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22/06/07

4341;
Mr. Mr.
Address
Value
H. E. Base
Stamp Vendor
Serampore Coars
Google
Keya Seth A. S. Pvt. Ltd.
11C, Simla Lane, Kolkata-02.
Rs 5000.00/-
(22/06/07)



Add. Dist. Sub-Registrar
Serampore, Hooghly

29 JUN 2007

by occupation - Business, PAN - AJSPD8741N, by nationality - Indian, both of them are resident of 21, Lenin Sarani, P.O. & P.S. - Serampore, District - Hooghly, Pin code No. 712 201, West Bengal, hereinafter collectively & Jointly referred to as the **"V E N D O R S"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART.**

A N D

SRI SUDIPTA SADHUKHAN, son of Sri Pratap Sadhukhan, by faith - Hindu, by occupation Business, PAN - AREPS0229E, by nationality - Indian, resident of 9, Asutosh Laha Lane, P.O. & P.S. Rishra, District - Hooghly, West Bengal, Pincode No. 712248, hereinafter referred to as the **"CONFIRMING PARTY" AS WELL AS PROMOTER/DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART.**

A N D

KEYA SETH AYURVEDIC SOLUTION PRIVATE LIMITED having registered office at 13, Chandranath Simlai Lane, Kolkata - 700 002, PAN **AATMCCX9835^e** represented by its directors:

1. MRS. KEYA SETH, wife of Mr. Asish Seth

2. MR. ASISH SETH, son of Mr. Panchanan Seth

both are by faith Hindu, by nationality Indian, by occupation business residing at 25/4/1A, Anath Nath Deb Lane, P.S. - Tala, Kolkata - 700 037, W.B. 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 heirs, executors, administrators, legal representatives and/or assigns) of the **THIRD PART.**

WHEREAS the property measuring 17 (seventeen) cottahs 4 (four) chittacks 23 (twenty three) sq. Ft., a little more or less, originally belonged to one Abhay Charan Das, son of Late Panchanan Das, of Chakrakdanga Road, P.O. & P.S. - Serampore, with his all legal rights. After the death of the Abhay Charan Das, who died intestate, leaving behind his widow Smt. Durgamoni Dasi as his sole surviving legal heiress, became the absolute owner of the said property by virtue of the provision of Hindu Succession Act, 1956. During the period of her khas possession in respect of above referred property, said Smt. Durgamoni Dasi settled her said property by virtue of Deed of Settlement through registered deed, being No. 5223, Book No. I, Volume No. 78, pages from 98 to 101 in 12.10.1974, which was registered at Serampore Sub Registry Office in favour of her grandson Sri Prabhat Kumar Das, son of Late Shivkrishna Das. From that very moment, Prabhat Kumar Das took care of the said property and duly performed his duties as a legal owner. After the death of said settler Smt. Durgamoni Dasi on 1984, Prabhat Kumar Das became the absolute owner of the said property and performed his duties lawfully.

WHEREAS after the demise of Prabhat Kumar Das, died on 04.08.2001 intestate, leaving behind his widow Smt. Sipra Das and only son Sri Arghadip Das, parties of the first part, jointly became the absolute joint owners of the below mentioned property schedule First according to Hindu succession Act, 1956.

AND WHEREAS the said Smt. Sipra Das and Sri Arghadip Das have also executed a general power of attorney dated 28.04.2004 appointed the developer or the party of the second part as their constituted Attorney to do all deeds and things relating to such development including the power of receiving earnest money consideration money and finally disposing off the said property including all shops except the area to be allocated to the land owners and to execute all conveyance deed in favour of intending purchaser/purchasers with presence of land-owners.

AND WHEREAS the developer/promoter/confirming party in pursuance of the agreement constructed the B + G + 3 storied building or market plaza on the said property according to the plan sanctioned by Serampore Municipality vide Plan sl. No. 1:3 dated 31.07.03, hereinafter called the said building of which premises No.

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180, Netaji Subhas Avenue, P.O. & P.S. – Serampore, Hooghly, Pincode No. 712 201.

AND WHEREAS as per aforesaid agreement dated 28th day of April, 2004 the promoter/developer/confirming party of the second part has completed specified unit of the construction according to sanctioned building plan and developer has going to handover the possession of the said building/construction as per stipulations of the said agreement and the owners had accepted the allotted portion of the said construction.

AND WHEREAS the Vendors offers to sell one shop room measuring super-built area 1562 sq. ft. on the First Floor & 2690 sq. ft on the Third Floor morefully described in the second schedule hereunder written and hereinafter referred to the said shop and the purchaser herein agreed to purchase and the vendors agreed to sell the same at the consideration of Rs.30,00,000/- (Rupees thirty lac) Only, and the developer has confirmed the same.

NOW THIS INDENTURE IS HEREBY AGREED & DECLARED BY AND AMONG THE PARTIES HERETO AS FOLLOWS :-

ARTICLE – I

DEFINATION

THE BUILDING shall mean as described in the First schedule and being constructed including extention in different future phases on the land described in the First schedule hereunder.

THE COMMON EXPENSES shall mean and include all expenses to be incurred by all or the some of the co-owner for the maintenance, management and upkeep of the building and the common purpose of beneficial use of all the co-owners including those mentioned in the Forth schedule hereinafter written.

THE COMMON PORTION shall mean and include all the common areas, open spaces, paths, passages, land appurtenant, erections, construction and installations comprised in the building as mentioned in the Third Schedule hereto and expressed or intended by the promoter/developer for common use or enjoyment of all the co-owners.

