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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the document is correct  
a registration, the signature sheets and  
the endorsement sheets attached with  
the document are part of this document

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

14 JUN 2017

THIS DEED OF CONVEYANCE made this 14<sup>th</sup> day  
of June Two Thousand Seventeen (2017) BETWEEN

Contd. .... P/2

49293

Name

Address

No.

P. S. CHOWDHURY

Ayaka Bhawan

P-7, Chowringhee Square

Kolkata - 88

Date

Licence Stamp Number

RUJIN RANJAN CHAKRABORTY  
Advocate  
High Court Calcutta

00 NOV 2016

আজ্ঞা আদালত  
আজ্ঞা আদালত



VCT

1484

আজ্ঞা আদালত  
আজ্ঞা আদালত



VCT

1485

District Registrar  
Registration Act, 1908  
Alipore, South 24 Parganas

14 JUN 2017

অপুর্বাল বিধি

অপুর্বাল বিধি

ব: আনুষ্ঠানিক আদালত

Mishra Namak

He. Rajmohan Namak

Vill + P.O - Pootapnagar

Dist. - Hooghly

P.S. - Arambhat

Pin - 712415

Deen - Service

302001/12

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-001920688-1 Payment Mode Online Payment  
GRN Date: 13/06/2017 20:28:08 Bank : HDFC Bank  
BRN : 338596921 BRN Date: 13/06/2017 20:28:36

**DEPOSITOR'S DETAILS**

Name : RAJAT FOUNDATION PVT LTD AND OTHERS  
Contact No. : Mobile No. : +91 9830311038  
E-mail :  
Address : 8, CAMACK STREET, KOLKATA-700017  
Applicant Name : Mr Akkas Ali Mondal  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

Id No. : 16040000826683/3/2017  
(Tender Number)

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16040000826683/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	16593
2	16040000826683/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	3381
Total				19974
In Words : Rupees Nineteen Thousand Nine Hundred Seventy Four only				





**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No./ Year	1604-0000826683/2017	Office where deed will be registered
Query Date	12/06/2017 1:21:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Akkas Ali Mondal Bade Hooghly, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331849382, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set forth value	Market Value	
Rs. 3,30,000/-	Rs. 3,33,455/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 16,693/- (Article:23)	Rs. 3,381/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 81/-		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali Pin Code : 712415

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-715	LR-824	Bastu	Shali	0.33 Dec	41,560/-	42,000/-	
L2	LR-721	LR-824	Bastu	Shali	0.3 Dec	37,781/-	38,182/-	
L3	LR-725	LR-824	Bastu	Shali	0.77 Dec	96,972/-	98,000/-	
L4	LR-809	LR-289	Bastu	Shali	0.62 Dec	78,081/-	78,909/-	
L5	LR-810	LR-824	Bastu	Danga	0.22 Dec	27,706/-	28,000/-	
L6	LR-810	LR-824	Bastu	Danga	0.18 Dec	22,689/-	22,909/-	
L7	LR-713/1694	LR-824	Bastu	Shali	0.2 Dec	25,211/-	25,455/-	
		<b>TOTAL :</b>			2.62000000 Dec	3,30,000 /-	3,33,455 /-	
	<b>Grand Total :</b>				2.62000000Dec	3,30,000 /-	3,33,455 /-	

827



**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details
1	Akkas Ali Mondal <i>Akkas Ali Mondal</i> Son of Late Fani Mondal, Dakshin Bade Hooghly, Post Office: Malancha Mahinagar, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Sabujan Bibi, (Alias: Sakujan Bibi) Wife of Akkas Ali Mondal, Dakshin Bade Hooghly, Post Office: Malancha Mahinagar, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details
1	Rajat Foundation Private Limited ( Private Limited Company ) ,8, Camack Street,, Post Office: Shakespear Sarani, Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AACCR4706M, Status :Organization, Not Executed	Organization	Not Executed
2	Rosine Nirman Private Limited ( Private Limited Company ) ,8, Camack Street,, Post Office: Shakespear Sarani, Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAGCR3032A, Status :Organization, Not Executed	Organization	Not Executed
3	Dhansanchay Properties Private Limited ( Private Limited Company ) ,8, Camack Street, Post Office: Shakespear Sarani, Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAECD5731C, Status :Organization, Not Executed	Organization	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	Subhra Dev Manna Son of Sankar Saran Manna, 8, Camac Street, Suite No. 503, Post Office: Circus Avenue, Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017	Rosine Nirman Private Limited (as DIRECTOR)
2	Ghanshyam Purohit Son of Deo Kishan Purohit, 8, Camac Street, Suite No. 503, Post Office: Circus Avenue, Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017	Dhansanchay Properties Private Limited (as Director)
3	Raj Gopal Pasari Son of Magniram Pasari, 8, Camac Street, Suite No. 503, Post Office: Circus Avenue, Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017	Rajat Foundation Private Limited (as Director)





**Identifier Details :**

Name & address
Mihir Nandi Son of Rajmohan Nandi Pratapnagar, Post Office: Pratapnagar, Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Akkas Ali Mondal, Sabujan Bibi, , Subhra Dev Manna, Ghanshyam Purohit

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.11 Dec,Rosine Nirman Private Limited-0.11 Dec,Dhansanchay Properties Private Limited-0.11 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1-	Akkas Ali Mondal	Rajat Foundation Private Limited-0.1 Dec,Rosine Nirman Private Limited-0.1 Dec,Dhansanchay Properties Private Limited-0.1 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.26 Dec,Rosine Nirman Private Limited-0.26 Dec,Dhansanchay Properties Private Limited-0.25 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.21 Dec,Rosine Nirman Private Limited-0.2 Dec,Dhansanchay Properties Private Limited-0.21 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.073 Dec,Rosine Nirman Private Limited-0.073 Dec,Dhansanchay Properties Private Limited-0.074 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Sabujan Bibi	Rajat Foundation Private Limited-0.06 Dec,Rosine Nirman Private Limited-0.06 Dec,Dhansanchay Properties Private Limited-0.06 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Sabujan Bibi	Rajat Foundation Private Limited-0.06 Dec,Rosine Nirman Private Limited-0.07 Dec,Dhansanchay Properties Private Limited-0.07 Dec



## Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali Pin Code : 712415

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 715(Corresponding RS Plot No:- 715), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.02 Acre,
L2	LR Plot No:- 721(Corresponding RS Plot No:- 721), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.02 Acre,
L3	LR Plot No:- 725(Corresponding RS Plot No:- 725), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.05 Acre,
L4	LR Plot No:- 809(Corresponding RS Plot No:- 809), LR Khatian No:- 289	
L5	LR Plot No:- 810(Corresponding RS Plot No:- 810), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:ডাঙ্গা, Area:0.02 Acre,
L6	LR Plot No:- 810(Corresponding RS Plot No:- 810), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:ডাঙ্গা, Area:0.02 Acre,
L7	LR Plot No:- 713/1694(Corresponding RS Plot No:- 713/1694), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.02 Acre,

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 26/07/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seiler and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



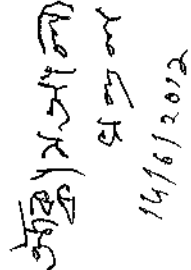


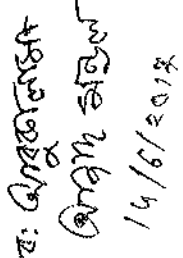
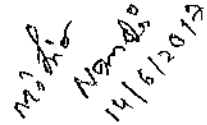




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16040000826683/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Akkas Ali Mondal Dakshin Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 14/6/2012
2	Sabujan Bibi Alias Sakujan Bibi Dakshin Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 14/6/2012
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mihir Nandi Son of Rajmohan Nandi Pratapnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415	Akkas Ali Mondal, Sabujan Bibi, , Subhra Dev Manna, Ghanshyam Purohit		 14/6/2012	

(Pradipta Kishore Guha)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS



भारत सरकार  
चुनाव आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
KCT0806935



निर्वाचक नाम : अक्षय मण्डल

Elector's Name : Akshay Mandal

पिता का नाम : पद्म मण्डल

Father's Name : Padm Mandal

लिंग / Sex : पुरुष / M

जन्म तिथि / Date of Birth : XX / XX / 1941

KCT0806935

निर्वाचक  
अक्षय मण्डल, बड़वा, पाराप.ग.मालाच्छा-पुल्हाट  
पाराप.ग.मालाच्छा-पुल्हाट 24 पारगना 700145

Address:  
Bakshi Badhooghly, Mandal  
Para P.G. Malancha Mahinagar Polghat  
Sonarpur South 24 Parganas 700145

Date: 08/09/2007

110-पुल्हाट पूर्व (संसदीय क्षेत्र) निर्वाचक क्षेत्र  
निर्वाचक क्षेत्र काधिकारी के कार्यालय पर  
Facsimile Signature of the Electoral  
Registration Officer for  
110-Sonarpur East (SC) Constituency

निर्वाचक क्षेत्र के सभी मतदाता निर्वाचक क्षेत्र के नाम  
पर निर्वाचक क्षेत्र के नाम पर निर्वाचक क्षेत्र के नाम  
का निर्वाचक क्षेत्र के नाम पर निर्वाचक क्षेत्र के नाम  
In case of change in address mention the old No.  
in the relevant Form for matching your name in the  
list of the changed address and to match the card  
with same number.







ভারত সরকার

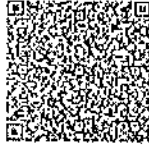
Government of India  
Unique Identification Authority of India

জন্মকর্তৃক আই ডি/Enrollment No.: 1040/19825/34222

21/5/5512

মি.  
মিহির নন্দী  
Mihir Nandi  
Pratapnagar  
Pratapnagar Hooghly  
West Bengal 712422

MIN217555129DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8927 6887 8560

সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA

মিহির নন্দী  
Mihir Nandi  
পিতা : রাজমোহন নন্দী  
Father : RAJMOHAN NANDI  
জন্ম সাল : Year of Birth : 1980  
পুরুষ / Male



8927 6887 8560

সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে বান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

21755512



ভারতীয় অনন্য পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
প্ৰতাপনগর, হুগলি, পশ্চিমবঙ্গ,  
৭১২৪২২

Address:  
Pratapnagar, Pratapnagar,  
Hooghly, West Bengal,  
712422

1047  
1000 180 1847

1047  
1000 180 1847

1047  
1000 180 1847

1047  
1000 180 1847

Mihir Nandi



ভারতীয় নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
KCT0806943



নির্বাচিতকৃত নাম : সত্যজিৎ মন্ডল  
Elector's Name : Satyajit Mondal

সঙ্গীত নাম : অক্ষয় মন্ডল  
Husband's Name : Akkas Mondal

লিঙ্গ / Sex : পুরুষ / M  
জন্ম তারিখ : XX/XX/1947  
Date of Birth : XX/XX/1947

KCT0806943

ঠিকানা:  
পশ্চিম মেদিনীপুর জেলা পল্লীশাসন অফিস  
সোনপুর পল্লীশাসন ১২ পল্লী ৭০০১৪৫

Address:  
Dakshin Medinipur, Mandal  
Panchayat, Sonapur Panchayat, Polghat  
Sonapur South 24 Panchayat 700145

Date: 09/09/2007  
10-সিঙ্গেল পূর্ণ (অনুলিপি) নির্বাচন অফিস  
নির্বাচন কমিশন অফিসের মাধ্যমে  
Facsimile Signature of the Electoral  
Registration Officer for  
(19-Sonapur East (SC) Constituency

উপস্থাপন করুন যখন আপনি নির্বাচন অফিসে যাবেন  
এবং আপনার নামের পরিবর্তন করুন  
যদি নির্বাচন অফিসে পরিবর্তন করা হয়  
In case of change in address mention this Card No.  
in the relevant form for including your name in the  
roll in the changed address and to obtain the card  
with same number.

11/10/07



**AKKAS ALI MONDAL** alias **AKKAS MONDAL** son of Late Fani Mondal, by Faith Mohammedan, by Nationality - Indian, by Occupation Business, residing at Dakshin Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. South 24 Parganas, Pin : 700 145, West Bengal, hereinafter referred to as the "**FIRST VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **FIRST PART**

**AND**

**SABUJAN BIBI** alias **SAKUJAN BIBI** alias **SABUJAN MONDAL** alias **SAKUJAN MONDAL** wife of Akkas Ali Mondal, by Faith Mohammedan, by Nationality - Indian, by Occupation Housewife, residing at Dakshin Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. South 24 Parganas, Pin : 700 145, West Bengal, hereinafter referred to as the "**SECOND VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **SECOND PART**

**AND**

**(1) RAJAT FOUNDATION PRIVATE LIMITED** (PAN : AACCR 4706 M), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U51909WB1996PTC080511) having its registered office at 8, Camac Street, Suite No. 3, P.O. Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal, and represented by its Director MR. RAJ GOPAL PASARI son of Magniram Pasari, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, of 8, Camac



