

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 031649

11/90/2011

RS. 55,80,388/-

15/6/2011
12 noon

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata
20.6.11

DEED OF CONVEYANCE

THIS INDENTURE is made on 15th day of June, 2011 BETWEEN
1) SMT. TANUSREE ROY, wife of Sri Saugata Roy, by faith - Hindu, by occupation Service, residing at P-151, Jadavpur University Employees Co-operative Housing Society Ltd., P.O. - Panchasayar, Kolkata - 700 094, 2) DR. SANCHAYITA MUKHERJEE wife of Sri Santanu Mukherjee, by faith - Hindu, by occupation Service, residing at Sovana Mansion, 16, Kabi Nabin Sen Road, 3rd Floor, Flat No. B, P.S. DumDum, Kolkata - 700 028 and

SPECIMEN FORM FOR TEN FINGERPRINTS



Hemusree Roy

(Left Hand)				
(Right Hand)				



Sanchayita Mukherjee

(Left Hand)				
(Right Hand)				



Manoj Kumar Shaha

(Left Hand)				
(Right Hand)				



Anand Kumar Singh

(Left Hand)				
(Right Hand)				

3) SMT. SUDESHNA CHAKRABORTY wife of Dr. Dibakar Chakraborty, by faith - Hindu, by occupation Housewife, residing at Birla Institute of Technology and Science, Pilani, K.K.Birla, Goa Campus, Zuari Nagar, Goa - 403726 represented by her constituted attorney SMT. TANUSREE ROY, wife of Sri Saugata Roy, residing at P-151, Jadavpur University Employees Co-operative Housing Society Ltd., P.O. - Panchasayar, Kolkata - 700 094, hereinafter jointly referred and called as OWNERS/VENDORS (which expression shall unless exclude by or repugnant to the context be deemed to mean and include their respective successors, administrator, assigns, legal representatives) of the ONE PART.

AND

1.SRI ARUN KUMAR SHAW, son of Late Tara Chand Shaw, by faith Hindu, by occupation - Business, residing at 16/1, Pran Krishna Mukherjee Road, P.S. Chitpur, Kolkata - 700 002 and 2.SRI AMAR KUMAR SINHA son of Late Mrigendra Lal Sinha, by faith Hindu, by occupation - Business, residing at 13, Pran Krishna Mukherjee Road, P.S. Chitpur, Kolkata - 700 002, hereinafter jointly referred and called as PURCHASERS (which expression shall unless exclude by or repugnant to the context be deemed to mean and include their successors, administrators, assigns, legal representatives) of the OTHER PART.

WHEREAS by a Deed of Conveyance dated 25.02.1957 one Sushil Chandra Mukherji sold, transferred and conveyed in favour of Smt. Namita Mukherjee the partly two and partly three storied brick built structure thereon lying and situated at Premises No. 18A, Pran Krishna Mukherjee Road(formerly No. 18, Pran Krishna Mukherjee Road, Kolkata - 700 002), P.S. Chitpur, Kolkata - 700 002 measuring an area of 3 Cottahs and 11 Chittaks more or less and it was duly registered at the office at Sub-Registrar Sealdah recorded into Book No. I, Volume No. 12, Pages from 211 to 215, Being No. 425 for the year 1957 and said Namita Mukherjee became the sole and absolute OWNERS.

Arjun K. Shaw

AND WHEREAS said Namita Mukherjee died intestate on 31.05.2001 leaving behind her husband Rabindra Nath Mukherjee and three daughters namely 1) Smt. Tanusree Roy, 2) Dr. Sanchayita Mukherjee and 3) Smt. Sudhesna Chakraborty by way of law of inheritance governed by the Dayabhaga School of Hindu Law and thereafter said Rabindra Nath Mukherjee who also died intestate on 25.09.2001 and leaving behind him three daughters namely 1) Smt. Tanusree Roy, 2) Dr. Sanchayita Mukherjee and 3) Smt. Sudhesna Chakraborty by way of law of inheritance as his only legal heirs and successors.

AND WHEREAS the said 1) Smt. Tanusree Roy, 2) Dr. Sanchayita Mukherjee and 3) Smt. Sudhesna Chakraborty became the joint co-OWNERS of the said premises No. 18A, Pran Krishna Mukherjee Road, P.S. Chitpur, Kolkata - 700 002 of partly two and partly three storied brick built building and the premises measuring an area of 3 Cottahs and 11 Chittaks more or less and they had mutated their names with the record of the Kolkata Municipal Corporation by paying regular rates and taxes vide Assessee No. 11-006-26-00-0028-3 which is morefully mentioned in the Schedule hereunder written.