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THE COMMON PURPOSE shall mean and include the purpose of upkeep, maintenance, management, administration and protection of the building for the beneficial use and occupation and enjoyment by all the co-owners of the building.

THE CO-OWNERS shall mean all the persons who have agreed to acquire or have acquired the proportionate undivided share in the land and got their respective unit constructed through the promotor/developer in the said building.

THE LAND shall mean 17 Cottahs 4 Chitaks and 23 sq. ft. (a little more or less) lying situated at Mouja - Serampore, J.L. No. 13, Revenue Survey No. 954, comprised in Settlement Dag Nos. 2860, 2862, 2863, 2866, appertaining to L.R. Dag Nos. 3448, 3547, 3549, 3550, 3553, 2768 & 519 under L.R. Khatian No. 10374/1, and settlement Khatian Nos. 1561, 1566, 4864, 1564, 1565, under P.O. & P.S. - Serampore being Municipal Holding No. 180, Netaji Subhas Avenue, within the ambit of Serampore Municipality, within the District of Hooghly more fully described in the 1st (First) Schedule hereunder.

COMMON PORTIONS shall mean in relation to unit including quasi-easements, rights, privileges and appurtenances, appertaining to such unit for the reasonable enjoyment and occupation to such unit and more particularly described in the Third (3rd) Schedule, which are below mentioned.

THE PLAN shall mean the building plan, drawing of the site plan of the premises prepared by the Architect and duly sanctioned by Serampore Municipality on 31.07.2003 including such alteration and modification from time to time.

THE PROJECT shall mean land and building mentioned in the first and the First Schedule and shall include any extension of the project on any adjacent land as the case may be.

PROPORTIONATE OR PROPORTIONATE SHARE OR PROPORTIONATELY shall mean the proportion between the area of any unit and the area of all the units lies in the building including those of any extension of the project as the case may be and such proportionate share shall be deemed to be the proportionate share in the land and the common portion and also in the share of the PURCHASERS in the

common expenses PROVIDED THAT where it refers to the share of the PURCHASERS in the rates and/or taxes among the common expenses than the share of the whole shall be determined on the basis on which such rates / taxes are being respectively levied i.e. in case the basis of any levy be arear, rental, income or user then the same shall be shared on the basis of the area, rental income or user or the respective units by the respective co-owners.

THE PURCHASERS shall mean the person who purchase the specific portion which describing in the Schedule below and mention/Marked by the Colouring 'Red'.

CO-PURCHASERS shall mean the person or persons with whom the said Smt. Sipra Das and Sri Arghadip Das (hereinafter collectively referred to as "THE VENDORS") argeed to may agree to transfer and/or transferred by way of conveyance or otherwise any undivided interest in the land comprised in the said property and shall also include if the context so admits, the vendors in respect of the portion thereof, interests, wherein have not been transferred by the Vendors to any person for the time being.

THE PROMOTER/DEVELOPER shall mean SRI SUDIPTA SADHUKHAN, son of Sri Pratap Sandhukhan residing at 9, Asutosh Laha Lane, P.O. & P.S. - Rishra, District - Hooghly.

THE SAID UNIT shall mean the portion of the shop in the building as described in the Second Schedule and Shall include undivided impartiable proportionate share in the said land underneath of first schedule hereunder.

THE SERVICE ORGANISATION OR THE OWNER'S ASSOCIATION shall mean initially the PROMOTER/DEVELOPER and then the body of the Co-owners as and when it is formed.

THE SUPER BUILT - UP AREA SHALL MEAN :-

Wherever the same related to the same unit or any other unit in the building it should mean the total area thereof computed by the adding together the following.

The floor area comprising in such unit which includes the proportionate share in the staircase, meter room, common space and passages, elevators.

A proportionate share of all the common areas comprised in the building and / or the common portion.

Wherever it relates to the building it will mean the total super built - up area of all the units including the common areas and portions.

ARTICLES - II

TITLE AND INSPECTION

THE PURCHASERS have examined and accepted the title of the owners who will transfer undivided impartible share of the land underneath of the said shop.

THE PURCHASERS have also inspected the plan of the building and the said unit, common portions duly approved and sanctioned by Serampore Municipality in respect of the said building to be constructed on the said land and with such specifications and arrangements written hereinafter in connection with the said project, satisfied as their unit that is shop room.

ARTICLE - III

CONSTRUCTION

The proposed project will be implemented in different phases and the purchasers shall not be entitled to raise any objection for use of all the common utilities and facilities by all phases.

The proposed project may include any extension and/or any addition in the neighbouring area thereto and/or making any additional construction thereon and/or making any suitable arrangement for amalgamation and/or extension of common facilities in consequences thereof.

The purchasers shall not be entitled to perform or to be a party to any act, deed or thing whereby the construction and/or development of the building and land is in anyway hindered or impeded nor shall in any way commit breach of any terms and condition contained herein.

The purchasers shall not be entitled to cause any objection or interruption in the further construction of the said building or as per sanctioned Building Plan or the other part of the land nor shall be entitled to claim any right whatsoever on or over the neighbouring of the adjacent common areas meant for common use.

In any event the purchasers shall not be entitled to obstruct the progress of the construction and completion of the project on any ground whatsoever nor shall be entitled to enforce any of their right, nor to use, seek a mandate, restrain, etc. against the owner/promoter/developer until the conditions contained in Article III & IV herein and under are fully satisfied and fulfilled by the Purchasers.

