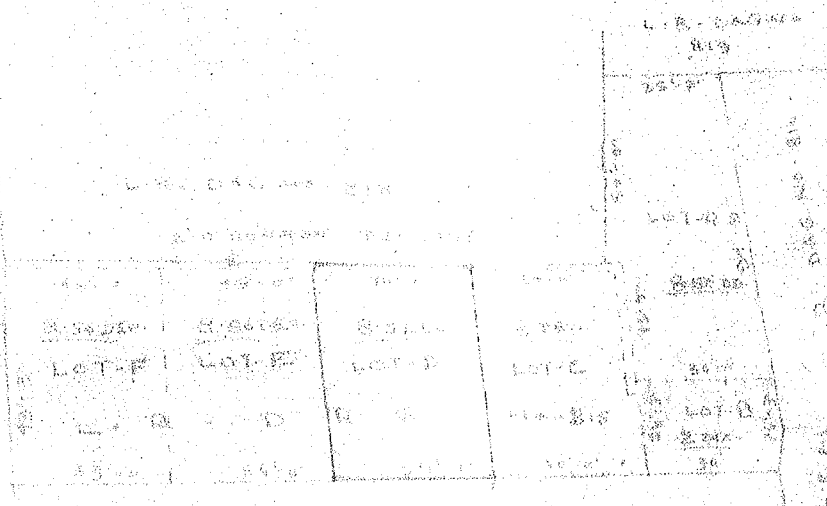
Name HIMADRI TUSHAR MUKHERJEE




District Sub-Registrar-IV
Registrar US 7(1) of
Registrar of the District of Columbia
Registrar of the District of Columbia

9 JUL 2014

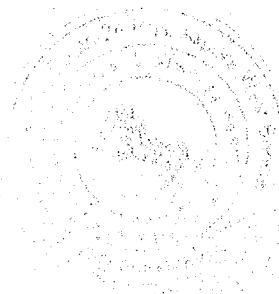
SOLD LAND SHOW IN RED BORDER - ☒




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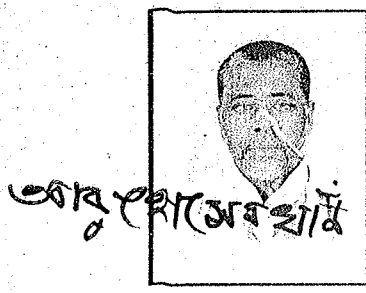
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JAN 25 1964

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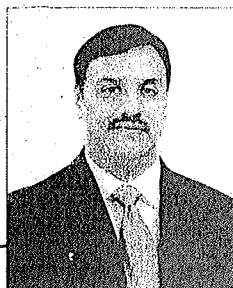



Special Agent in Charge
U.S. Department of Justice
Office of the Inspector General
Washington, D.C. 20535

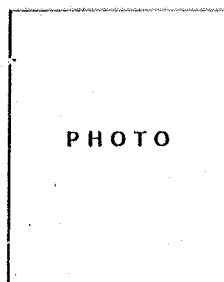
SPECIMEN FORM FOR TEN FINGERPRINTS



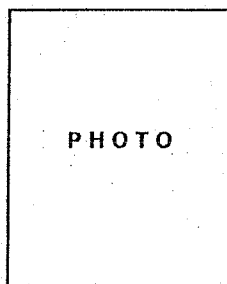
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



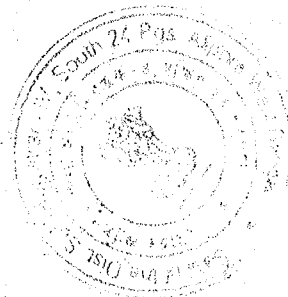
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

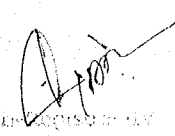


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger




District Court of the District of Columbia
Register U/S (13) of
Registration Act 1908
Alimony, Title 14, Chapter 1

9 JUL 2014



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 05307 of 2014
(Serial No. 05368 of 2014 and Query No. 1604L000011347 of 2014)

On 09/07/2014

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

Presented for registration at 19.15 hrs on :09/07/2014, at the Private residence by Raj Gopal Pasari, Claimant.

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

Execution is admitted on 09/07/2014 by

1. Abu Hossain Khan Alias Abu Hossain Kha, son of Late Phani Khan Alias Phaniruddin Khan , Uttar Bade Hoogly Sheikh Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : Cultivation

2. Raj Gopal Pasari
Director, Shivrashi Abasan Pvt Ltd, 8 Camac St, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Subhlife Rea Estate Pvt Ltd, 8 Camac St, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Swarnachura Properties Pvt Ltd, 8 Camac St, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Director, Ultrafocus Properties Pvt Ltd, 8 Camac St, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Others

Identified By Firoj Khan, son of Abu Hossain Khan, Badehoogly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 10/07/2014

Certificate of Market Value(WB PUVI rules of 2001)

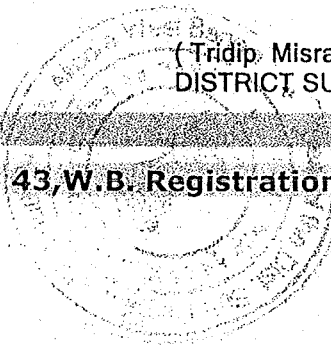
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- 10,30,300/-

Certified that the required stamp duty of this document is Rs. 51525 /- and the Stamp duty paid as: Impresive Rs - 5000/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 15/07/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 05307 of 2014
(Serial No. 05368 of 2014 and Query No. 1604L000011347 of 2014)

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. 11380/- is paid , by the draft number 194310, Draft Date 09/07/2014, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 15/07/2014

(Under Article : A(1) = 11330/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 11/- . on 15/07/2014)

Deficit stamp duty

Deficit stamp duty Rs. 46550/- is paid , by the draft number 194324, Draft Date 09/07/2014, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 15/07/2014

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV




(Tridip Misra)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 1797 to 1814
being No 05307 for the year 2014.



Tridip Misra
(Tridip Misra) 16-July-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