Street, Suite No. 503, P.O. Circus Avenue, P.S. Shakespear Sarani,  
Kolkata - 700 017, West Bengal

(2) **ROSINE NIRMAN PRIVATE LIMITED** (PAN : AAGCR 3032 A), a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U70109WB2012PTC175738) having its registered office at 8, Camac Street, Suite No. 3, P.O. Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal, and represented by its Director MR. SUBHRA DEV MANNA son of Sankar Saran Manna, by Caste - Hindu, by Nationality - Indian, by Occupation - Service, of 8, Camac Street, Suite No. 503, P.O. Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal **AND**

(3) **DHANSANCHAY PROPERTIES PRIVATE LIMITED** (PAN : AAECD 5731 C), a Private Limited Company incorporated under the Companies Act, 1956 (CIN:U70109WB2012PTC174800) having its registered office at 8, Camac Street, Suite No. 3, P.O. Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal, and represented by its Director MR. GHANSHYAM PUROHIT son of Deo Kishan Purohit, by Caste - Hindu, by Nationality - Indian, by Occupation - Service, of 8, Camac Street, Suite No. 503, P.O. Circus Avenue., P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal

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hereinafter jointly and collectively referred to as the “ **PURCHASERS** ” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors, successors-in-office, representatives and assigns) of the **THIRD PART**.

**WHEREAS** at all material times one Fani Mondal was the absolute owner of ALL THAT the piece or parcel of (1) Sali Land measuring 10





Decimal be the same a little more or less, comprised in R.S. Dag No. 715 (2) Sali Land measuring 09 Decimal be the same a little more or less, comprised in R.S. Dag No. 721, (3) Sali Land measuring 23 Decimal be the same a little more or less, comprised in R.S. Dag No. 725, all recorded in RS Khatian No. 63, (4) Sali Land measuring 34 Decimal be the same a little more or less, comprised in R.S. Dag No. 809, (5) Danga Land measuring 12 Decimal be the same a little more or less, comprised in R.S. Dag No. 810 both dags are recorded in RS Khatian No. 289, and (6) Sali Land measuring 11 Decimal be the same a little more or less, comprised in R.S. Dag No. 713/1694, recorded in RS Khatian No. 266, thus aggregating to a total area of 99 Decimals lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal (hereinafter referred to as the **"said Fani's Property"**).

**AND WHEREAS** said Fani Mondal, died intestate leaving behind his four sons namely Amir Mondal, Samir Mondal, Ombar Mondal and Akkas Ali Mondal and two daughters namely Dulali Bibi and Gulali Bibi, as his legal heirs and heiresses who jointly inherited the said Fani's Property left by said Fani Mondal as per their respective share i.e. each son got undivided  $1/5^{\text{th}}$  share and each daughter got undivided  $1/10^{\text{th}}$  share.

**AND WHEREAS** the said Akkas Ali Mondal by virtue of inheritance became the owner of undivided  $1/5^{\text{th}}$  share of entire Fani's Property i.e. to an extent of 19.8 Decimal of the aforesaid property that consisted of ALL THAT the piece or parcel of (1) Sali Land measuring 2 Decimal be the same a little more or less, comprised in R.S. Dag No. 715 (2) Sali Land measuring 1.80 Decimal be the same a little more or



less, comprised in R.S. Dag No. 721, (3) Sali Land measuring 4.60 Decimal be the same a little more or less, comprised in R.S. Dag No. 725, all recorded in RS Khatian No. 63, (4) Sali Land measuring 6.80 Decimal be the same a little more or less, comprised in R.S. Dag No. 809, (5) Danga Land measuring 2.40 Decimal be the same a little more or less, comprised in R.S. Dag No. 810 both dags are recorded in RS Khatian No. 289, and (6) Sali Land measuring 2.2 Decimal be the same a little more or less, comprised in R.S. Dag No. 713/1694, recorded in RS Khatian No. 266, all lying and situate at Mouza - Bade Hooghly, J.L. No. 80, as recorded in R.S. Khatian No. 266 within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal (hereinafter referred to as the **"said Akkas Ali's Property"**)

**AND WHEREAS** by a Bengali Kobala (Deed of Sale) dated 21.04.1975, registered at the office of Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 24, Pages 286 to 289, Being No. 1631 for the year 1975, the said Akkas Ali Mondal the First Vendor herein, therein referred to as the Vendor sold, conveyed, transferred, assigned and assured unto and in favour of his wife, Sabujan Bibi the Second Vendor herein, therein mentioned as the Purchaser, ALL THAT the piece or parcel of (1) Sali Land measuring 1.67 Decimal be the same a little more or less, comprised in R.S. Dag No. 715 (2) Sali Land measuring 1.50 Decimal be the same a little more or less, comprised in R.S. Dag No. 721, (3) Sali Land measuring 3.83 Decimal be the same a little more or less, comprised in R.S. Dag No. 725, all recorded in RS Khatian No. 63, (4) Sali Land measuring 6.18 Decimal be the same a little more or less, comprised in R.S. Dag No. 809, (5) Danga Land measuring 2.18 Decimal be the same a little more or less, comprised in R.S. Dag No. 810 both dags are recorded in



RS Khatian No. 289, and (6) Sali Land measuring 2.2 Decimal be the same a little more or less, comprised in R.S. Dag No. 713/1694, , thus aggregating to a total area of land measuring 17.56 Decimal out of his 19.80 Decimal of land as aforesaid, lying and situate at Mouza – Bade Hooghly, J.L. No. 80, as recorded in R.S. Khatian No. 266 within the limits of Poleghat Gram Panchayet, P.S. – Sonarpur, District South 24 Parganas in the State of West Bengal, absolutely and forever.