INSTALLATION OF ELECTRICITY : The Promoter/Developer shall instal Transformer for electrification for the market and of its installation for electric connection to the said units referred to here and the purchasers shall be responsible for paying the money for her separate meter and proportionate cost of installation of Transformer to the promoter/developmer for installation the same.

ARTICLE - IV

(PAYMENT OF COMMON EXPENSES AND OTHER OUT GOINGS)

As from the date of possession the Purchasers shall :

Bear and pay the common expenses in respect of the said common land and common portions of the siad building and in particular of the common portions proportionately and for the said unit wholly.

Bear and pay municipal tax of their unit and propornate share other Taxes for common portion and outgoings in respect of the said units wholly and the land and building proportionate until the said unit is seperately assessed.

Pay electricity and other utilities consumed in or relating to the said unit and common portions.

Pay the proportionate expenses of maintenance and operating generator if any, for providing power to the said unit.

All such payments herein above shall be made within 7 (seven) day of the month for which the same becomes due.

ARTICLE - V

COVENANTS AND OBLIGATIONS

AS FROM THE DATE OF REGISTRATION THE PURCHASER COVENANTS :-

To perform observe, discharge, and comply with all the obligations as contained in different clauses in this deed.

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The purchaser(s) has every right to establish any legal trade and can exclusively use their specified Shop room only for commercial purpose not for residential. Co-owner(s) cannot disturb/must not disturb the other co-owner for doing their or his business. No purchaser can establish/start any meat shop or wine shop, cannot use the said shop room for industrial purpose.

The Purchasers shall be entitled to transfer their shop room by way of sale, gift, lease, mortgage or transfer the same in any manner whatsoever without the consent and hindrances of the vendors/developers or any co-owners.

Purchasers cannot change the nature and character of the building and construction and also cannot use or unable to use in such a way by which one can hamper the other.

AS FROM THE DATE OF POSSESSION THE PURCHASER COVENANTS :-

To observe the rules and regulations framed from time to time by the owner/promoter/Developer and ownership association to be formed and taking over maintenance and management of the common portion by the association of the shop owners for the common purposes and for its quiet, peaceful and beneficial enjoyment by the Co-owners.

To use the said unit and all the common portions carefully, peacefully and quietly.

To use the said unit exclusively and the common portion only to the extent required for ingress to egress from the said unit and/or users of the utilities.

To comply with the statutory law, requisitions and notifications that will be applicable to the said unit or any part thereof and keep the owner/promoter/developer harmless and indemnified in respect thereof.

Not to obstruct the owner/promoter/developer and service organisation and the shop owner's association in their acts relating to the common purposes.

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Not to injure or damage either the common portion, or the said building by making any alteration or withdrawing any support for making any construction or otherwise at any point of time.

Not to alter any other portion or elevation of the said building including the colour scheme.

Not to throw, accumulate or dump any rubbish or any other refuse anywhere in common of the said building.

Not to place or cause to be placed any article in common portion in the building.

Not to store and carry or cause to be carried on any obnoxious, injurious noisy, dangerous, hazardous or illegal or criminal activity or business in or through the said unit.

Not to do or permit to be done which is likely to cause any nuisance, disturbance, or annoyance of the co-owners in the said building or the adjoining building.

Not to affix or draw any wire, cable or pipe from or to or through any of the common portions on the outside walls of the said unit or the other units save in the manner indicated in writing by the owner/developer/promoter or the service organisation of the owner's association.

ARTICLE - VI

COMMON MAINTENANCE

The owner/promoter/developer shall remain in the common portions and the exteriors of the said building complex and for mutual benefits and common purpose on behalf of the co-owners of the units for the first three months from the date of delivery of possession of the building in general.

On the completion of three months of maintenance of the common portion of the said building by the developer/promoter will issue notice to all the shop owners conveying a meeting with a view to form the owners' association which will assume the charge of maintenance and up keeping of the common portion of the said building from the developer/promoter from the beginning of the fourth month after completion of the said project.

The owner/ developer/promoter shall transfer the rights and obligations with regard to the common purpose and common portion to the shop owner's association whenever time supports.

The owner's association shall frame such rules and bye-laws for common purpose, as they deem fit and proper but not inconsistent with the terms and conditions herein contained.

ARTICLE - VII

MISCELLANEOUS

It is expressly made clear and agreed that :-

The owner/ developer/promoter shall be entitled to undertake any additional floor of this project and/or additional project or extend the project in any adjacent land and shall be entitled to amalgamate the project and extend all the common facilities etc. and the purchasers shall not be entitled to raise any objection thereto and the purchaser do hereby records her express consent to the same.

It shall be entirely for the owner/ developer/promoter to decide as to what are and shall be the common portions and common facilities and how the common portions should be used in terms of the sanctioned plan.

