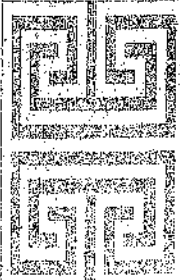


2nd



SRI KANAI CHANDRA KHANAI

Residing at Village - Sarisara,

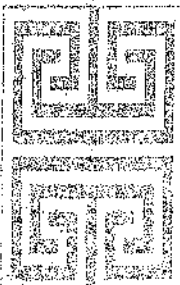
Dist. - Medak, Tal. - Dodpur, Dist. - Medak



MAHAPATRA (SARISARA) DIST. MEDAK.

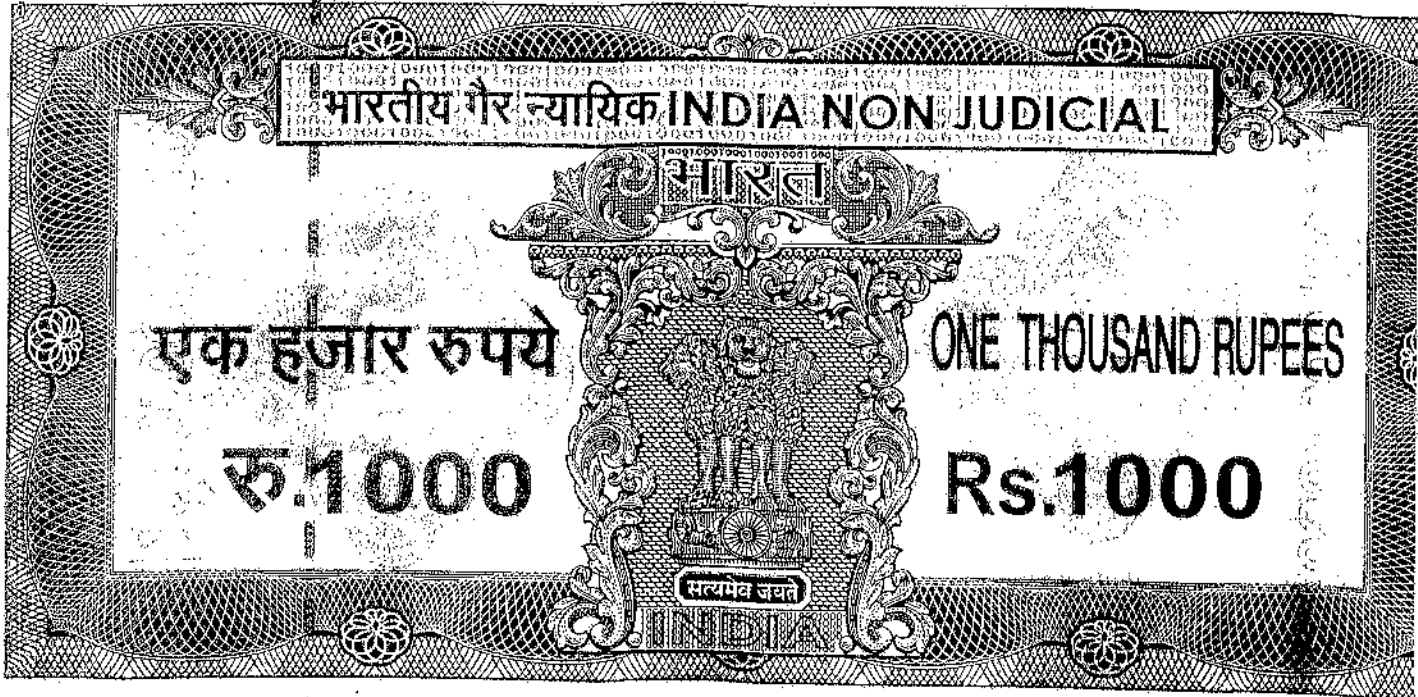
MAHAPATRA (SARISARA) DIST. MEDAK.

MAHAPATRA (SARISARA) DIST. MEDAK.



4661/16

2-5073



पश्चिम बंगाल WEST BENGAL

v.c. case no 494
Q. No 0-652472/16

Signature Sheet and
Endorsement Sheet are
in the file of the case.