**AND WHEREAS** in the records of the B.L. & L.R.O, Sonarpur, however, the aforesaid land of 19.80 Decimals, which formed Akkas Ali's undivided share of property, was mutated and recorded in the name of the said Sabujan Bibi, alias Sakujan Bibi, alias Sabujan Mondal, alias Sakujan Mondal as recorded in L.R. Khatian No. 824 within Mouza Bade Hooghly, J.L. No. 80, within the territorial limits of Poleghat Gram Panchayet, P.S. Sonarpur, Dist South 24 Parganas, on the strength of the aforesaid Deed No. 1631 dated 21.04.1975 executed by Akkas Ali Mondal in favour of the said Sabujan Bibi, although as a matter of fact a land area of 2.24 Decimal that comprised of (i) 0.33 Decimal of Sali land in R.S. Dag No. 715, (ii) 0.30 Decimal of Sali land in R.S. Dag No. 721 (iii) 0.77 Decimal of Sali land in R.S. Dag No. 725, all the above-referred dags having been recorded R.S. Khatian No. 63, (iv) 0.62 Decimal of Sali land in R.S. Dag No. 809 and (v) 0.22 Decimal of danga land in R.S. Dag No. 810, both the aforesaid dags having been recorded in R.S. Khatian No. 289, remained with the said Akkas Ali Mondal

**AND WHEREAS** by executing a Deed of Conveyance dated 22.05.2012, which was registered at the office of Dist. Sub-Registrar IV, South 24 Parganas and recorded in Book No. I, CD Volume No. 14, Pages from 2086 to 2101, Being No. 4203 for the year 2012, the said



Sabujan Bibi alias Sakujan Bibi alias Sabujan Mondal alias Sakujan Mondal, therein referred to as the Vendor, incorrectly sought to sell and convey unto and in favour of Rajat Foundation Pvt. Ltd., Rosine Nirman Pvt. Ltd. and Dhansanchay Properties Pvt. Ltd., therein also referred to as the Purchasers, ALL THAT piece or parcel of (1) Sali Land measuring 2 Decimal be the same a little more or less, comprised in R.S. Dag No. 715 (2) Sali Land measuring 2 Decimal be the same a little more or less, comprised in R.S. Dag No. 721, (3) Sali Land measuring 5 Decimal be the same a little more or less, comprised in R.S. Dag No. 725, (4) Sali Land measuring 7 Decimal be the same a little more or less, comprised in R.S. Dag No. 809, (5) Danga Land measuring 2 Decimal be the same a little more or less, comprised in R.S. Dag No. 810 and (6) Sali Land measuring 2 Decimal be the same a little more or less, comprised in R.S. Dag No. 713/1694, all dags are recorded in LR Khatian No. 824, thus aggregating to a total land area of 20 Decimal lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal,

AND WHEREAS in view of the aforesaid Deed No. 4203 dated. 22.05.2012, it is found that Sabujan Bibi as the Vendor thereof incorrectly and inadvertently sought to sell and transfer in favour of the Purchasers named therein a land area of 20 Decimal which was 2.44 Decimal more than her actual entitlement which she acquired by dint of the Deed No. 1631 dated 21.04.1975.

AND WHEREAS out of the aforementioned land area of 2.44 Decimal, 2.24 Decimal of land actually belonged to and was retained back by Akkas Ali Mondal, the First Vendor herein; and as such cannot be





considered to have been de-jure transferred to the Purchasers of the Deed No. 4203 dated 22.05.2012 despite execution and registration thereof.

AND WHEREAS the Purchasers hereof being desirous of purchasing the whole of the land area that belonged to the said Akkas Ali Mondal, have approached the said First Vendor to give effect to such transfer of his remaining land against valuable consideration thereof; and the First Vendor has also agreed to sell, convey, transfer, assign and assure unto and in favour of the Purchasers hereof ALL that pieces and parcels of (i) 0.33 Decimal of Sali land comprised in R.S. Dag No. 715 ( ii) 0.30 Decimal of Sali land comprised in R.S. Dag No. 721(iii) 0.77 Decimal of Sali land comprised in R.S. Dag No. 725, all the above-referred dags having been recorded in R.S. Khatian No. 63, (iv) 0.62 Decimal of Sali land comprised in R.S. Dag No. 809 and (v) 0.22 Decimal of Danga land comprised in R.S. Dag No. 810, both the aforesaid two dag numbers having been recorded in R.S. Khatian No. 289, thus aggregating to 2.24 Decimal, more particularly described in First Schedule hereunder written and hereinafter referred to as the First Vendor's land, the entitlement of the said land having been retained by the First Vendor with himself while executing the Deed No. 1631 on 21.04.1975 for registration thereof.

AND WHEREAS while executing the Deed of Sale, being Deed No. 4203 dated 22.05.2012, for the purpose of sale and transfer of the land acquired by her through the Kobala, being Deed No. 1631 dated 21.04.1975, and subsequently mutated and recorded in her name at the office of B.L. &L.R.O, Sonarpur, South 24 Parganas, as stated hereabove, it appears that the said Sabujan Bibi alias Sakujan Bibi alias Sabujan Mondal alias Sakujan Mondal, as the Vendor therein,



did not include 0.38 Decimal of land comprised in dag No. 810 and Dag No. 713/1694 out of her de-jure entitlement of 4.38 Decimal comprised in the aforementioned Dags as recorded later under L.R. Khatian No. 824 and as such although the said Vendor thereof intended to transfer the whole of the land as recorded in her name, did not in fact do so through sheer inadvertence of the draftsman of the relative instrument where excess area of land were mentioned in respect of other Dag numbers thereby causing balance in respect of the total area of undivided land under the said Vendor's possession.

AND WEREAS the Purchasers hereof being desirous of purchasing the whole of the land area that was in fact purchased by the said Sabujan Bibi, the Vendor herein, by the Deed No. 1631, dated 21.04.1975, but fell short to the extent of 0.38 Decimal owing to incorrect description of land area in respect of two Dag numbers as aforesaid, the Purchasers insisted the said Vendor, herein referred to as the Second Vendor, for execution of Deed of Sale to that effect against valuable consideration by the said Second Vendor considering its totality while executing the Deed of Sale, being Deed No. 4203 dated 22.05.2012 ; and the Second Vendor has also agreed to sell, convey, transfer, assign and assure unto and in favour of the Purchasers hereof All That pieces and parcels of (i) 0.18 Decimal of Danga land comprised in R.S. Dag No. 810 recorded in R.S. Khatian No. 289 and (ii) 0.20 Decimal of Sali land comprised in R.S. Dag No. 713/1694 recorded in R.S. Khatian No. 266, thus aggregating to 0.38 Decimal, more particularly described in the Second Schedule hereunder written and hereinafter referred to as the Second Vendor's land, the ownership whereof is still lying with the said Second Vendor without being transferred to the Purchasers though intended through the Deed of Sale, being Deed No. 4203 dated 22.05.2012.