AND WHEREAS there are some tenants in respect of the said premises which is morefully mentioned in the Schedule hereunder written.

AND WHEREAS the co-owner namely Smt. Sudeshna Chakraborty executed a registered general power of attorney in favour of Smt. Tanusree Roy on 9th May, 2011 at the registry office at Sub-Registrar Mormugao, Bhasco-Da-Gama vide Sl. No. 4/2011.

AND WHEREAS the Vendors has agreed to sell and the purchase has agreed to purchase the said Premises No. 18A, Pran Krishna Mukherjee Road, P.S. Chitpur, Kolkata - 700 002 along with old dilapidated partly tenanted partly two storied and partly three storied building which is morefully mentioned schedule hereunder written.

AND WHEREAS the Vendors herein agreed to sell and the Purchaser agreed to purchase the said premises along with old dilapidated partly tenanted partly two storied and partly three storied building at or for a sum of Rs. 15,00,000/- (Rupees Fifteen lacs) only.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs. 15,00,000/- (Rupees Fifteen lacs) only paid by the Purchaser to the Vendors in the manner as detailed in the Memo of Consideration written below towards the cost of the said premises along with old dilapidated partly tenanted partly two storied and partly three storied building the receipt thereof the Vendor herein do hereby acknowledge admit and confirm and of and from the same and every part thereof quit, release and discharge the Purchaser their respective heirs, executors, administrators, representatives and assigns and every one of them of the said property the Vendor as sole and absolute owner do by these presents, grant, sell and convey, transfer, assign and assure unto and to the use of Purchaser, their respective heirs, executors, administrators, representatives and assigns ALL THAT the said premises thereon lying and situated at Premises No18A, Pran Krishna Mukherjee Road, P.S. Chitpur, Kolkata - 700 002, which is morefully and particularly described in the Schedule hereunder written & the plan annexed herewith OR HOWSOEVER OTHERWISE the said premises hereditaments and are is or at any time heretofore were or was situate, tenanted, butted, bounded, called known numbered described or distinguished TOGETHER WITH all sewers, drains, paths, passages, water, water courses, lights, liberties, privileges, easements, appurtenances whatsoever belonging to the said premises hereby conveyed in anywise appertaining thereto or usually held and enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof AND ALL THE ESTATE right, title, interest, property, inheritance, use, trust, claim, demand both at law and equity whatsoever of the Vendors in to and up on the said land with structure AND ALSO all deeds, papers, writings, documents, muniments, title whatsoever which any wise relate to the said premises hereditaments TO HAVE AND TO HOLD the premises with structure hereby, sold, granted, conveyed and transferred or expressed or intended so to be UNTO AND TO THE

USE of the Purchaser absolutely and forever free from all encumbrances AND the Vendor do hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor done executed or knowingly suffered to the contrary the Vendor is lawfully, rightfully and absolutely, seized and possessed of and otherwise well and sufficiently entitled to the said premises with dilapidated structure thereon hereby conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance, free from all encumbrances AND THAT notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor has good right, full power, absolute authority and indefeasible title to sell, convey and transfer the said premises with structure thereon hereby sold and conveyed or expressed or intended so to be with all appurtenances, rights, benefits and privileges attached therewith unto and to the use of the Purchaser in manner aforesaid free from all encumbrances AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land with structure and receive rents, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the Vendor or by any person or persons lawfully an equitably claiming from under or in trust for the Vendor ALL THAT free and clear freely and clearly and absolutely, acquitted, exonerated and released and forever discharged and rendered harmless and kept indemnified against all manner of former or other title, estate, debts, troubles, attachments, liens, charges, encumbrances whatsoever made or suffered by the Vendor or any of their predecessors-in-title or any other person or persons rightfully claiming or to claim through under or in trust for him AND FURTHER that the Vendor and all other person or persons having or lawfully or equitably claiming any estate, title or interest in the said premises with structure thereon or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereinafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land with structure and every part thereof unto and to the use of the Purchaser ABSOLUTELY AND FOREVER in manner aforesaid as shall or may be reasonably required AND FURTHER MORE THAT the Vendor and all their heirs, executors and administrators shall at all times