K 964257

DISTRICT SUB-REGISTRAR-I
HOOGHLY

18 MAY 2016

20 MAY 2016

18.05.16
20/5/16

DEED OF CONVEYANCE

THIS DEED OF SALE is made this 17th day of May 2016.

Contd.....2

Sukil
Fds.

BETWEEN

Sri Kama Chandra Khamaru, S/o Late Krishna Chandra Khamaru, faith – Hindu (Citizen of India), by occupation - cultivator, residing at Village - Samsara, P.O. - Henral, P.S. - Dadpur, District-Hooghly, Pan no. CGNPK0762J hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed and mean to include its successors-in-interest and office, administrators, executors and assigns) of the **ONE PART**.

AND

Magpet Polymers Pvt. Ltd., PAN no. – AAICS7344C, a registered Company under the Provisions of the Indian Companies Act, 1956, having its office at 36A Protapaditya Road, P.O. – Kalighat, P.S. – Tallygunge, District – 24 Parganas (south), pin – 700026, represented by its Directors, Sri Sanket Baid, (Director), S/o Sri Surendra Kumar Baid, PAN no. – AJYPB9101E, by faith-Hindu (Citizen of India), by occupation - business, residing at 144, Cotton Street, P.O. Barabazar, P.S. – Posta, Kolkata - 700007, hereinafter called the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed and mean to include its successors-in-interest and office, administrators, executors and assigns) of the **OTHER PART**.

WHEREAS ALL THAT raiyat Piece and parcel of Sali land by measurement 38 sataks out of 90 sataks situated on Mouza Aima, P.S. Dadpur under Dadpur Gram Panchayat, J.L no 51, L.R. Khatian no. – 17, R.S. Dag No. 300 L.R. Dag 354 under District Hooghly, particulars of which mentioned in the Schedule below.

AND WHEREAS while Krishna Chandra Khamaru was in absolute khas possession exercising his absolute right, title, interest by paying tax & rent to the Government of West Bengal in respect to the Schedule property, he died intestate before passing of the Hindu Succession Act, 1956, leaving behind his son namely, Sri Kama Chandra Khamaru, S/o Late Krishna Chandra Khamaru. As Wife predeceased,

so ALL THAT right, title, interest in respect to the Schedule property, together with other properties, devolved on his only son in undivided full share and in the Revisional Settlement Record his name in respect of Revisional Settlement.

AND WHEREAS Sri Kanai Chandra Khamaru @ Kanai Khamaru, S/o Late Krishna Chandra Khamaru by inheritance became the absolute owner of the Schedule property, together with other properties and was in khas possession, exercising his absolute right title, interest by paying tax & rent in his own name and as absolute owner.

AND WHEREAS the Vendor herein took possession of the Schedule property and mutated its name in the B.L. & L.R.O Record and is now in absolute khas possession, exercising its absolute right, title, interest by paying tax & rent regularly in its own name and the Vendor is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the land as its absolute owner in fee simple free from encumbrances which is fully mentioned and described in the schedule hereunder written and hereinafter referred to as the said property.

AND WHEREAS the vendor intends to sell the said property and whereas the Purchaser herein with the intention to purchase the Schedule property, has inspected the relevant title, deeds, documents, Rent & Tax Receipts and other relevant documents and being fully satisfied made approach to the Vendor to sell the said schedule mentioned property.

AND WHEREAS the Vendor has now agreed to sell to the Purchaser, ALL THAT schedule mentioned property together with grant of all rights of user of common path, passage, necessary for enjoyment of the said property and also for enjoyment of water, electricity and other facilities for the consideration of Rs. 10,34,550.00/- (Rupees Ten Lakhs Thirty Four Thousand Five Hundred Fifty Only).

Contd.....4

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of Rupees 10,34,550.00/- (Rupees Ten Lakhs Thirty Four Thousand Five Hundred Fifty Only) paid by the purchaser to the vendor simultaneously with the execution of these presents (the receipts whereof the vendor hereby admits and acknowledges and of and from the same releases and discharges the purchaser and the said Sri Kanai Chandra Khamaru as beneficial owner does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said Magpet Polymers Pvt. Ltd. free from encumbrances. All that Sali land by measurement 38 sataks situated on Mouza Aima, P.S. - Dadpur under Dadpur Gram Panchayat, J.L. No. 51, L.R. Khatian No. 17, R.S. Dag No. 300, L.R. Dag No. 354 under District - Hooghly, no road connection with the schedule property and more particularly delineated and coloured in red in the map hereto annexed.

