

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

952652

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document.

Chen
District Sub-Registrar-
Hooghly

19 JAN 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is signed on this the
18th day of January 2011 (Two thousand Eleven)

BETWEEN

Chen
Hooghly

ক্রমিক নং 474 তারিখ 17/01/2011

নাম M/S MAGPET POLYMERS PVT. LTD.

ঠিকানা 48, S.N. Roy Road,

থানা Behala, Kolkata-38

মূল্য 5000/- (Five thousand only)

স্থাপন তেওয়ার : শ্রী অভিজিৎ ভাট

মো : জনাই এ. ডি. গাব - রেজিষ্টার অফিস, ঢাকা, হাবসী

স্বাক্ষর Dymal

(MANISH CH. GOENKA)

V.T.1

72

RANISATI SHELTERS PVT. LTD.

Director

V.T.1

73



Magpet Polymers Pvt. Ltd.

Director

DEVENDRA SURANA

BASE With foul
to Late Hrisikesh Pand
H+P-Naythi
P.S- Chanditala
Hooghly
Business

Director of Revenue
Hooghly

19 JAN 2011

M/S MAGPET POLYMERS PVT LTD, a Company incorporated under the Companies Act, 1956 having its registered office at 48, S.N. Roy Road, P.O. Sahapur, P.S. Behala, Kolkata - 38 represented by one of its Director **MR. DEVENDRA SURANA** son of Umed Singh Surana here-in after referred to as the **PURCHASER** (which term shall, unless excluded by or repugnant to the subject or context, include its successors-in-interests and assigns) of the **ONE PART** PAN-AAICS7344C.

AND

M/S. RANISATI SHELTERS PVT. LTD, a company incorporated under the companies Act, 1956, having its registered office at 34/1E, Ballygunge Circular Road, P.S. Ballygunge Kolkata - 700019, represented by one of its Director **MR. MANISH CHANDRA GOENKA**, here-in-after referred to as the **VENDOR** (which term shall, unless excluded by or repugnant to the subject or context, include its successors-in-interests and assigns) of the **OTHER PART** PAN-AADCR7747R.

WHEREAS ALL THAT piece and parcel of land in nature Sali of area 21 Satak comprised in R.S. Dag No. 378 lying at Mouza Somsara, P.S. Dadpur, Dist. Hooghly Jahar Malik, Sanatan Malik & Krishna Chandra Malik from Shib Gopal Chattopadhyay by way of registered Deed of Sale dated 16-02-1990 being No. 876 registered at A.D.S.R. Hooghly.

Manish
Goenka



[Signature]
District Sur-Registrar
Muzaffargarh

19 JAN 2012

AND WHEREAS Mr. Prahlad Kumar Sarkar had acquired the right, title & interest of the property mentioned in the schedule below by a registered Deed of sale dated 5-8-2005 Being No. 4647 for the year 2005 registered in the office of the A.D.S.R. Sadar Hooghly and recorded in Book No. 1, Volume No. 90, Pages 155 to 162 therein from said Jahar Malik, Sanatan Malik & Krishna Chandra Malik.

AND WHEREAS Mr. Prahlad Kumar Sarkar sold and transferred the said property in nature Sali of Area 21 Satak comprised in R.S. Dag No. 378 (~~corresponding L.R. Dag No. 444~~) under Sabek Khatian No. 82 lying at Mouza Somsara, Old J.L. No. 27 corresponding New J.L. No. 35, P.S. Dadpur, Dist. Hooghly to **M/S. RANISATI SHELTERS PVT. LTD.**, a company incorporated under the companies Act. 1956, having its registered office at 34/1E, Ballygunge Circular Road, P.S. Ballygunge Kolkata - 700019, by registered Deed of Sale being No. 295 for the year 2008 registered at Addl. Register of Assurances III, Kolkata & recorded in Book No. 1, Volume No. 2, Pages 40 to 49 therein.

AND WHEREAS after purchasing the aforesaid property mentioned in the schedule said **M/S. RANISATI SHELTERS PVT. LTD.**, Vendor herein, is the sole & absolute owner of the land mentioned in schedule below and is occupying & enjoying peaceful vacant & khas possession of the same.

RANISATI SHELTERS PVT. LTD.

Director

Hooghly



M

District Sub-Registrar
Houghly

19 JAN 2011

AND WHEREAS the Vendor herein who is sufficiently seized and possessed of the property mentioned in the schedule being desirous to sell, alienate, demise, grant, transfer & convey all its right title & interest in the property mentioned in the schedule and/or having been approached by the Purchaser herein and the purchaser being agreed under thereof to purchase the land mentioned in the schedule hereinafter referred to as the said property upon thereof in executing these present.