hereafter indemnify and keep indemnified the Purchaser their heirs, executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defects of the title of the Vendor AND THE VENDOR undertake and declare that if the Purchaser suffer any loss due to any charges and/or litigation, due to the defect in title of the said property Vendor will make good for all losses suffered by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT more than 54 years old dilapidated partly tenanted, partly two storied and partly three storied building messuage tenement land heriditament or dwelling house together with piece or parcel of plot of land there unto belonging measuring an area of 3 Cottahs 11 Chittaks more or less, and constructed area Ground Floor 1593 Square feet, First Floor 1274 Square feet and Second Floor 1025 Square feet, i.e. total constructed area 3892 Square feet more or less whereon or on part whereof the same are erected or built lying and situated at Premises No. 18A, Pran Krishna Mukherjee Road, P.S. Chitpur, Kolkata - 700 002, Municipal Ward No. 6, Borough No. I, under Kolkata Municipal Corporation, Registry Office at A.D.S.R. Sealdah, District - South 24-Parganas and the same butted and bounded as follows :

ON THE NORTH : BY Common Passage.
 ON THE SOUTH : By Pran Krishna Mukherjee Road.
 ON THE EAST : By 18B, Pran Krishna Mukherjee Road.
 ON THE WEST : By Common Passage leading from Pran Krishna Mukherjee Road to Premises No. 17, Pran Krishna Mukherjee Road.

PART - II

(LIST OF TENANTS)

1. Rabindra Nath Samanta, Ground Floor, monthly rent Rs.350/-
2. City Engineers Co-operative Society Limited, one wooden room on on the Ground Floor corridor and one room on the Ground Floor - monthly rent Rs.90/-
3. Smt. Jogomaya Chowdhury, entire first floor, monthly rent Rs. 380/-
4. Sri Kali Ghosh, one room on the ground floor and one room at the second floor, monthly rent of Rs.500/-

IN WITNESS WHEREOF the parties hereunto put their respective signature on this day month and year first above written.

SIGNED AND DELIVERED in the presence of:

1. Sangata Roy
P-151, Jadavpur University
Empas (H) Co-operative Society
P.O. Purba Badarpur, Cal - 700094

Manu Roy for self and as
constituted attorney of Smt.
Sudeshra Chakrabarty ✓
PAN NO. ATQPR6030A.

Sanchaita Mukherjee ✓
PAN NO. AFPPM8948H

Signature of the VENDORS

2. Balraj Mungroo
16, K.N. BSA RD,
BUNDUM - 28

1. Anon K. Shaw ✓
PAN NO. AVHPS3470J
2. Arun Kumar Saha
PAN No. ALWPS 5726L

Signature of the PURCHASERS

Drafted by

Kabirul Islam
KABIRUL ISLAM

Advocate

High Court Calcutta.

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 15,00,000/- (Rupees Fifteen lacs) only being the total consideration money as per memo below :-

MEMO OF CONSIDERATION

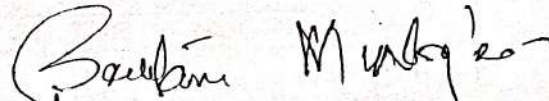
Date	Cheque / Pay Order	Bank & Branch	Amount (Rs.)
07.06.2011	706571	Allahabad Bank, Shyambazar	2,50,000/-
08.06.2011	706572	Allahabad Bank, Shyambazar	2,50,000/-
09.06.2011	706573	Allahabad Bank, Shyambazar	2,50,000/-
14.06.2011	063855	Axis Bank, Shyambazar	2,50,000/-
14.06.2011	063856	Axis Bank, Shyambazar	2,50,000/-
14.06.2011	063857	Axis Bank, Shyambazar	2,50,000/-
		Total	15,00,000/-

WITNESSES:

