

01152/15

01207/15



पश्चिमबङ्गाल पश्चिम बङ्गाल WEST BENGAL

K 417128

When this Document is signed it
becomes the signature sheet and the
entire sheet is attached to the document
as a part of the document.

Attested by
of Assurances and Records
13.02.15

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 22nd
day of *January* of ————— in the year Two
Thousand Fifteen (2015) A.D.

3409 - 20/1/2015

7:13 PM

Meridian DevCon

Loc: 209 C.R. Avenue 4th floor. near 6

0094- Karzib Bar

সি. এ. এ. প্রাইমারি স্কুল

ক. বি. পূ. বেসরকারি এ. ডি. এস. আর. অফিস

ভেদাভেদ নাহ - বঞ্চিতা নান

संस्कृत-विद्यालय, बंगलूर

Figure 2

1 JAN 2015

ਸਿੰਘ ਸਾਹਿਬ ਸਿੰਘ

4-11-68

25 0 0 0 0

1990

Mainak Bhattacharya.

Dr. Mridunjoy Bhattacharyya
526, Barabazar Road,

526; lateral base road.

Quinn Quinn, Cantonment - Nov 65.

P. K. Little Ocean.

Business.

ADDITIONAL REQUEST

OF ASSURANCES, KOLKATA

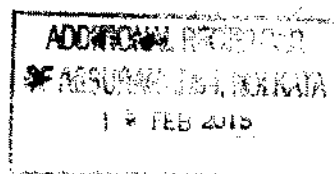
14 FEB 2015

BETWEEN

(1) SMT. ANGUR BALA SHEE wife of Late Manmatha Shee, by occupation - Housewife, **(2) SRI KARTIK SHEE (PAN -FPZPS0730A)** son of Late Manmatha Shee, by occupation - Business, **(3) SRI GANESH SHEE, (PAN - DSKPS0664B)** son of Late Manmatha Shee, by occupation - Business, all are by faith - Hindu, by Nationality - Indian, residing at Vill. - Mamudpur, P.O. - Charashyamdas, P.S. - Bishnupur, District South 24 Parganas, Pin - 743503, hereinafter referred to as the **"OWNERS/ VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/S. MERIDIAN DEVCON PVT. LTD. (PAN - AAHCM1792M) having its registered Office at 209, C.R. Avenue, 4th Floor, Kolkata -700006, Represented by One of its directors **SRI KAJAL KUMAR SINHA, (PAN - AIYPS5700M)** Son of Late Sashi Bhusan Sinha, by faith - Hindu, by Nationality - Indian, by Occupation Business, residing at Prantika Apartments, 519B, Dum Dum Road, Surer Math, Kolkata -700074, hereinafter referred to as the **"PURCHASER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, heirs executors, legal representatives and assigns) of the **"OTHER PART".**



WHEREAS one Manmatha Shee son of Late Banshari Mohan Shee was the owner of one Shali Land measuring 1.38 decimal more or less out of 9 Decimal i.e. 360 Sq.ft. i.e. 8 Chittacks more or less under R.S. Dag No. 343, corresponding to L.R. Dag No. 355, comprised in R.S./L.R. Khatian no. 731 and another Shali land measuring 3.66 decimal more or less out of 11 Decimal i.e. 957 Sq.ft. i.e. 1 Cottah 5 Chittacks 12 Sq.ft. more or less under R.S. Dag No. 344, corresponding to L.R. Dag No. 356, comprised R.S./L.R. Khatian No. 731, both are lying and situated within the Mouza - Mamudpur, J.L. No. 33 under the Police Station - Bishnupur within the local limits of Moukhadi Gram Panchayet and in the District of South 24 Parganas.

AND WHEREAS the said Manmatha Shee during the course of his enjoyment of the aforesaid property duly mutated his name in the revenue records of B.L. & L.R.O. Bishnupur - II, South 24 Parganas as the lawful owner thereof and he paid the relevant rent for the same to the authority concerned since then.