NOW THIS INDENTURE WITNESSETH Between the parties hereto and its consideration of the premises and in consideration of payment of the premises and in consideration of payment of the agreed consideration being the value of the undivided impartiable variable share land as described in the 1st schedule hereunder written and in respect of the self consisting one shop room no. F - 10 in First Floor measuring about 1562 sq. ft. & one shop room no. T - 1 in the Third Floor measuring about 2690 sq. ft. little more or less together with undivided impartiable proportionate share on interest in the said shop rooms morefully setforth and described in the Second schedule herein below and the receipt whereof the vendor doth hereby admit and acknowledge and of and from the same of and every parts thereof acquit, release, discharge the purchasers their heirs, executors, administrators, representatives and assigns and every one of them and also said shop room and also the said proportionate share of indivisible unserverable share in

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the land and the common areas and facilities, the vendors by these presents grant, convey, sale, transfer, assign and assure unto the purchaser absolutely and free from all encumbrances, attachments, charges, liens, lispendens, and any other defects in title ALL THAT the said market plaza with shop room No. 16 of the First floor of the four (4) storied building at 180, Netaji Subhas Avenue, P.O. & P.S. – Serampore, District – Hooghly, Pincode – 712 201 containing of total area 1562 sq. ft. on the First Floor & 2690 sq. ft on the Third Floor in the building a little more or less, together with all common facilities. The purchaser usually held, used, occupied or enjoyed or reputed to belongs to the appurtenant thereto and the rents, issues and profits thereof together with all the estate right and inheritance, use trust, property, claim and demand whatsoever into and upon the prescribed shop room, with transferable and heritable right, title and interest therein.

TO ENTER AND HAVE HOLD OWN POSSESS AND ENJOY the said shop rooms described in the 2nd schedule constructed on the land forming the first schedule and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be with the rights, members and appurtenances unto and to the use of the purchaser(s) their heirs, executors, administrators, representatives and assigns that **NOTWITH STANDING ANY ACT**, deed and thing whatsoever by the vendors or any of their ancestors or predecessors in title done or executed or knowingly suffered to the contrary they the vendors have at all material times heretofore and now have good right, indefeasible title and full power and absolute authority to grant, transfer, convey, sell, assign and assure the said shop rooms hereby granted, sold, transferred, conveyed and assured or expressed and intended to be unto and to the use of the purchasers and their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceable and quietly enter into have hold own, possess and enjoy the said shop rooms, without any lawful eviction, hinder and interruption disturbance claim or demand whatsoever from or by the vendors or any other person claiming through under them.

AND FURTHER that the vendors and all person having lawfully claiming any estate or interest, in the said shop rooms in the said common areas, and facilities as described before and also the land underneath or any part thereof from, under or in trust for vendors and will at all times hereafter at the request and costs of the purchasers, their heirs, executors, administrators, legal representatives and assigns shall execute or cause to be done and executed such acts, deeds and things whatsoever for further and more perfectly assuring the said 1st & 2nd schedule property together with common areas and facilities and the land underneath and other parts thereof unto the purchaser as may be reasonably required.

AND THE VENDOR AND THE PURCHASER HEREBY AGREE AND DECLARE AS FOLLOWS :-

- a. That the purchasers shall be liable to pay directly to the authorities or contribute proportionately to the covered area of the said shop rooms described in the second schedule toward payment of municipal taxes and other outgoing payable in respect of the property and in cases where the payments are not made directly to any statutory authority then the same shall be paid by the purchaser to the association of market plaza.
- b. That the purchasers shall be entitled to an undivided proportionate share of interest in the common areas and facilities which shall be assessed on the basis of the proportionate of the covered area of all the shop rooms constructed upon the first schedule land which is morefully setforth and described in the second schedule herein below.
- c. That the common areas and facilities described in the third schedule herein below shall remain undivided, and the purchaser or the vendors or any other shop owners shall have no right to bring any action for the partition or division thereof.
- d. That the common expenses for the maintenance, repairs, replacement etc. of the common areas and facilities shall be borne by the purchasers and other shop owners in proportionate shares as aforesaid.

- e. That the common expenses shall comprise of all such expenses for the repairs, replacement, maintenance and improvements of the common areas and facilities as morefully setforth and described in the third schedule hereinbelow, which shall also comprise of such other expenses as the body or association of the shop rooms owners may include from time to time thereto.

THE VENDORS AND DEVELOPER DO AND EACH OF THEM BOTH HEREBY COVENANT WITH PURCHASER AS FOLLOWS :-

- a. The interest which the vendors and developer profess to transfer subsits and have good right, full and absolute authority to grant, convey, transfer, assign and assure their respective interest in the said unit and undivided and/or proportionate share of the said land common parts and portions and easement rights, electrical, installation and other parts, paths, passages, entrance, and all other properties and rights in the said land and assured unto the purchasers in the manner aforesaid.
- b. The said unit and the undivided and/or proportionate share of the said land including the common parts and portions, electrical, installation and other common parts hereby conveyed in the said building.
- c. The vendors and developers each one of them shall from time to time and at all times hereinafter upon every reasonable request and at the costs and expenses of the purchasers make to acknowledge, execute and perfect all such further and other all lawful and reasonable acts, deeds and/or more perfectly the said unit and undivided proportionate share of the said land including the common parts and portions and easement rights, electrical installation, common side and back spaces and common parts thereof unto the purchaser in the manner aforesaid and as shall or may be reasonably required.

DEVELOPER AS FOLLOWS :-

- a. That the purchasers shall use the said shop rooms being one shop room No. F - 10 & one shop room No. T - 1 for commercial purpose only.
- b. As and when the association shall be formed and the purchasers shall sign and execute from time to time and all times and when required necessary application for membership of the said association and all other papers and documents required from time to time in connection with the same in accordance with the relative provisions of all and/or directions that shall be given by the authority concerning such association.
- c. That the purchasers shall also likewise pay from the date of the possession of the said unit and the proportionate share of the consolidated municipal taxes which shall be payable from time to time and all other impositions including the betterment fees, if any, in that behalf which shall be deemed between the purchaser and all other purchasers and/or co-owners and/or occupiers of the said building i.e. Market Plaza and no abatement shall be allowed in respect of the said undivided share in the said land and the said unit in common use the enjoyment of the taxes and impositions liable in respect of the both the said land and building at the comprises premises. The plan attached herewith will form part of the sale deed.