1. Sangata Roy

Manusree Roy for self
and as constituted attorney
of Smt. Sudeshna Chakrabarti

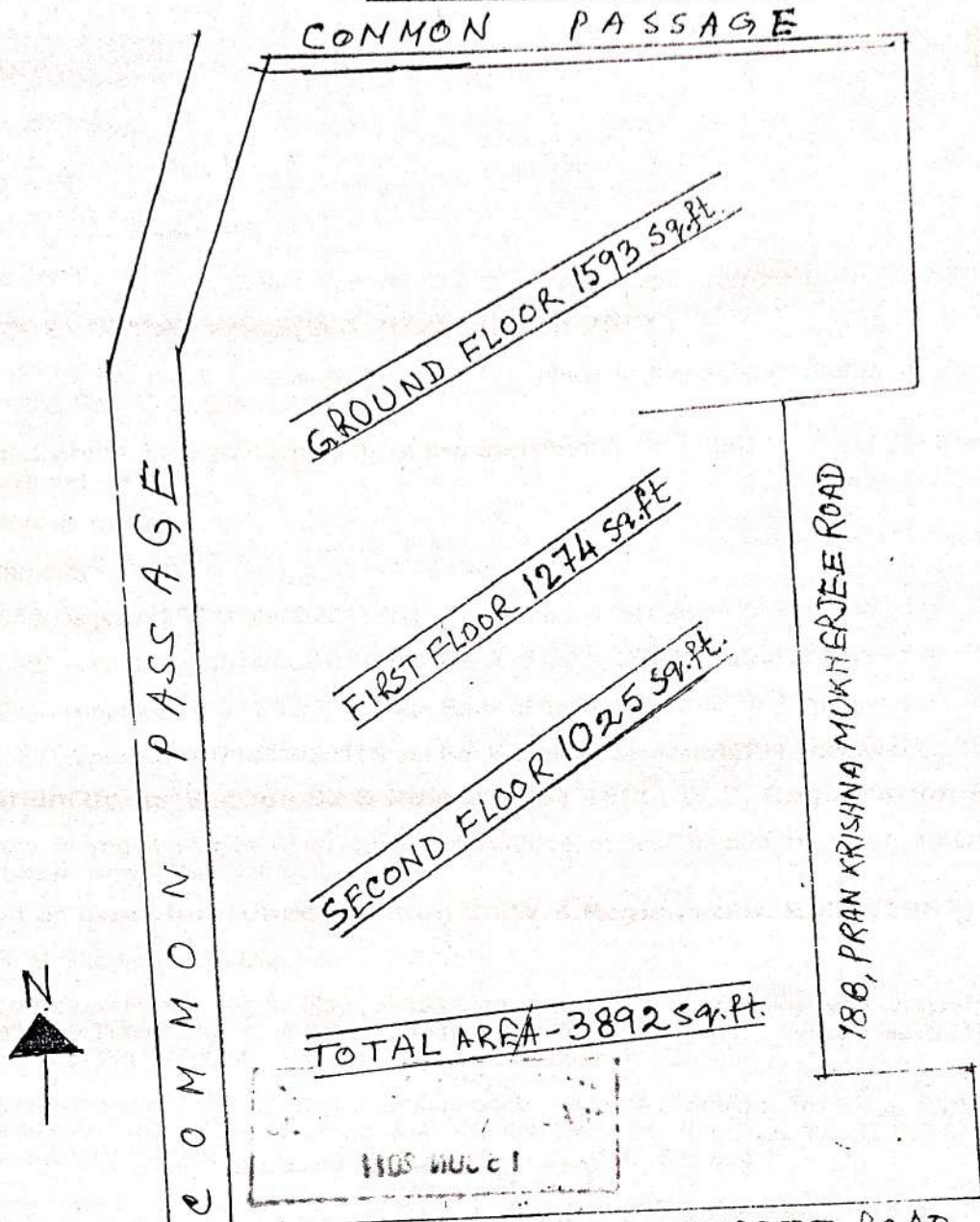
Sanchoyita Mukherjee

2. 

Signature of the VENDORS

SITE PLAN OF LAND WITH BUILDING AT PREMISES NO. 18A, PRAN KRISHNA MUKHERJEE ROAD, P.S. CHITPUR, KOLKATA - 700002, WARD NO. 6, BOROUGH NO. I, UNDER KOLKATA MUNICIPAL CORPORATION. SHOWN IN RED COLOUR

AREA OF LAND-3 COTTAHS & 11 CHITTAKS



Manusree Roy
for self and
as constituted
attorney of Smt.
Sudeshna Chakrabarty

Sandayita Mukherjee
SIGNATURE OF THE VENDORS

PRAN KRISHNA MUKHERJEE ROAD

Anur K. Shaw
Anand Kumar Saha

SIGNATURE OF THE PURCHASERS



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05229 of 2011
(Serial No. 04525 of 2011)

On 15/06/2011

Payment of Fees:

Amount By Cash

Rs. 61478/-, on 15/06/2011

(Under Article : A(1) = 61380/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 15/06/2011)

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.-5580388/-

Certified that the required stamp duty of this document is Rs.- 390647 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid 65369814/06/2011 State Bank of India, SHAMBAZAR, received on 15/06/2011
2. Rs. 49000/- is paid 65370514/06/2011 State Bank of India, SHAMBAZAR, received on 15/06/2011
3. Rs. 49000/- is paid 65370614/06/2011 State Bank of India, SHAMBAZAR, received on 15/06/2011
4. Rs. 49000/- is paid 65370714/06/2011 State Bank of India, SHAMBAZAR, received on 15/06/2011

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

Presented for registration at 12.00 hrs on :15/06/2011, at the Office of the A.R.A.-I KOLKATA by Arun Kumar Shaw , one of the Claimants.