AND ALL the estate, right, title, interest, claim, demand whatsoever of the vendor into or upon the same and every part thereof in law and equity **TO ENTER UPON AND TO HOLD OWN** and possess the same unto and to the use of the purchaser, absolutely and forever together with title deeds, writings, monuments and other evidences of title **AND THE VENDOR** does hereby covenant with the purchaser, that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments, defect in title whatsoever and that the vendor has full power and absolute authority to sell the said property in manner aforesaid. **AND** the purchaser shall hereafter peaceably and quietly hold, possess, enjoy the said property in khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under him. **AND** further that the Vendor covenants with the purchaser to save harmless, indemnify and keep indemnified the purchaser from or against all encumbrances, charges and equities whatsoever. **AND** the **VENDOR** further covenants that he shall at the request and costs of the purchaser, his executor, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying

and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE IMMOVABLE PROPERTY ABOVE REFERRED TO:

ALL THAT the raiyat piece and parcel of Sali land of land contained by approximately an area of 38 sataks out of 90 sataks situated on Mouza Aima, P.S. Dadpur under Dadpur Gram Panchayat, J.L. No. 51, L.R. Khatian No. 17, R.S. Dag No. 300, L.R. Dag 354 under District Hooghly together with all easements rights annexed therewith. No road connection with the schedule property and more particularly delineated and coloured in red in the map hereto annexed. The schedule property butted and bounded in the following manner :

- ON THE NORTH : Property of Dag no. 377
- ON THE SOUTH : Property of Dag no. 325
- ON THE EAST : Property of Dag no. 381 and 324
- ON THE WEST : Property of Dag no. 300 (part)

The annual rent of schedule property is payable to the office of the Block land and Land Reform Office, Sugandha of Hooghly on behalf of the Govt. of West Bengal.

IN WITNESSES WHEREOF the parties herein put each of their signatures, the day, month and the year above written.

SIGNED IN PRESENCE OF:

WITNESSES:

1. *আবুল ফারুক*
আবুল ফারুক

2. *Subho Chandra Sen*
Bordhanga Sandeshpur
Kol - 700066

20/07/2012

SIGNATURE OF THE VENDOR

Contd.....6

MEMO OF CONSIDERATION

RECEIVED Rupees 10,34,550.00/- (Rupees Ten Lakhs Thirty Four Thousand Five Hundred Fifty Only) from the Purchaser by cheque No. 000179 dated 12/05/2014 amount of Rs. 200000.00 (Rupees Two Lakhs Only) and Cheque No. 000751 dated 16/05/2016 amount of Rs. 8,34,550.00 (Rupees Eight Lakhs Thirty Four Thousand Five Hundred Fifty Only), as entire consideration money for the said property sold hereby.

WITNESSES: -

1. *अ. अ. अ. अ. अ.*

अ. अ. अ. अ. अ.

2. *Subhas Chandra Sen*
Biddimgarh, Serikolpur
ICED 706066

अ. अ. अ. अ. अ.

SIGNATURE OF THE VENDOR

Typed & Drafted by me:











Shubhrajyoti Upad

Advocate, Chinsurah Court

Ed. F- 696/628/2012

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

জেতা / বিজেতা / দাড়া প্রহীতা

বাম হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী		(১) বৃদ্ধাঙ্গুলী
	(২) তর্জনী		(২) তর্জনী
	(৩) মধ্যমা		(৩) মধ্যমা
	(৪) অনামিকা		(৪) অনামিকা
	(৫) কনিষ্ঠা		(৫) কনিষ্ঠা



২০০৭/০২/০২

স্বাক্ষর











যে ব্যক্তি দুই হাতে আঙ্গুল-এর ছাপ (টিপ) দেওয়া হইল

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

জেতা / বিজেতা / দাভা গ্রহীতা

ক) হাতের আঙ্গুল-এর ছাপ (টিপ)

ডান হাতে: আঙ্গুল-এর ছাপ (টিপ)

	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তদ্বর্ণনী	(২) তদ্বর্ণনী	
	(৩) মাধ্যমা	(৩) মাধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Said

স্বাক্ষর

এই ব্যক্তি দুই হাতে আঙ্গুল-এর ছাপ (টিপ) দাখল করিয়াছেন



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0601000494/2016	Date of Application	18/05/2016
Query No / Year	06010000652472/2016		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Subhasish Chanda		
Stampduty Payable	Rs.51,728/-		
Registration Fees Payable	Rs.11,406/-		
Applicant Name of the Visit Commission	Mr Subhasish Cahanda		
Applicant Address	chindsurah		
Place of Commission	Somsara, P.O:- Hanrai, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149		
Expected Date and Time of Commission	18/05/2016 6:00 PM		
Fee Details	J1: 250/-, J2: 120/-, PTA-J(2): 40/-, Total Fees Paid: 410/-		
Remarks			

Query No:-06010000652472/2016, 18/05/2016 02:02:45 PM HOOGHLY (D.S.R. - D)



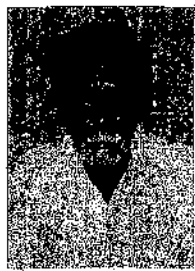

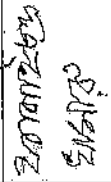
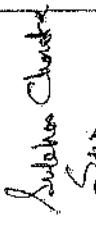
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I HOOGHLY, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06010000652472/2016

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri Kanai Chandra Khamaru Somsara, P.O:- Hanra, P.S:- Dadpur, District:- Hooghly, West Bengal, India, PIN - 712149	Seller			 20/01/2016
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri Subhash Chandra Sur Son of Late Sachindranath Sur Bachangan Santoshpur, P.O:- Bachangan, P.S:- Rabindranagar, District:- South 24 Parganas, West Bengal, India, PIN - 700006	Shri Kanai Chandra Khamaru,			 18/5/16

(Abhijit Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
HOOGHLY

- Hooghly, West Bengal

DEED PLAN OF EXISTING LAND OF MOUZA
 AIMA R.S. J.L NO 36. L.R. J.L NO 51. R.S. DAG NO 300.
 L.R. DAG NO 354. R.S. KH NO 112. L.R. KH NO 17
 UNDER DADPUR GRAM. PANCHAYET. P.S.
 DADPUR (POLBA). DIST. HOOGHLY.

EXISTING BOUNDARY
 WALL

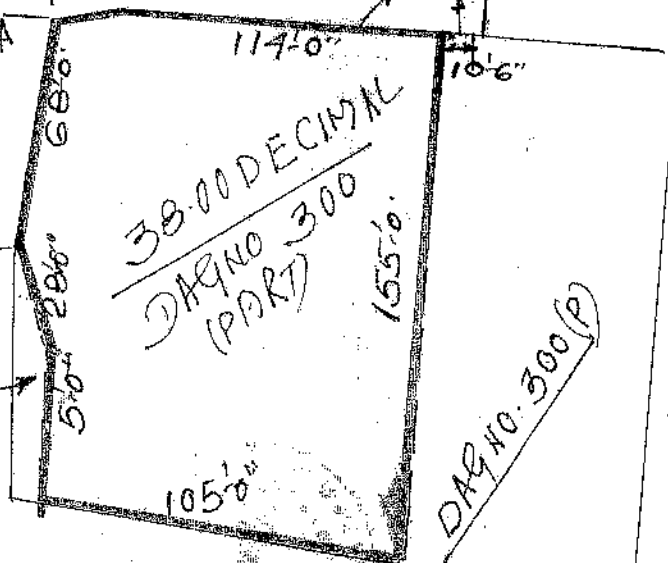
TOTAL LAND AREA ~ 0.90
 ACRE

TOTAL SELL LAND
 AREA = 0.38 ACRE

SHOWN THUS ☐

MOUZA - SAMSARA
 DAG NO 381

DAG NO 324
 01 DECIMAL
 DAG NO 300
 (PART)



DAG NO 300 (P)