A. Both the Vendors herein have now held out, warranted, assured and represented before the Purchasers, as follows:-

- i. That the Vendors are the respective legal owners of the said First and Second Schedule Properties and that no other person or persons have any claim title or ownership in respect of the said Properties or any part thereof adversely to the Vendors;
- ii. That no part or portion of the said First and Second Schedule Properties has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Scheduled Properties nor is there any case pending under such Acts or Statutes;
- iii. That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Scheduled Properties and that the Vendors have not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Scheduled Properties ;
- iv. That the said Scheduled Properties or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;



- v. That no declaration has been made or notification published for acquisition or requisition of the said Schedule Properties ;
- vi. That said Scheduled Properties or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Scheduled Properties or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii. That the said Scheduled Properties or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendors which might prevent or restrict the Vendors from selling conveying and transferring the said Scheduled Properties or any portion thereof unto and in favour of the Purchasers;
- ix. That no action, suit, appeal or litigation in respect of the said Scheduled Properties or in any way concerning the said entire or any part thereof is pending and that no person has ever claimed any right title interest or possession of any nature whatsoever in or in respect of





the said Scheduled Properties or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has any right title or interest of any nature whatsoever in the said Scheduled Properties or any portion thereof;

- x. That the said Schedule Properties or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi. That the said Schedule Properties or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Statute, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or



obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

- xii. That the Vendors have taken all practicable steps to remove the defects, if there be any, in the Vendors' title, and the Vendors hereby confirmed that whatever defects that might have appeared or may appear in the relative instruments of transfer, if at all, are of mere descriptive nature which shall not affect the right title and interest of the Purchasers in respect of the Scheduled properties hereby conveyed to the Purchasers.
  - xiii. That no document judgment or any other order is in force as on date affecting the said Scheduled Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
  - xiv. That the Vendors have not done anything whereby the rights title or interest of the Vendors in the said Scheduled Property or any part thereof could have been encumbered impeached challenged or disputed in any way;
- B. That the Purchasers relying on the aforesaid representations and assurances of both the First and Second Vendors and believing the same to be true and correct and acting on the faith thereof have agreed to purchase and the First Vendor has



agreed to sell out of ALL THAT the piece or parcel of undivided (1) Sali Land measuring 0.33 Decimal be the same a little more or less, comprised in R.S. Dag No. 715 (2) Sali Land measuring 0.30 Decimal be the same a little more or less, comprised in R.S. Dag No. 721, (3) Sali Land measuring 0.77 Decimal be the same a little more or less, comprised in R.S. Dag No. 725, all recorded in RS Khatian No. 63, (4) Sali Land measuring 0.62 Decimal be the same a little more or less, comprised in R.S. Dag No. 809, (5) Danga Land measuring 0.22 Decimal be the same a little more or less, comprised in R.S. Dag No. 810 both dags are recorded in RS Khatian No. 289, aggregating to a total area land measuring 2.24 Decimal recorded in LR Khatian No. 824, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal and more particularly described in the First Schedule hereunder written and the Second Vendor also agreed to sell ALL THAT the piece or parcel of undivided (1) Danga Land measuring 0.18 Decimal be the same a little more or less, comprised in R.S. Dag No. 810 recorded in RS Khatian No. 289, and (2) Sali Land measuring 0.20 Decimal be the same a little more or less, comprised in R.S. Dag No. 713/1694, recorded in RS Khatian No. 266, aggregating to a total area land measuring 0.38 Decimal recorded in LR Khatian No. 824, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal and more particularly described in the Second Schedule hereunder written TOGETHERWITH all title, benefits, easements and/or facilities, authorities, claims, demands, usufructs and tangible and intangible rights of



howsoever or whatsoever nature in the above property including the right of access to the said land and hereinafter both properties jointly referred to as the 'said Schedule Properties' at or for aggregate total consideration of Rs. 3,30,000/- (Rupees Three Lakhs Thirty Thousand only).

- C. The Purchasers have at the execution of this deed of sale paid the full consideration amount to the Vendors and the Vendors have put the Purchasers in Khas, peaceful, vacant and physical possession of the said Schedule Properties.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs. 3,30,000/- (Rupees Three Lakhs Thirty Thousand only) duly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchasers as well as the said Schedule Properties hereby sold, conveyed and transferred and every part thereof) the First Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchasers ALL THAT the piece or parcel of undivided (1) Sali Land measuring 0.33 Decimal be the same a little more or less, comprised in R.S. Dag No. 715 (2) Sali Land measuring 0.30 Decimal be the same a little more or less, comprised in R.S. Dag No. 721, (3) Sali Land measuring 0.77 Decimal be the same a little more or less, comprised in R.S. Dag No. 725, all recorded in RS Khatian No. 63, (4) Sali Land measuring 0.62 Decimal be the same a little more or less, comprised in R.S. Dag No. 809 and (5) Danga Land measuring 0.22 Decimal be the same a little more or





less, comprised in R.S. Dag No. 810 both dags are recorded in RS Khatian No. 289, aggregating to a total area land measuring 2.24 Decimal recorded in LR Khatian No. 824, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal and more particularly described in the First Schedule hereunder written AND the Second Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchasers ALL THAT the piece or parcel of undivided (1) Danga Land measuring 0.18 Decimal be the same a little more or less, comprised in R.S. Dag No. 810 recorded in RS Khatian No. 289, and (2) Sali Land measuring 0.20 Decimal be the same a little more or less, comprised in R.S. Dag No. 713/1694, recorded in RS Khatian No. 266, aggregating to a total area land measuring 0.38 Decimal recorded in LR Khatian No. 824, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal and more particularly described in the Second Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity both properties jointly referred to as the **"said Schedule Properties"** and total dag area of 6 dags are delineated in the map or plan hereto annexed and thereon bordered RED TOGETHERWITH all other easements and/or facilities attached thereto including the right of access to the said land TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Schedule Properties or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all



manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Schedule Properties belonging or in anywise appertaining thereto 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 the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said Schedule Properties and every part thereof hereby granted, sold and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Schedule Properties or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Schedule Properties AND the said Schedule Properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchasers absolutely and forever free from all mortgages, charges, liens, lispensens, encumbrances and liabilities whatsoever.

**THE VENDORS DOTY HEREBY COVENANT WITH THE PURCHASERS:**

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors made, done, committed or knowingly or willingly



suffered to the contrary, the Vendors are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Schedule Properties free from all encumbrances and liabilities whatsoever.

- b) That the Vendors have good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Schedule Properties hereby respectively granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendors shall remain liable for all outgoings and impositions payable in respect of the said Schedule Properties upto the date of these presents and the Vendors shall at all time keep the Purchasers saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Schedule Properties.



- e) That the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Schedule Properties hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendors or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors.
- f) That the said Schedule Properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title.
- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment





under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendors.