AND WHEREAS since then the said Manmatha Shee became the sole and absolute owner of the said Shali land total measuring 5 decimal more or less while seized and possessed of the same the said Manmatha Shee died intestate leaving behind him surviving his wife Smt. Angur Bala Shee and his two sons (1) Sri Kartick Shee and (2) Sri Ganesh Shee, and two daughter namely (1) Archana Adak, (2) Suchana Das as his legal heirs and successors and accordingly became the owners of the undivided $1/5^{\text{th}}$ share of the said shali land by virtue of inheritance and in terms of Hindu Succession Act, 1956.

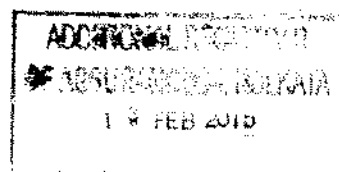
ADDITIONAL RECEIPT
OF ASSURANCE - KURATA
1 * FEB 2015

AND WHEREAS the said Smt. Angurbala Shee and her two sons Sri Kartik Shee and Sri Ganesh Shee, the vendors/owners herein during the course of their enjoyment of the aforesaid undivided shali land desires to sell the aforesaid 3/5th share of the total undivided shali land together with easement rights relating thereto morefully and clearly described in the Schedule hereunder and hereinafter referred to as the **SAID PROPERTY.**

AND WHEREAS the Vendors herein owing to their lawful reasons and urgent requirement of money declares to sell the said Shali land described in the Schedule hereunder with a total consideration of money of Rs.3,40,802/- (Rupees three lacs forty thousand eight hundred two only) and being heard of this, the Purchasers herein proposed to the Vendors to purchase the land mentioned in the Schedule hereunder written.

AND WHEREAS the Vendors agreed to sell and the Purchasers agreed to Purchase the land mentioned in the Schedule with all easement rights with a total consideration of Rs.3,40,802/- (Rupees three lacs forty thousand eight hundred two only) which is the highest marketable price of the property.

NOW THIS INDENTURE WITNESSETH consideration of the said sum of Rs.3,40,802/- (Rupees three lacs forty thousand eight hundred two only) paid to the Vendors by the Purchaser on or before the execution of



these present the receipt whereof the Vendors doth hereby admit and acknowledge and of and from whereof the Vendors doth hereby acquit release and forever discharge the Purchaser as well as the said land the Vendors doth hereby grant, convey, transfer, sell and assign and assure unto and infavour of the Purchaser ALL THAT the said property particularly described in the **SCHEDULE** hereunder written.

OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is as heretofore were or was situated called known numbered described or distinguished **TOGETHER WITH** the benefits of all and ancient and other right, liberties, easements, appendages, appurtenances all the estates right title and interest whatsoever of the Vendors in the said land free from all encumbrances and attachments whatsoever **TOGETHER WITH** all pits, areas, sewers, drains, ways, paths, passages, water courses, lights and all manner of rights liberties easements and appurtenances whatsoever belong to the said land or in anywise appurtenances thereto or usually hold, occupied or enjoyed or accepted reputed deemed to be taken or known as part or parcel or number thereof or appurtenant thereto **AND ALL** reversion or reversions and remainder or remainders and the rents issues and profits and all estate right, title, interest claim and demand whatsoever of the Vendors into or upon the said land and/or any part thereof **TOGETHER WITH** all deeds, pattahs muniments of title whatsoever in anywise relating to the concerning the said land or any part thereof which now are in the possession power or

ADDITIONAL RECEIVED
AGRICULTURE DEPT, KOLKATA
19 FEB 2015

control of the Vendors or any other person or persons from whom the Vendors can procure the same without any action or suit **TO HAVE AND TO HOLD** the said property hereby granted, transferred, sold, conveyed, assigned and assured or expressed so to be unto and to take use of the Purchaser in free simple in possession free from all encumbrances and charges forever and claims objections to payment of rents, if any to the superior landlord local rates assessment and other outgoings payable or reserve in respect thereof.

AND FURTHER THAT the Purchaser shall as of these presents quietly and peaceably entire possesses and enjoy the said land without any objection and hindrance by the Vendors or their legal heirs or by the Attorney or any one claiming lawfully any right under them.

THE VENDORS DOTH HEREBY COVENANT with the Purchaser as follows:-

a) Notwithstanding any act deed or thing by the Vendors done execute or knowingly suffered to the contrary the Vendors now have good right title interest and possession and absolute authority to grant, transfer, convey, assign and assure the said land hereby granted assigned and assured and/or otherwise expressed or intended and to be unto and to the sue of the Purchaser in the manner aforesaid.

ADDITIONAL RECEIPT
RECEIVED BY MAIL
1 FEB 2015

b) The Purchaser shall and may at all times here after peaceably and quietly possess and enjoy the said property and every part thereof and receive and take rents issues and profits thereof without any eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges and released by the Vendors who shall keep the Purchaser saved harmless and indemnified of from and against all assurances, charges, mortgages debts by the Vendors. The Vendors and their legal heirs shall be responsible for all sorts of disputes including court cases and he will make good the losses of the Purchaser and also he will be liable civilly as well as criminally. It is categorically mentioned here that the Vendors and their legal heirs, representatives shall at all times hereafter, indemnify and indemnified the Purchaser against loss, damages, costs, charges and expenses the Purchaser and its legal heirs suffered by reason any defect in the title of the Vendors or any breach of the covenants herein contained.

c) The Purchaser and its legal heirs have absolute right to sell, transfer, mortgage, gift or let out the said property and the Purchaser have absolute right to mutate her name in the record of Municipality and settlements offices or any Government office or offices wherever required in respect of the property mentioned in the schedule below.

ADDITIONAL EVIDENCE
OF ACQUISITION OF EVIDENCE
19 FEB 2013

d) The Vendors and all other person or persons having or claiming any estates right title or interest into or upon the aforesaid property under or in trust for the Vendors shall and will from time to time and all times hereafter upon every reasonable request and at the costs of the Purchaser does and executes or cause to be done and executed all such acts deeds and things for further better and more perfectly unto and to the use of the Purchaser in the manner hereinbefore according to the true intends and meanings of these presents as shall or may reasonably be required. Finger prints of both of the hands of the vendors or owners and the purchaser herein along with their photograph duly be furnished and annexed herewith in the separate sheet at Page No.11 formed out part of this document.

THE SCHEDULE ABOVE REFERRED TO

(The Land hereby Conveyed)

ALL THAT piece or parcel of Shali Land undivided 3/5th share i.e. 1 cottah 13 chitracks 12 sqft. more or less by dividing the same into several Dag Nos. which is clearly and specifically mentioned below :

<u>R.S. Dag</u> <u>No.</u>	<u>L.R. Dag No.</u>	<u>R.S/L.R. Khatian</u> <u>No.</u>	<u>Total Shali Land</u>	<u>Undivided 3/5th</u> <u>Share</u>
1) 343	355	731	1.08 decimal	360 sqft. i.e. 8 chitracks
2) 344	356	731	3.66 decimal	957 sqft. i.e. 1 cottah 5 chitracks 12 sqft.
			Total	1 cottah 13 chitracks 12 sqft.

ADDITIONAL COPY
OF NEGOTIATION DATA
18 FEB 2013

Total land hereby conveyed 1 cottahs 13 chintacks 12 sqft together with all easement rights over the common passage and together with all benefits and other privileges under Mouza -- Manudpur. Touzi No. 395, J.L. No. 33, Revenue Survey No. 75, under the Police Station Bishnupore, within local limits of Moukhali Gram Panchayet, District South 24 Parganas, under the Jurisdiction of A.D.S.R. Bishnupur.

IN WITNESS WHEREOF the vendors and the purchaser have set and subscribed their respective hand and seal the day month and year first above written.

WITNESSESS:

(1) *Shantanu Banerjee*
Agent Kabilala P.T.
2nd Floor Road No. 119


 LTZ OF SMT ANGELO BALASHEE
 BY THE PEN OF *Shantanu Banerjee*

Shantanu Banerjee
Agent of

SIGNATURE OF THE VENDORS

(2) *Malini K. Banerjee*
Kottipara Kanjagachal

For Mendian Deycon P.T.
Malini K. Banerjee
 Director

SIGNATURE OF THE PURCHASER

ADDITIONAL INFORMATION
OF ASSURANCE, RULING
1 FEB 2010

MEMO OF CONSIDERATION

RECEIVED the sum of **Rs.3,40,802/-** (Rupees three lacs forty thousand eight hundred two only) from the above named purchaser details as under :-

MEMO

<u>Date</u>	<u>Cheque No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
22.01.2015	000222	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Kartik Shee)	1,13,601.00
22.01.2015	000227	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Ganesh Shee)	1,13,601.00
22.01.2015	000223	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Kartik Shee On behalf of Angurbala Shee)	56,800.00
22.01.2015	000228	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Ganesh Shee On behalf of Angurbala Shee)	56,800.00
Total :			<u>Rs.3,40,802.00</u>

(Total Rupees three lacs forty thousand eight hundred two only)

WITNESSES:-

(1) *Barbara Branciforte*
Payor's wife R.B. Branciforte
22.01.15

 LTI OF SMT ANKUR
BALASHE (BY THE PEN
OF Smt. Ankur Balashe
Ankur Balashe

SIGNATURE OF THE VENDORS

(2) *Naba K. Barua*
Vikar - Konyakpaga

READ OVER AND EXPLAINED
IN MY OFFICE TO VENDORS
Partha Chakraborty
22.01.15

Drafted and prepared by me :-

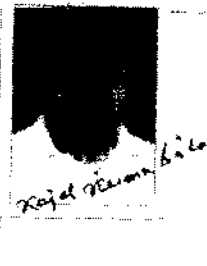
Partha Chakraborty

Partha Chakraborty
Advocate
Sealdah Civil Court
Kolkata - 700 014
51438/1352/1995

ADDITIONAL RECEIVED
OF COSUPH-113 LICKKAD
1 * FEB 2010

Page no - 11

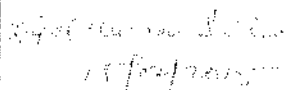
SPECIMEN FORM FOR TEN FINGERPRINTS

 SMT ANGUR BALA SHEEL BY THE PEN OF <i>[Signature]</i> <i>Chandigarh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Smt. Rajinder Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Smt. Rajinder Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Rajat Kumar Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

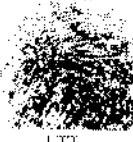
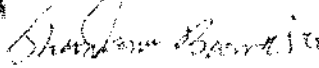
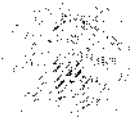
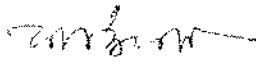
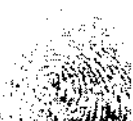
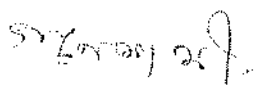
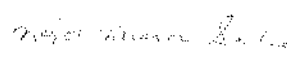
ADDITIONAL RECEIPT
OF INFORMATION, ALIATA
1 FEB 2013

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. 01152 / 2015, Deed No. (Book - I - 01207/2015)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rajal Kumar Sinha 519 B, Dum Dum Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700071	 13/02/2015	 LTI 13/02/2015	 13/02/2015