NOW THIS DEED WITNESSES that in pursuance of this agreement and the total consideration of the sum of Rs. 6,00,000/- (Rupees six lakhs) only paid to the Vendor, the receipt whereof is hereby acknowledged by the Vendor by the instant paragraph and as well as by the Memorandum of Consideration written and/or given hereunder and by which and every part of the same the Vendor on and from the date, month and year first above written hereby grant, transfer, convey and assign absolutely and forever unto the said Purchaser herein ALL THAT piece and parcel of land duly demarcated and measuring an area of 21 Satak comprised in R.S. Dag No. 378, (~~corresponding L.R. Dag No. 444~~) under Sabek Khatian No. 82 lying at Mouza Mouza Somsara Old J.L. No. 27 corresponding New J.L. No. 35 P.S. Dadpur, Dist. Hooghly with easement rights thereto morefully and particularly described in the Schedule hereunder written together with all other easement right and areas and

RANISAT SHELTERS PVT. LTD.

Director

Handwritten signature



[Signature]
District Sub-Registrar-I
Hooghly

19 JAN 2016

amenities appurtenant thereto as described in the Schedule hereunder written and/or given free from all encumbrances, charges, lien, attachments, trust, acquisitions, liabilities, absolutely and forever and every part thereof **TO HAVE AND TO HOLD** the unto and to the use of the Purchaser, its, successors-in-interest and assigns absolutely and forever **AND THE VENDOR** does hereby for themselves and their heirs, executors, administrators and legal representatives covenant with the said Purchaser, its administrators, legal representatives, successors-in-interest and assigns THAT NOTWITHSTANDING any act, deed, matter or thing the Vendor has made, done, executed or knowingly suffered to the contrary and the Vendor has now good right full power and absolute authority to grant, transfer and convey the said tenements, lands and hereditaments hereby granted or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and realize the rents, issues and profits thereof without any eviction, interruption, claim demand whatsoever from or by the said Vendor herein or any person or persons claiming through of under or in Trust for the said Vendor and that free and clear, freely and clearly and absolutely acquitted exonerated and discharged from or by the said Vendor herein and well and sufficiently saved defended, kept harmless and indemnified of and from and against all

Handwritten signature



[Signature]
District Sub-Registrar-
Hooghly

19 JAN 2011

manner of former or other estate, right, title interest, liens, lispendense, claims, demands, charges and encumbrances whatsoever created, made done occasioned or suffered by the said Vendor or any person or persons rightfully claim or to claim from, through or under or in Trust for the Vendor herein and further that the said Vendor herein and all the persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from the said Vendor herein or in Trust for the Vendor herein or from or under any of its predecessor or ancestors in title shall and will from time to time and at all times hereafter upon every reasonable request of the Purchaser, its successors in interest and assigns do and execute or cause to be done and executed all such acts, deeds, matters and things for further better or more perfectly granting, transferring and assuring the said property, lands and premises and every part thereof unto and to the use of the Purchaser, its successors-in-interest and assigns in the manner aforesaid as shall or may be reasonably required.

"Schedule Referred to Above"

ALL THAT piece and parcel of land in nature Sali of area 21 Satak comprised in R.S. Dag No. 378 (~~Three~~ hundred seventy-eighty) (~~corresponding I.R. Dag No. 444 (four hundred forty-four)~~) under Sabek Khatian No. 82 (eighty-two) lying at Mouza Somsara Old J.L. No. 27, (twenty-seven) corresponding New J.L. No. 35 (thirty-five), P.S. Dadpur, Dist. Hooghly under Dadpur Gram Panchayet,

RANJAN SINGH PVT. LTD.

Director

Handwritten signature



[Signature]
District Sub-Registrar-I
Hooghly

19 JAN 2011

West Bengal under the jurisdiction of ADSR Chinsurah and DSR Hooghly, together with all easement rights and amenities appurtenant thereto, butted and bounded by :-

On the North : 10' wide Road.

On the South : Land of Jahar Malin

On the East : Land of Kishor Pan & Samat Pan.

On the West : Land of Ajoy das & Bijoy das.