- h) That the Vendors doth hereby further covenant with the Purchasers and declare that no notice has been served upon the Vendors for acquisition and/or requisition of the said Schedule Properties or any part thereof and that the said Schedule Properties or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Schedule Properties or any part thereof or for any other reason.
- i) The Vendors doth hereby further covenant with the Purchasers that the Vendors have or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Schedule Properties or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendors may be prevented from conveying the said Property in the manner aforesaid.
- j) Further the Vendors and all persons having or lawful or equitably claiming estates, rights, title, interest, property claim and demand whatsoever into or upon the said Schedule Properties hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request



and costs of the Purchasers and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Schedule Properties and every part and parcel thereof unto and to the use of the Purchasers as shall or may be reasonably required.

**AND THE VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS** as follows:

- i. THAT the Vendors are and shall always be liable for payment of all outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
- ii. **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time



for having the names of the Purchasers mutated in respect of the said Schedule Properties hereby sold and conveyed;

- iii. AND THAT the Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to co-operate with the Purchasers in all respect to cause mutation of the Said Schedule Properties in the names of the Purchasers and in this regards the Vendors shall sign all documents and papers as required by the Purchasers.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the land sold by First Vendor)

ALL THAT the piece or parcel of undivided (1) Sali Land measuring 0.33 Decimal be the same a little more or less (out of total Dag area 10 Decimal), comprised in R.S./L.R. Dag No. 715 (2) Sali Land measuring 0.30 Decimal be the same a little more or less (out of total Dag area 9 Decimal), comprised in R.S./L.R.---Dag No. 721, (3) Sali Land measuring 0.77 Decimal be the same a little more or less (out of total Dag area 23 Decimal), comprised in R.S./L.R. Dag No. 725, all recorded in R.S. Khatian No. 63, (4) Sali Land measuring 0.62 Decimal be the same a little more or less (out of total Dag area 34 Decimal), comprised in R.S./L.R. Dag No. 809 and (5) Danga Land measuring 0.22 Decimal be the same a little more or less (out of total



Dag area 12 Decimal), comprised in R.S./L.R. Dag No. 810 both dags are recorded in R.S. Khatian No. 289, thus aggregating to a total area of land measuring 2.24 Decimal recorded in L.R. Khatian No. 824, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, with all other easements and/or facilities attached thereto including the right of access to the said land

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Description of the land sold by Second Vendor)

ALL THAT the piece or parcel of undivided (1) Danga Land measuring 0.18 Decimal be the same a little more or less (out of total Dag area 12 Decimal), comprised in R.S./L.R. Dag No. 810 recorded in R.S. Khatian No. 289 and (2) Sali Land measuring 0.20 Decimal be the same a little more or less (out of total Dag area 11 Decimal), comprised in R.S./L.R. Dag No. 713/1694, recorded in R.S. Khatian No. 266, thus aggregating to a total area of land measuring 0.38 Decimal recorded in L.R. Khatian No. 824, lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, with all other easements and/or facilities attached thereto including the right of access to the said land.

BE IT NOTED THAT the Vendors are conveying total 2.62 Decimal (i.e. 2.24 Decimal + 0.38 Decimal of First Vendor and Second Vendor respectively) undivided land as mentioned in First & Second Schedule above and the total area of all dags are delineated in the map or plan hereto annexed and thereon bordered with RED





IN WITNESS WHEREOF the Vendors hereto set and subscribed their respective hands on the day, month and year first above written.

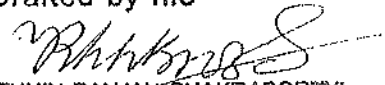
SIGNED SEALED AND DELIVERED by  
the VENDORS at Kolkata in the  
presence of :-

1. Himesh Dushanbakhsh -  
Chandannagar, Hooghly.  
১২/১৩  
অতঃপর প্রথম  
অতঃপর প্রথম  
( FIRST VENDOR )

2. অমূল্যনাথ বসু  
বাবুদাস (২ঃ)  
অমূল্যনাথ বসু  
অমূল্যনাথ  
ব: অমূল্যনাথ বসু  
( SECOND VENDOR )

Readover and explained by  
me in Bengali  
Mihir Mondal

Drafted by me

  
(TUHIN RANJAN CHAKRABORTY)  
Advocate, High Court, Calcutta

WB/T319/1999



**RECEIVED** of and from the withinnamed Purchasers the within mentioned sum of Rs. 2,82,100/- (Rupees Two Lakhs Eighty Two Thousand One Hundred only) being the full amount of the consideration money under this Indenture as per Memo below :

**MEMO OF CONSIDERATION**

**Akkas Ali Mondal (First Vendor)**

<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name &amp; Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
12.06.2017	020317	Allahabad Bank, Park Street Branch	94,034/-	Rajat Foundation Pvt. Ltd.
12.06.2017	041396	- do -	94,033/-	Rosine Nirman Pvt. Ltd.
12.06.2017	041194	- do -	94,033/-	Dhansanchay Properties Pvt. Ltd.
TOTAL			<u>2,82,100/-</u>	

(Rupees Two Lakhs Eighty Two Thousand One Hundred only)

অক্কাস আলি মন্ডল  
অক্কাস আলি মন্ডল

( **AKKAS ALI MONDAL** )

FIRST VENDOR

WITNESSES :

1. *Atikur Rahman Mondal*

2. *Atikur Rahman Mondal*




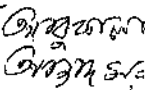
**RECEIVED** of and from the withinnamed Purchasers the within mentioned sum of Rs. 47,900/- (Rupees Forty Seven Thousand Nine Hundred only) being the full amount of the consideration money under this Indenture as per Memo below :

**MEMO OF CONSIDERATION**

**SABUJAN BIBI alias SAKUJAN BIBI alias SABUJAN MONDAL alias SAKUJAN MONDAL (Second Vendor)**

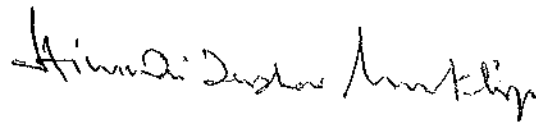
<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name &amp; Branch</u>	<u>Amount (Rs.)</u>	<u>Received From</u>
12.06.2017	020318	Allahabad Bank, Park Street Branch	15,966/-	Rajat Foundation Pvt. Ltd.
12.06.2017	041397	- do -	15,967/-	Rosine Nirman Pvt. Ltd.
12.06.2017	041195	- do -	15,967/-	Dhansanchay Properties Pvt. Ltd.
TOTAL			47,900/-	

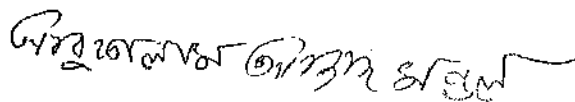
(Rupees Forty Seven Thousand Nine Hundred only)

  
ସବୁଜାନ ବିବି ୩: ସବୁଜାନ ବିବି ୩:   
( SABUJAN BIBI @ SAKUJAN BIBI  
@ SABUJAN MONDAL @ SAKUJAN MONDAL)

SECOND VENDOR

WITNESSES :

1. 