FIRST SCHEDULE**THE FIRST SCHEDULE ABOVE REFERRED TO****(BUILDING)**

ALL THAT piece and parcel of land, Bastu measuring about 17 cottahs 4 chittacks 23 sq. ft (a little more or less) lying situates at mouza - Serampore, J.L. No, 13, Revenue Survey No. 954, Pargana "Boro" comprised in Settlement Dag Nos. 2860, 2861, 2862, 2863, 2866, 1776 appertaining to Settlement Khatian Nos. 1564, 1565, 1566, 4864 corresponding to L.R. Dag Nos. 3547, 3548, 3550, 3553, 3549, 2768, 519 under L.R. Khatian No. 10374/1, under P.O. & P.S. Serampore, municipal holding No. 180, Netaji Subhas Avenue within the ambit of Serampore Municipality

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and under ADSR Serampore, in the District of Hooghly, West Bengal. The said building identified as '**MANASI BAZAR**' constructed on the land described in this schedule according to the plan approved by the Serampore Municipality with modification as become necessary by the Architect.

THE PROPERTY BUTTED & BOUNDED BY

On and towards the North : DUTTA BROTHERS

On and towards the East : N.S. AVENUE

On and towards the South : PROPERTY OF OWNER

On and towards the West: SERAMPORE RAILWAY STATION

SECOND SCHEDULE

THE SECOND SCHEDULE ABOVE REFERRED TO

(THE UNIT)

purpose : Commercial

COLUMN : 1 : One Shop No. F - 10 On the First Floor having covered area of 1562 Sq. ft. a little more or less of which super built up area is calculated more or less 25% and proportionate share of common areas in the building referred to in the first schedule on the land described before and delineated in the map annexed herewith and coloured by red border, forming part of the sale deed, showing aggregating to total area 1562 Sq. ft. The shop is included with aluminum & glass windows, concrete floor covered with tile and plastering and also with putty finished walls.

COLUMN : 2 : One Shop No. T - 1 On the First Floor having covered area of 2690 Sq. ft. a little more or less of which super built up area is calculated more or less 25% and proportionate share of common areas in the building referred to in the first schedule on the land described before and delineated in the map annexed herewith and coloured by red border, forming part of the sale deed, showing aggregating to total area 2690 Sq. ft. The shop is included with aluminum & glass windows, concrete floor covered with tile and plastering and also with putty finished walls.

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THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON PORTIONS)

Common paths, passages, main entrance to the said premises and the building and the land appertaining thereto except those as are reserved or any particular unit or group of units and specified by the owner/promoter/developer. Open spaces, stair cases, lobbies roof, cycle/scooter/electric meter spaces and all such other spaces except the open terrace allowed to any individual unit or units or kept reserved by the owner/developer/promoter.

Rooms or spaces for water pumps, overhead water tanks, under ground water reservoir if any, electric meter room or spaces, transformer, sub-station if any.

COMMON BOUNDARY WALL AND MAIN GATE:

Drainages, sewerage, and all pipes and other installations for the same (except only those as are installed within the exclusive area of any unit and/or exclusive for the use of any purchasers).

External electrical installations including wiring and fittings in all common portions common toilet and bathroom for ladies and gents separated which will be enjoyed by the purchaser as well as their customers. Two lifts i.e. one capsule lift and one general collapsable gate lift will enjoyed by purchasers and their customers.

DEEP TUBEWELL AND ITS INSTALLATIONS,

Water pumps and electric meters and all other common plumbing tools and installations.

Each of other common parts, areas, equipments and installations, fittings and fixtures, spaces in the said land, the premises and the building as are necessary for the common passages and/or user of the units in common by the co-owners including the roof, and parapet and wall of the building.

Common portions and facilities shall include all those of any extended or additional project which may be amalgamated with the present project and as may be decided by the owner/promoter/developer according to its sole discretion.

THE FORTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

All expenses for maintenance, operating, replacing, repairing renovating of all the common portions and the outer wall and the common facilities in the said building and the premises.

All expenses for running and operating all machineries and equipment and installations etc. including the cost of repairing renovating the reconstruction the same.

The salaries, wages, bonus and other emoluments and benefits and all other expenses of the "Care taker" and service staffs and also other expenses if any.

MEMO OF CONSIDERATION

Received of and from the within named purchaser the within mentioned sum of Rs.30,00,000/- (Rupees thirty lac) Only,, being the full amount of the consideration money paid by the purchasers as per memorandum below :-

<u>M E M O</u>				
Drawn on	At	Bank	Cheque/Cash	Amount
20-06-07	Ballygunge	Oriental Bank of Commerce	900301	Rs. 5,00,000/-
29-06-07	"	"	900305	Rs. 5,00,000/-
29-06-07	"	"	900306	Rs. 5,00,000/-
29-06-07	"	"	900307	Rs. 5,00,000/-
29-06-07	"	"	900308	Rs. 5,00,000/-
29-06-07	"	"	900309	Rs. 5,00,000/-
Total				Rs. 30,00,000/-

WITNESSES:-

1. Raghnath Santra
13 Srimani Ghat Lane,
P.O. Rishra, Dist-Hooghly.

Zeipra Das.

Argha Dip De

Signature of the Vendors.

2. Sanjay Chakrabarti
Rishra, Hooghly.

Sanjay Chakrabarti

Signature of the Promoter/Developer
cum Confirming Party

IN WITNESSES WHEREOF the vendor, purchaser and the promoter/developer hereto set and subscribed their respective hands and/or seals on the day, month and year first above written.

WITNESSES:-

1. Raghunath Santra.
13 Srimani Ghat Lane,
P.O. Rishra Dist- Hooghly.

1. Sopra Das.

2. Sanjay Chakraborty
Rishra, Hooghly.

2. Arghya Dey

Signature of the vendors.

Signature of the Developer/Promoter

Kaya Sethi Ayurvedic Solution Pvt. Ltd.

Kaya Sethi
Director

Signature of the Purchaser

Kaya Sethi Ayurvedic Solution Pvt. Ltd.

Arish Sethi
Director

Drafted by me :

Arish Sethi
Advocate
Srirampur Court &
Chinsurah Judges Court

Serampore Court.

Typed by me :-

Krishnendu Bose.

Contd ...P/—



Government of West Bengal
(Department of Finance, Office of the Additional District Sub Registrar, Serampore)

Signature / LTI Sheet of Serial No. 04500 / 2007

Document Number

I - 04130 , 2007

I. Signature of the Presentant

Name of the Presentant	Signature with date
Arghadip Das	<i>Arghadip Das</i> 29/6/2007

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

LTI	Sl No	Admission of Execution By	Status	Signature with Date
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	1	Arghadip Das ps - Serampore 21, Lenin Sarani Serampore, Hooghly Pan No-ajspd8741n	Self	<i>Arghadip Das</i> 29/6/2007
	2	Asish Seth ps - Tala 25/4/1a, Anath Nath Deb Lane Tala Kolkata	Self Keya Seth Ayurvedic Solution Pvt. Ltd.	<i>Asish Seth</i> 29.06.07 Director
	3	Keya Seth ps - Tala 25/4/1a, Anath Nath Deb Lane Tala Kolkata	Self Keya Seth Ayurvedic Solution Pvt. Ltd.	<i>Keya Seth</i> 29/6/07 Director
	4	Sipra Das ps - Serampore 21, Lenin Sarani Serampore, Hooghly Form -60	Self Keya Seth Ayurvedic Solution Pvt. Ltd.	<i>Sipra Das</i> 29/6/07 Director
	5	Sudipta Sadhukhan(c,p) ps - Rishra 9, Ashutosh Laha Lane Rishra, Hooghly Pan No-areps 0229e	Self	<i>Sudipta Sadhukhan</i> 29.6.07

Name of Identifier of above Person(s)

Raghunath Santra
13, Srimani Ghat Lane Rishra Hooghly

Signature of Identifier with Date

Raghunath Santra 29.06.07

29 JUN 2007

Government Of West Bengal
Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-04130 of :2007
(Serial No. 04500, 2007)

On 29/06/2007

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1859. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 81257/- ,E = 14/- on:29/06/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-7388000/-

Certified that the required stamp duty of this document is Rs 443300 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty : 1.Rs 49000/- is paid by the draft no. :089659, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 2.Rs 49000/- is paid by the draft no. :089660, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 3.Rs 49000/- is paid by the draft no. :089661, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 4.Rs 49000/- is paid by the draft no. :089662, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 5.Rs 49000/- is paid by the draft no. :089663, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 6.Rs 49000/- is paid by the draft no. :089664, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 7.Rs 49000/- is paid by the draft no. :089666, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 8.Rs 49000/- is paid by the draft no. :089667, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 9.Rs 49000/- is paid by the draft no. :089668, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 10.Rs 49000/- is paid by the draft no. :089669, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007. 11.Rs 22200/- is paid by the draft no. :089670, Draft date:29/06/2007, Bank name:State Bank Of India, Serampore, recieved on :29/06/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.59 on :29/06/2007, at the Office of the ADSR Serampore by Arghadip Das, one of the Executants.

Admission of Execution(Under Section 58)



[Ashim kumar Ghosh]
A. D. S. R

Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal. Dist. Sub-Registrar
Serampore, Hooghly

29 JUN 2007

Government Of West Bengal
Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :J-04130 of :2007
(Serial No. 04500, 2007)

Execution is admitted on :29/06/2007 by

1. Arghadip Das, son of Lt. Prabhat Kumar,21, Lenin Sarani,Thana Serampore, By caste Hindu,by Profession :Business
 2. Sipra Das, wife of Lt. Prabhat Kumar,21, Lenin Sarani,Thana Serampore, By caste Hindu,by Profession :House wife
 3. Sudipta Sadhukhan(c,p), son of Pratap Sadhukhan,9, Ashutosh Laha Lane,Thana Rishra, By caste Hindu,by Profession :Business
 4. Asish Seth,Director (pan No-aacck 9835c),M/s Keya Seth Ayurvedic Solution,Pvt Ltd, profession :Business
 5. Keya Seth,Director(pan No-aacck 9835c),M/s. Keya Seth Ayurvedic Solution,Pvt Limited, 13, Chandranath,Kolkata,Kolkata, profession :Business
- Identified By Raghunath Santra, son of Girish Chandra Santra 13, Srimani Ghat Lane Rishra Hooghly Thana: Rishra, by caste Hindu,By Profession :Business.