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

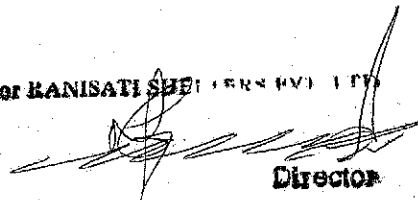
Signed, sealed and delivered by the Parties above named in the presence of:-

WITNESSES:

KAS - Nandaul
village post
Nandaul
Dist Hooghly

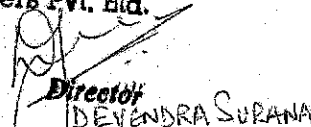
Ramesh Chandra Sen
Kapas haria.

For KANISATI SHEET (P.R.S. No. 111)


Director

SIGNATURE OF THE VENDOR

Magnet Polymers Pvt. Ltd.


Director
DEVENDRA SURANA

SIGNATURE OF THE PURCHASER

Drafted by me

Kashinath Ghosh
Advocate
WB/536/78

Typed by:

Suganta Ghosh
Juni



[Signature]
District Sub-Registrar-I
Hooghly

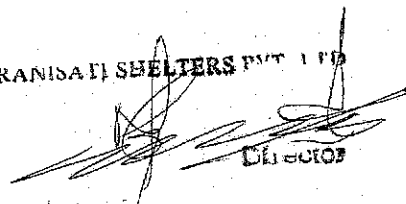
19 JAN 2011

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 6,00,000/- (Rupees six lakhs) only from within named Purchaser being the amount of total consideration money as follows :-

<u>Date</u>	<u>Bank & Branch</u>	<u>B.D./Pay- order/D.D./B. Chaque No.</u>	<u>Amount</u>
17/01/2011	Standard Chartered Bank	032230	6,00,000/-

For KANISATI SHELTERS PVT. LTD.



Director


SIGNATURE OF THE VENDOR

WITNESSES:

1. Mr. N. K. Paul
Viz. Spst
N. K. Paul

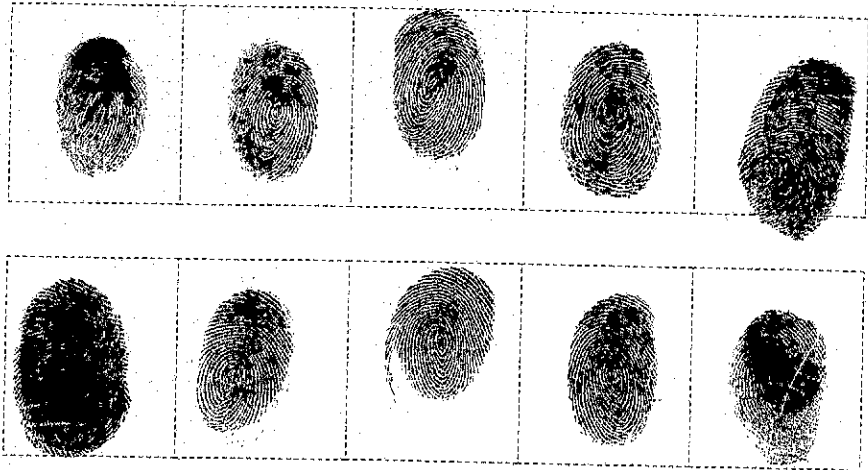
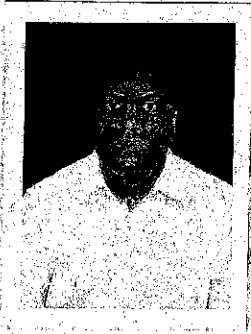
2. Mr. N. K. Paul
Viz. Spst
N. K. Paul




District Sub-Registrar-1
Hooghly

13 JAN 2012

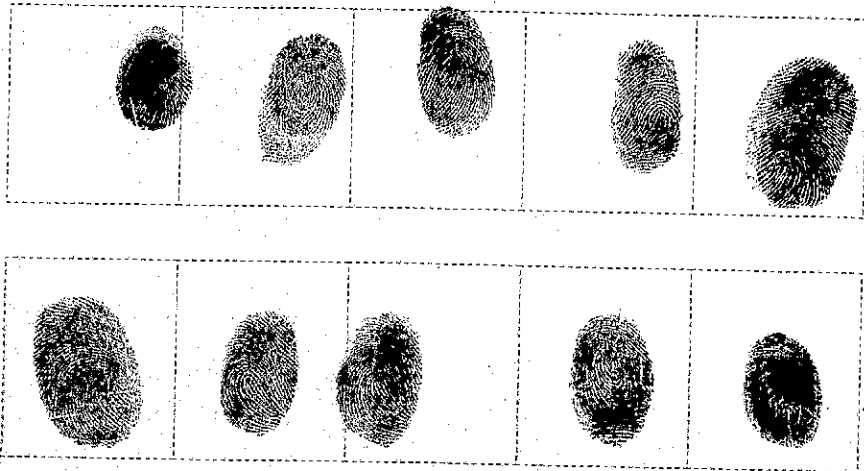
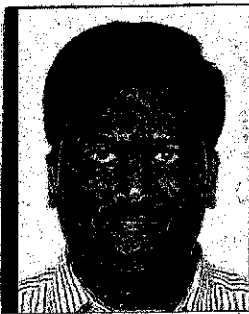
FORM FOR TEN FINGER IMPRESSION



Magpet Polymers Pvt. Ltd.