2. 




# SALE DEED PLAN

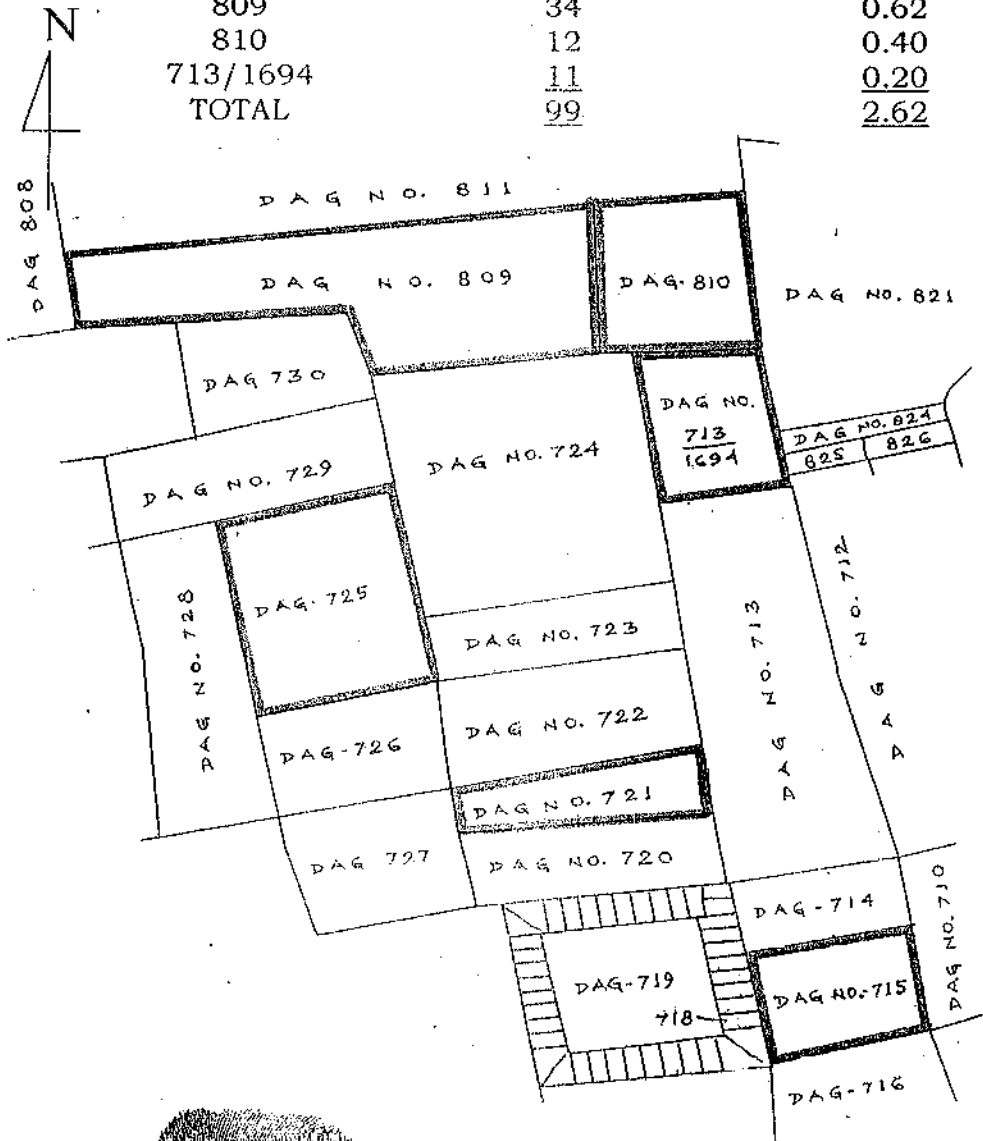
OF MOUZA BADE HOOGHLY, J.L. NO. 80, L.R. KHATIAN NO. 824, R.S. /  
L.R. DAG NOS. 715, 721, 725, 809, 810 AND 713/1694 UNDER POLEGHAT  
GRAM PANCHAYET, P.S. - SONARPUR, DISTRICT - SOUTH 24 PARGANAS

SOLD AREA : 2.62 DECIMAL

OUT OF TOTAL DAG AREA : 99 DECIMAL

SHOWN IN RED BORDER   
NOT TO SCALE

Dag No.	Total Area In Dag (Dec.)	Sold Area (Dec.)
715	10	0.33
721	9	0.30
725	23	0.77
809	34	0.62
810	12	0.40
713/1694	11	0.20
TOTAL	99	2.62



অবস্থান লিখিত  
অবস্থান লিখিত

ব: অধিবাসন অধিবাসন

VENDORS

অবস্থান লিখিত  
অবস্থান লিখিত

VENDORS





# SPECIMEN FORM FOR TEN FINGERPRINTS



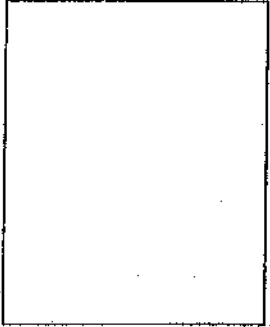
આ કુળના માલિક  
આ કુળના માલિક

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



અરુણાચલ વિવિધ  
અરુણાચલ વિવિધ  
વ: અરુણાચલ વિવિધ  
અરુણાચલ વિવિધ

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



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



# SPECIMEN FORM FOR TEN FINGERPRINTS



Av RAJAT FOUNDATION PVT. LTD.

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



Rqr Rosine Nirman Pvt. Ltd.

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



For Dhaasachay Properties Pvt. Ltd.