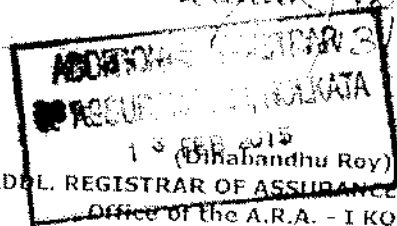
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Angur Bala Shee Address -Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyandas, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503	Self	 13/02/2015	 LTI 13/02/2015	LTI OF SMT ANGUR BALA SHEE BY THE DEED OF 
2	Kartik Shee Address -Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyandas, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503	Self	 13/02/2015	 LTI 13/02/2015	
3	Ganesh Shee Address -Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyandas, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503	Self	 13/02/2015	 LTI 13/02/2015	
4	Rajal Kumar Sinha Address -519 B, Dum Dum Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700071	Self	 13/02/2015	 LTI 13/02/2015	

Name of Identifier of above Person(s)
Mainak Bhattacharyya
526, Sarat Bose Road, Kolkata, Thana:-Dum Dum,
District:-North 24-Parganas, WEST BENGAL, India, Pin
:-700065

Signature of Identifier with Date


Mainak Bhattacharyya
13/2/15



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



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

Endorsement For Deed Number : I - 01207 of 2015
(Serial No. 01152 of 2015 and Query No. 1901L000002815 of 2015)

On 13/02/2015

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. 4575.00/-, on 13/02/2015

(Under Article : A(1) = 4477/- , E = 14/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 13/02/2015)

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.-4,07,417/-

Certified that the required stamp duty of this document is Rs.- 20392 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 19270/- is paid , by the draft number 395408, Draft Date 21/01/2015, Bank : State Bank of India, GARUI, received on 13/02/2015
2. Rs. 150/- is paid , by the draft number 883503, Draft Date 12/02/2015, Bank : State Bank of India, ESPLANADE, received on 13/02/2015

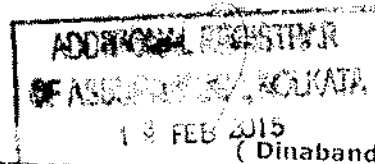
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11.56 hrs on :13/02/2015, at the Office of the A.R.A. - I KOLKATA by Kajal Kumar Sinha ,Claimant.

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

Execution is admitted on 13/02/2015 by

1. Angur Bala Shee, wife of Lt. Manmatha Shee , Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyamdas, District:-South 24-Parganas, WEST BENGAL, India, Pin : 743503, By Caste Hindu, By Profession : House wife
2. Kartik Shee, son of Lt. Manmatha Shee , Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyamdas, District:-South 24-Parganas, WEST BENGAL, India, Pin : 743503, By Caste Hindu, By Profession : Business
3. Ganesh Shee, son of Lt. Manmatha Shee , Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyamdas, District:-South 24-Parganas, WEST BENGAL, India, Pin : 743503, By Caste Hindu, By Profession : Business



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
(Dinabandhu Roy)

13/02/2015 13:33:00

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

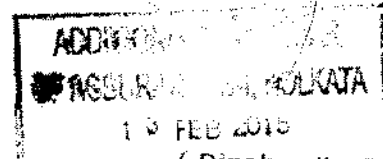
Endorsement For Deed Number : I - 01207 of 2015
(Serial No. 01152 of 2015 and Query No. 1901L000002815 of 2015)

4. Kajal Kumar Sinha

Director, M/ S. Meridian Devcon Pvt. Ltd., 209, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar
District:-Kolkata, WEST BENGAL, India, Pin :-700006.
By Profession : Business

Identified By Mainak Bhattacharyya, son of Mrityunjoy Bhattacharyya, 526, Sarat Bose Road,
Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065, By
Caste: Hindu, By Profession: Business.

(Dinabandhu Roy)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

13/02/2015 13:33:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 7613 to 7629
being No 01207 for the year 2015.



112

(Dinabandhu Roy) 16-February-2015
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