[Ashim kumar Ghosh]
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

Page : 2 of 2

Adm. Dist. Sub-Registrar
Serampore, Hooghly

29 JUN 2007

FINGER PRINTS OF BOTH HANDS



Sipra Das,

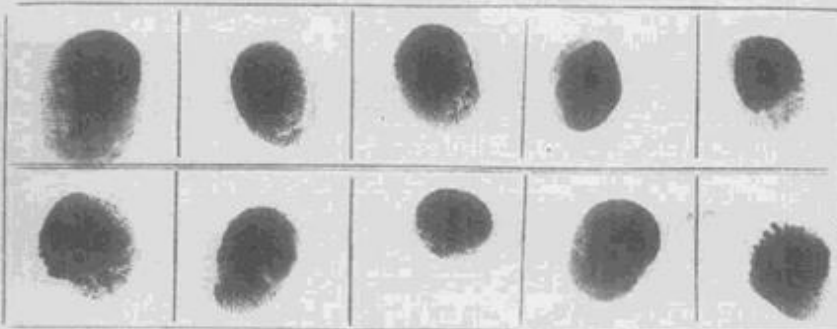
THUMB
FINGER

FORE
FINGER

MIDDLE
FINGER

RING
FINGER

LITTLE
FINGER



L.
H.
F.
P.

R.
H.
F.
P.



Argha Dey,

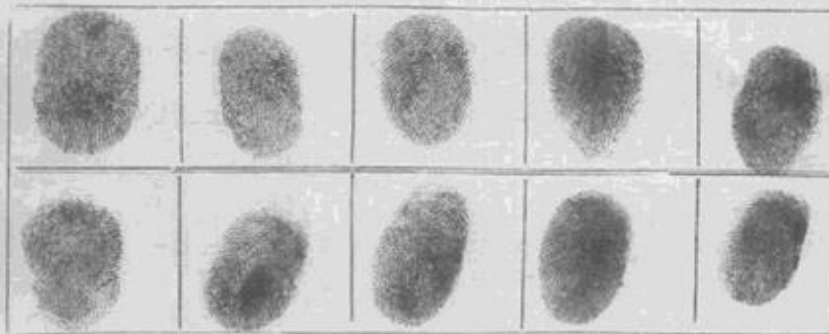
THUMB
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L.
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R.
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F.
P.



Sudip Kumar Saha,

THUMB
FINGER

FORE
FINGER

MIDDLE
FINGER

RING
FINGER

LITTLE
FINGER



L.
H.
F.
P.

R.
H.
F.
P.

FINGER PRINTS OF BOTH HANDS



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L.
					H.
					F.
					P.

Keya Seth Ayurvedic Solution Pvt. Ltd.

Arish Seth

Director *Arish Seth*



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L.
					H.
					F.
					P.

Keya Seth Ayurvedic Solution Pvt. Ltd.

Keya Seth

Director

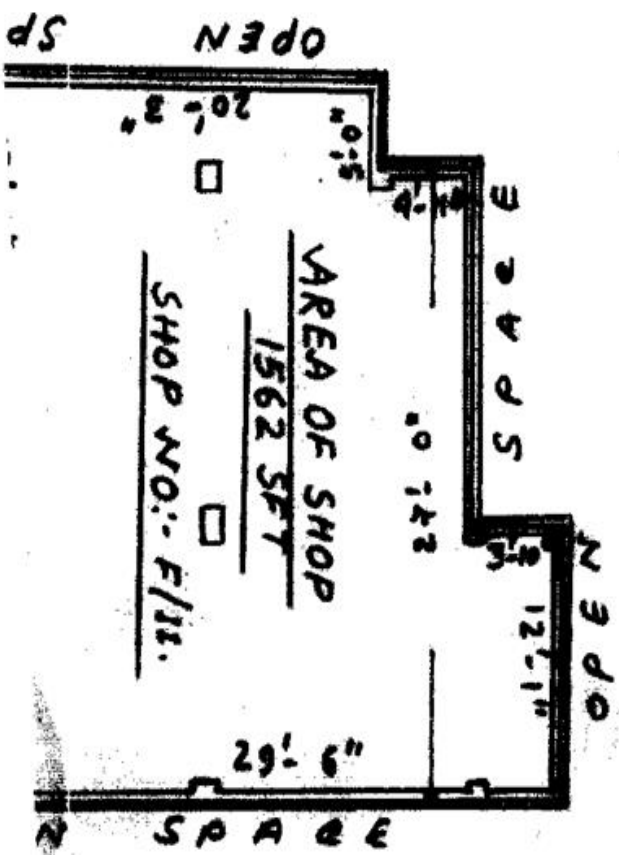
Keya Seth Ayurvedic Solution Pvt. Ltd.

Director

SALE DEED PLAN OF A SHOP ROOM IN FIRST FLOOR (NO. F/11). AT MUNICIPAL HOLDING NO:- 180, N. 6 AVENUE. COMPRISING PART OF R.S PLOT NOS:- 2860, 2861, 2862, 2863, 2866 & 1776. UNDER R.S KHATIAN NOS:- 1564, 1565, 1566 & 4864. CORRESPONDING TO L.R DNG NOS:- 3547, 3548, 3549, 3550, 3553, 2768 & 519. UNDER L.R KHATIAN NO:- 10374/1. IN HOBBA:- SERAMPORE. J.L NO:- 13. WITHIN SERAMPORE MUNICIPALITY. P.S:- SERAMPORE. DIST:- HOOGHLY.

REF:- AREA OF DEED PORTION IS COVERED AREA OF SHOP INCLUDING SUPER BUILD AREA - TOTAL AREA :- 1562 SFT. COVERED AREA BOUNDED BY RED BORDER.

SCALE :- 1" = 8'0"

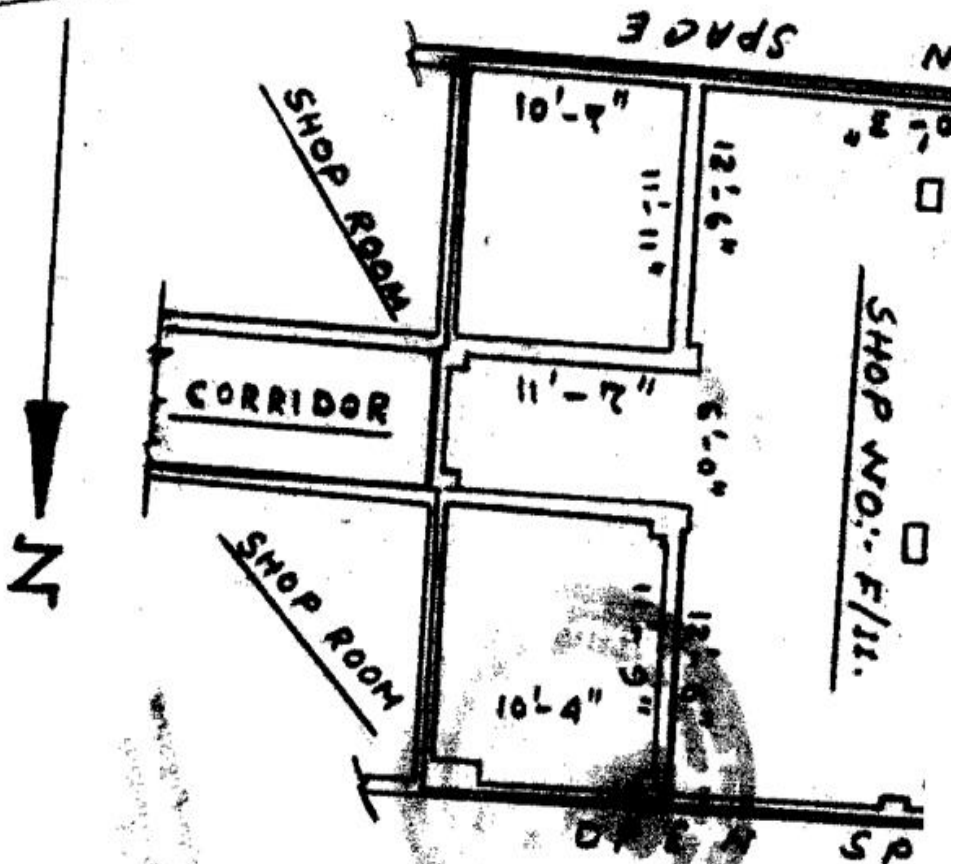


PROMOTAR:-
SRI SUDIPTA SACHUKHAN.
S/O:- SRI PRATAP SACHUKHAN.

PURCHASER:-
KEYA SETH AYURVEDIC
SOLUTION PRIVATE LIMITED.

SIG. OF PROMOTAR:-

Stamp in Red



SHOP NO.: F/11.

SIG. OF PROMOTER:-

Suresh Kumar

SIG. OF SELLER:-

Sopna Das,

11/10/20

SIG. OF PURCHASER:-

Keya Seth

Ayurvedic Solutions Pvt. Ltd.

Keya Seth

Director

Keya Seth

Drawn by
Anil Chakrabarti
(L.B.S.)

SALE DEED PLAN OF A HALL ROOM IN 3RD FLOOR (No: 7/1). AT
MUNICIPAL HOLDING NO:- 180. N.S AVENUE. COMPRISING PART OF R.S. PLOT NOS:-
2860, 2861, 2862, 2863, 2866 & 1776. UNDER R.S. KHATIAN NOS:- 1564, 1565, 1566 & 4864.
CORRESPONDING TO L.R. DAG NOS:- 3547, 3548, 3549, 3550, 3553, 2768 & 519.
UNDER L.R. KHATIAN NO:- 10374/1. IN NOBENA:- SERAMPORE. J.L:- 13. WITHIN
SERAMPORE MUNICIPALITY. P.S:- SERAMPORE. DIST:- HOOGHLY.

REF:- AREA OF DEED PORTION i.e SUPER BUILT AREA = TOTAL AREA:-
SCALE:- 1"=20'

COVERED AREA BOUNDED BY RED BORDER. 2692 SFT.

PROMOTAR

SRI SUDIPTA SARDUKHAN
S/O:- SRI PRATAP SARDUKHAN

PURCHASER:-

KEYA SETH AYURVEDIC
SOLUTION PRIVATE LIMITED.

N

AUDITORIUM

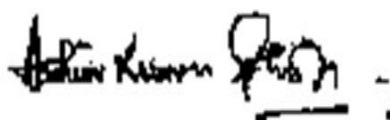
N/A

Amit Chakrabarti (L.B.S)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 7858 to 7888
being No 04130 for the year 2007.





(Ashim kumar Ghosh) 02-July-2007

A. D. S. R

Office of the Additional District Sub Registrar, Serampore
West Bengal

Digitally signed by GAUTAM RAY CHAUDHURY

Date: 2016.12.30 16:36:05 +05:30

Reason: Digitally e-Signing the Completion Certificate of the Deed.