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



### Major Information of the Deed

Deed No.	I-1604-03020/2017	Date of Registration	15/06/2017
Query No / Year	1604-0000826683/2017	Office where deed is registered	
Query Date	12/06/2017 1:21:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Akkas Ali Mondal Bade Hooghly, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331849382, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,30,000/-	Rs. 3,33,455/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 16,693/- (Article:23)	Rs. 3,381/- (Article:A(1), E, M(b), H)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-715	LR-824	Bastu	Shali	0.33 Dec	41,560/-	42,000/-	
L2	LR-721	LR-824	Bastu	Shali	0.3 Dec	37,781/-	38,182/-	
L3	LR-725	LR-824	Bastu	Shali	0.77 Dec	96,972/-	98,000/-	
L4	LR-809	LR-824	Bastu	Shali	0.62 Dec	78,081/-	78,909/-	
L5	LR-810	LR-824	Bastu	Danga	0.22 Dec	27,706/-	28,000/-	
L6	LR-810	LR-824	Bastu	Danga	0.18 Dec	22,689/-	22,909/-	
L7	LR-713/1694	LR-824	Bastu	Shali	0.2 Dec	25,211/-	25,455/-	
		<b>TOTAL :</b>			<b>2.62Dec</b>	<b>3,30,000 /-</b>	<b>3,33,455 /-</b>	
	<b>Grand Total :</b>				<b>2.62Dec</b>	<b>3,30,000 /-</b>	<b>3,33,455 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Akkas Ali Mondal, (Alias: Akkas Mondal) (Presentant )</b> Son of Late Fani Mondal Dakshin Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 14/06/2017 , Admitted by: Self, Date of Admission: 14/06/2017 ,Place : Pvt. Residence
2	<b>Sabujan Bibi, (Alias: Sakujan Bibi)</b> Wife of Akkas Ali Mondal Dakshin Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 14/06/2017 , Admitted by: Self, Date of Admission: 14/06/2017 ,Place : Pvt. Residence



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Rajat Foundation Private Limited ( Private Limited Company )</b> 8, Camack Street,, P.O:- Shakespear Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.: AACCR4706M, Status :Organization
2	<b>Rosine Nirman Private Limited ( Private Limited Company )</b> 8, Camack Street,, P.O:- Shakespear Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.: AAGCR3032A, Status :Organization
3	<b>Dhansanchay Properties Private Limited ( Private Limited Company )</b> 8, Camack Street, P.O:- Shakespear Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.: AAECD5731C, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Subhra Dev Manna</b> Son of Sankar Saran Manna 8, Camac Street, Suite No. 503, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : Rosine Nirman Private Limited (as DIRECTOR)
2	<b>Ghanshyam Purohit</b> Son of Deo Kishan Purohit 8, Camac Street, Suite No. 503, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : Dhansanchay Properties Private Limited (as Director)
3	<b>Raj Gopal Pasari</b> Son of Magniram Pasari 8, Camac Street, Suite No. 503, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Rajat Foundation Private Limited (as Director)

**Identifier Details :**

Name & address
Mihir Nandi Son of Rajmohan Nandi Pratapnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Akkas Ali Mondal, Sabujan Bibi, Subhra Dev Manna, Ghanshyam Purohit





Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.11 Dec,Rosine Nirman Private Limited-0.11 Dec,Dhansanchay Properties Private Limited-0.11 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.1 Dec,Rosine Nirman Private Limited-0.1 Dec,Dhansanchay Properties Private Limited-0.1 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.26 Dec,Rosine Nirman Private Limited-0.26 Dec,Dhansanchay Properties Private Limited-0.25 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.21 Dec,Rosine Nirman Private Limited-0.2 Dec,Dhansanchay Properties Private Limited-0.21 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Akkas Ali Mondal	Rajat Foundation Private Limited-0.073 Dec,Rosine Nirman Private Limited-0.073 Dec,Dhansanchay Properties Private Limited-0.074 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Sabujan Bibi	Rajat Foundation Private Limited-0.06 Dec,Rosine Nirman Private Limited-0.06 Dec,Dhansanchay Properties Private Limited-0.06 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Sabujan Bibi	Rajat Foundation Private Limited-0.06 Dec,Rosine Nirman Private Limited-0.07 Dec,Dhansanchay Properties Private Limited-0.07 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 715(Corresponding RS Plot No:- 715), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L2	LR Plot No:- 721(Corresponding RS Plot No:- 721), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L3	LR Plot No:- 725(Corresponding RS Plot No:- 725), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.05000000 Acre,
L4	LR Plot No:- 809(Corresponding RS Plot No:- 809), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.07000000 Acre,



L5	LR Plot No:- 810(Corresponding RS Plot No:- 810), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:ডাঙ্গা, Area:0.02000000 Acre,
L6	LR Plot No:- 810(Corresponding RS Plot No:- 810), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:ডাঙ্গা, Area:0.02000000 Acre,
L7	LR Plot No:- 713/1694(Corresponding RS Plot No:- 713/1694), LR Khatian No:- 824	Owner:সকুজান বিবি, Gurdian:আব্বাস আলি মণ্ডল, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 160403020 / 2017

On 13-06-2017

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 3,33,455/-

*Pradipta Kishore Guha*

Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 14-06-2017

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

Presented for registration at 17:10 hrs on 14-06-2017, at the Private residence by Akkas Ali Mondal Alias Akkas Mondal, one of the Executants.

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

Execution is admitted on 14/06/2017 by 1. Akkas Ali Mondal, Alias Akkas Mondal, Son of Late Fani Mondal, Dakshin Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business, 2. Sabujan Bibi, Alias Sakujan Bibi, Wife of Akkas Ali Mondal, Dakshin Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession House wife

Indetified by Mihir Nandi, , Son of Rajmohan Nandi, Pratapnagar, P.O: Pratapnagar, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

*Pradipta Kishore Guha*

Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 15-06-2017

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 of Indian Stamp Act 1899.

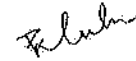


**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,381/- ( A(1) = Rs 3,335/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,381/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/06/2017 8:28PM with Govt. Ref. No: 192017180019206881 on 13-06-2017, Amount Rs: 3,381/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 338596921 on 13-06-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 16,593/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 16,593/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 69273, Amount: Rs.100/-, Date of Purchase: 10/11/2016, Vendor name: P S Choudhury  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/06/2017 8:28PM with Govt. Ref. No: 192017180019206881 on 13-06-2017, Amount Rs: 16,593/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 338596921 on 13-06-2017, Head of Account 0030-02-103-003-02



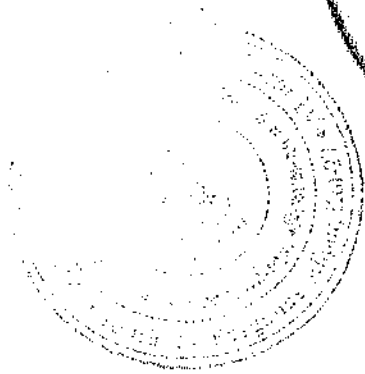
**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 81863 to 81905  
being No 160403020 for the year 2017.



*Pradipta Kishore Guha*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2017.06.21 11:41:33 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 21/06/2017 11:41:32  
DISTRICT SUB-REGISTRAR  
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