DAG NO 385

সামসারী বড় গ্রাম

SIGNATURE

I. B. P.
 S. B.
 (AS DIRECTED)

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details

SL No.	Name and Address of Presentant
1	Shri Kanai Chandra Khamaru Son of Late Krishna Chandra Khamaru Somsara, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Kanai Chandra Khamaru Son of Late Krishna Chandra Khamaru Somsara, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No. CGNPK0762J,; Status : Individual; Date of Execution : 18/05/2016; Date of Admission : 18/05/2016; Place of Admission of Execution : Pvt. Residence

30/05/2016 Query No:-06010000652472 / 2016 Deed No :I - 060105073 / 2016, Document is digitally signed.

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	MAGPET POLYMERS PVT.LTD. 36A Pratpaditya Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAICS7344C,; Status : Organization; Represented by not executed as given below:-		
1(1)	Mr Sanket Baid 144 Cotton Street, P.O:- Barabazar, P.S:- Burrobar, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJXPB9101E,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print Signature

Identifire Details

Identifier Details			
L No.	Identifier Name & Address	Identifier of	Signature
	Shri Subhash Chandra Sur Son of Late Sachindranath Sur Bidhangarh Santoshpur, P.O:- Bidhangarh, P.S:- Rabindranagar, District:-South 24-Parganas, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri Kanai Chandra Khamaru,	

Transacted Property Details

Land Details						
h No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Ayama	LR Plot No:- 354 , LR Khatian No:- 17	38 Dec	10,34,550/-	10,34,550/-	Proposed Use: Industrial Use, ROR: Shali

Applicant Details

Details of the applicant who has submitted the requisition form	
icant's Name	Subhasish Chanda

Details of the applicant who has submitted the requisition form

Applicant's Name	Subhasish Chanda
Address	Chinsurah Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL
Applicant's Status	Advocate

30/05/2016 Query No:-06010000652472 / 2016 Deed No : I - 060105073 / 2016, Document is digitally signed.

Office of the D.S.R. - I HOOGHLY, District: Hooghly
Endorsement For Deed Number : I - 060105073 / 2016

Query No/Year	06010000652472/2016	Serial no/Year	0601004661/ 2016
Deed No/Year	I - 060105073 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Kanai Chandra Khamaru	Presented At	Private Residence
Date of Execution	18-05-2016	Date of Presentation	18-05-2016

Remarks

On 18/05/2016

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

Presented for registration at 11:11 hrs on : 18/05/2016, at the Private residence by Shri Kanai Chandra Khamaru ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,34,550/-

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

Execution is admitted on 18/05/2016 by

Shri Kanai Chandra Khamaru, Son of Late Krishna Chandra Khamaru, Somsara, P.O: Hanral, Thana: Dadpur, Hooghly, WEST BENGAL, India, PIN - 712149, By caste Hindu, By Profession Cultivation
Indetified by Shri Subhash Chandra Sur, Son of Late Sachindranath Sur, Bidhangarh Santoshpur, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, By caste Hindu, By Profession Business

(Abhijit Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

On 20/05/2016

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 11,406/- (A(1) = Rs 11,374/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 11,436/-

Description of Draft

1. Rs 11,436/- is paid, by the Bankers cheque No: 000428834853, Date: 17/05/2016, Bank: STATE BANK OF INDIA (SBI), CHINSURAH.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 51,728/- and Stamp Duty paid by Draft Rs 50,778/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.

2. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 1707, Purchased on 16/05/2016, Vendor named R N Bhattacharya.

Description of Draft

1. Rs 1,778/- is paid, by the Bankers cheque No: 000428834854, Date: 17/05/2016, Bank: STATE BANK OF INDIA (SBI), CHINSURAH.

2. Rs 49,000/- is paid, by the Bankers cheque No: 000428834861, Date: 17/05/2016, Bank: STATE BANK OF INDIA (SBI), CHINSURAH.

(Abhijit Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2016, Page from 81456 to 81474
being No 060105073 for the year 2016.



Digitally signed by ABHIJIT BASU
Date: 2016.05.30 12:30:57 +05:30
Reason: Digital Signing of Deed.

Abhijit Basu) 30/05/2016 12:30:55 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
West Bengal.

(This document is digitally signed.)