[Signature]
Director

DEVENDRA SURANA



For KANISATI SHELTERS PVT. LTD.

[Signature]
Director



[Handwritten signature]
District Sub-Registrar
Hooghly

19 JAN 2017
19 JAN 2016



Government Of West Bengal
Office Of the D.S.R.-I HOOGHLY
District:-Hooghly

Endorsement For Deed Number : I - 00384 of 2011
(Serial No. 00286 of 2011)

On

Payment of Fees:

On 18/01/2011

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

Presented for registration at 18.10 hrs on :18/01/2011, at the Private residence by Manish Chandra Goenka ,Executant.

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

Execution is admitted on 18/01/2011 by

1. Manish Chandra Goenka
Director, M/s Ranisati Shelters Pvt. Ltd., 34/i E, Ballugunge Corcular Rd. Kol-19, Thana:-Ballygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Profession : Business
 2. Devendra Surana
Director, M/s Magpet Polymers Pvt. Ltd., 48, S. N. Roy Rd. Kol-38, Thana:-Behala, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Profession : Business
- Identified By Kashi Nath Paul, son of Late Hrisikesh Paul, Nayti, Thana:-Chanditala, District:-Hooghly, WEST BENGAL, India, P.O. :-Nayti , By Caste: Hindu, By Profession: Business.

(Paresh Nath Pan)
DISTRICT SUB REGISTRAR-I OF HOOGHLY

On 19/01/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

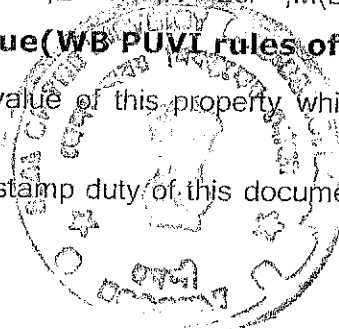
Rs. 6727/-, on 19/01/2011

(Under Article : A(1) = 6688/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 19/01/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-608580/-

Certified that the required stamp duty of this document is Rs.- 30439 /- and the Stamp duty paid as: Impresive Rs.- 5000/-



District Sub-Registrar
Hooghly

(Paresh Nath Pan)
DISTRICT SUB REGISTRAR-I OF HOOGHLY
EndorsementPage 1 of 2

19/01/2011 12:04:00



Government Of West Bengal
Office Of the D.S.R.-I HOOGHLY
District:-Hooghly

Endorsement For Deed Number : I - 00384 of 2011
(Serial No. 00286 of 2011)

Deficit stamp duty

Deficit stamp duty Rs. 25450/- is paid, by the draft number 163687, Draft Date 17/01/2011, Bank Name State Bank of India, NEW ALIPORE, received on 19/01/2011

(Paresh Nath Pan)
DISTRICT SUB REGISTRAR-I OF HOOGHLY



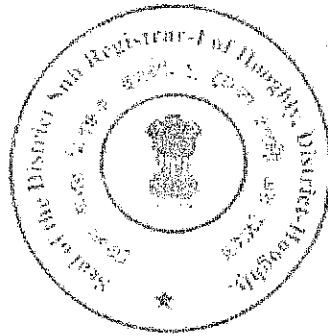
[Signature]
District Sub-Registrar-I
Hooghly

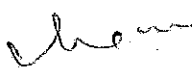
(Paresh Nath Pan)
DISTRICT SUB REGISTRAR-I OF HOOGHLY
EndorsementPage 2 of 2

Authentic. Precise Survey Code
Survey & Answer Regd. No. 068
Mankinatala Rd East London N
Dist 19-1-71, Inspector

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 459 to 473
being No 00384 for the year 2011.




(Paresh Nath Pan) 19-January-2011
DISTRICT SUB REGISTRAR-I OF HOOGHLY
Office of the D.S.R.-I HOOGHLY
West Bengal District Sub-Registrar-I
Hooghly