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

Execution is admitted on 15/06/2011 by

1. Tanusree Roy, wife of Saugata Roy , P-151, Jadavpur University Employees Co- Op Housing Society Ltd., Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Panchasayar Pin :-700094 , By Caste Hindu, By Profession : Service
2. Sanchayita Mukherjee, wife of Santanu Mukherjee , Sovana Mansion, 3rd Floor, Flat No:B, 16, Kabi Nabin Sen Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Panchasayar Pin :-700028 , By Caste Hindu, By Profession : Service
3. Arun Kumar Shaw, son of Lt Tara Chand Shaw , 16/1, Pran Krishna Mukherjee Road, Kolkata, Thana:-Chitpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin : 700002 , By Caste Hindu, By Profession : Business
4. Amar Kumar Sinha, son of Lt Mrigendra Lal Sinha , 13, Pran Krishna Mukherjee Road, Kolkata, Thana:-Chitpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700002 , By Caste Hindu, By Profession : Business



Additional Registrar
of Assurances-I, Kolkata
20 JUN 2011

(Ashok Bandyopadhyay)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

20/06/2011 11:58:00



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05229 of 2011

(Serial No. 04525 of 2011)

Identified By Saugata Roy, son of Lt Ajit Kumar Roy, P-151, Jadavpur University Employees (H) Co-Op Society, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700094 , By Caste: Hindu, By Profession: Retired Person.

Executed by Attorney

Execution by

1. Tanusree Roy, wife of Saugata Roy , P-151, Jadavpur University Employees Co- Op Housing Society Ltd., Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Panchasayar Pin :-700094 By Caste Hindu By Profession: Service,as the constituted attorney of Sudeshna Chakraborty is admitted by him.

Identified By Saugata Roy, son of Lt Ajit Kumar Roy, P-151, Jadavpur University Employees (H) Co-Op Society, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700094 , By Caste: Hindu, By Profession: Retired Person.

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 20/06/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 20/06/2011

Deficit stamp duty

Deficit stamp duty Rs. 189650/- is paid44960914/06/2011State Bank of India, COSSIPORE, received on 20/06/2011

Payment of Fees:

Exempted (on 20/06/2011)

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDL. REGISTRAR OF ASSURANCES-I, Kolkata

20 JUN 2011

(Ashok Bandyopadhyay)









ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 04525 / 2011

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Arun Kumar Shaw			<i>Arun K Shaw</i> 15.6.2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tanusree Roy Address -P-151, Jadavpur University Employees Co- Op Housing Society Ltd., Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Panchasayar Pin :-700094	Self and as Attorney	 15/06/2011	 LTI 15/06/2011	<i>Tanusree Roy</i>
2	Sanchayita Mukherjee Address -Sovana Mansion, 3rd Floor, Flat No:B, 16, Kabi Nabin Sen Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Panchasayar Pin :-700028	Self	 15/06/2011	 LTI 15/06/2011	<i>Sanchayita Mukherjee</i>
3	Arun Kumar Shaw Address -16/1, Pran Krishna Mukherjee Road, Kolkata, Thana:-Chitpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700002	Self	 15/06/2011	 LTI 15/06/2011	<i>Arun K Shaw</i>
4	Amar Kumar Sinha Address -13, Pran Krishna Mukherjee Road, Kolkata, Thana:-Chitpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700002	Self	 15/06/2011	 LTI 15/06/2011	<i>Amar Kumar Sinha</i>

Name of Identifier of above Person(s)
 Saugata Roy
 P-151, Jadavpur University Employees (H) Co- Op Society, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700094

Signature of Identifier with Date

Saugata Roy

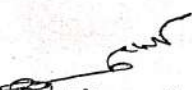
Additional Registrar
 of Assurances-I, Kolkata
 (Ashok Bandyopadhyay)
 15 JUN 2011

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
 Office of the A.R.A.-I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 7338 to 7352
being No 05229 for the year 2011.




(Ashok Bandyopadhyay) 21-June-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal