

01/01/15

01/01/15



पश्चिम बंगाल दक्षिण बंगाल WEST BENGAL

K 417127

12/2/15
from 0028/6/15
to 27.9.15

Witness that the Document is subject to
Registration, the Stamp duty and the
endorsement made in this document
as a part of the Document.

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.

3408 20/1/15

1000

Meridian Dev Corp

209 C.D. Avenue 4th floor W-6

Rangpur Per

স্বাক্ষরিত ও সীলিত ডকুমেন্ট
স্বাক্ষরিত ও সীলিত ডকুমেন্ট

ডকুমেন্ট নাম - প্রতিষ্ঠা পত্র

ডকুমেন্ট নং - ১০০০

তারিখ: 19 Jan 2015

কোম্পানির নাম

২৫০০০

কোম্পানির ঠিকানা

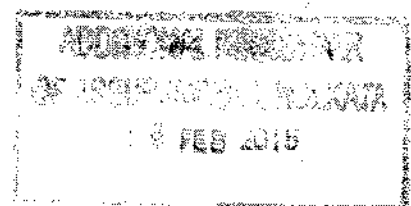
Mainak Bhattacharyya.
S/o Sri Mridunjoy Bhattacharyya.

536, Shree Bose Road.

Buru Buru cant-101-65

P.O. Buru Buru.

Business.



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

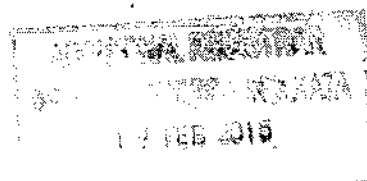
M/S. MERIDIAN DEVCON PVT. LTD. (PAN - AARCM1792M) having its registered Office at 209, C.R. Avenue, 4th Floor, Kolkata -700006, Represented by One of its directors **SRI KAJAL KUMAR SINHA, (PAN - AIYPS5700M)** Son of Late Sashi Bhusan Sinha, by faith - Hindu, by Nationality - Indian, by Occupation Business, residing at Prantik Apartments, 519B, Durn 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**".

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 12 FEB 2015 BY 60322 UCBAW

WHEREAS one Mamnatha Shee son of Late Banshari Mohan Shee was the owner of one Shali Land measuring 36 decimal more or less out of 42 decimal i.e. 9409 Sq.ft. i.e. 13 Cottah 1 Chittacks 4 Sq.ft. under R.S. Dag No. 340, corresponding to L.R. Dag No. 352, comprised in R.S./L.R. Khatian no. 731 and other Shali land measuring 2.33 Decimal more or less out of 7 decimal i.e. 609 Sq.ft. i.e. 13 Chittack 24 Sq.ft. more or less under R.S. Dag No. 341, corresponding to L.R. Dag No. 353, comprised R.S./L.R. Khatian No. 731 and another Shali land measuring 2.66 decimal more or less out of 8 decimal i.e. 695 Sq.ft. i.e. 15 Chittacks 20 Sq.ft. under R.S. Dag No. 342, corresponding to L.R. Dag No. 354, comprised R.S./L.R. Khatian No. 731 all are lying and situated within the Mouza - Mamudpur, J.L No. 33 under the Police Station - Bishnupur within the local limits of Moukhali Gram Panchayet and in the District of South 24 Parganas.

AND WHEREAS the said Mamnatha Shee during the course of his enjoyment of the aforesaid properties 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 Mamnatha Shee became the sole and absolute owner of the said Shali land while seized and possessed of the same the said Mamnatha Shee died intestate leaving behind him surviving his wife Smt. Angur Bala Shee and his two sons (1) Sri Kartik 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 1/5th share of the said shali land by virtue of inheritance and in terms of Hindu Succession Act, 1956.

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 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.27,93,975/- (Rupees twenty seven lacs ninety three thousand nine hundred seventy five 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.27,93,975/- (Rupees twenty seven lacs ninety three thousand nine hundred seventy five only) which is the highest marketable price of the property.

ATKINS & ASSOCIATES
SCOTT W. WILSON
13 FEB 2015

NOW THIS INDENTURE WITNESSETH consideration of the said sum of Rs.27,93,975/- (Rupees twenty seven lacs ninety three thousand nine hundred seventy five 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

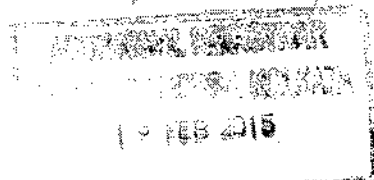
APPROVED FOR RELEASE
19 FEB 2015

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 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:-

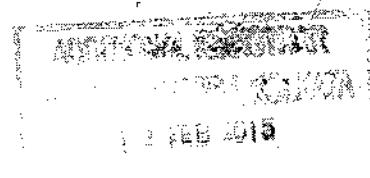
a) Notwithstanding any act deed or thing by the Vendors done execute or knowingly suffered to the contrary the Vendors now have good right title interest and possession and absolute authority to grant, transfer, convey, assign and assure the said land hereby



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.

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.

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 reasonably 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 measuring an area of undivided 3/5th share of shali land i.e. 14 cottah 14 chitracks 3 sqft. more or less by dividing the same into several Dag Nos. which is clearly and specifically mentioned below :-

ADDITIONAL RECORDS
12 FEB 2016

<u>R.S. Dag</u>	<u>L.R. Dag No.</u>	<u>R.S./L.R.</u>	<u>Total Shali</u>	<u>Undivided 2/3rd Share</u>
<u>No.</u>		<u>Khatian No.</u>	<u>Land</u>	
1) 340	352	731	36 decimal	13 cottah 1 chittacks + sqft.
2) 341	353	731	2.38 decimal	13 chittacks 24 sqft.
3) 342	354	731	2.66 decimal	15 chittack 20 sqft.
			Total	14 cottah 14 chittacks 3 sqft.

Total land hereby conveyed 14 cottahs 14 chittacks 3 sqft. together with all easement rights over the common passage and together with all benefits and other privileges under Mouza - Mamudpur, 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.

WITNESSES:

(1)

Shankar Bhowmik
Rajendra K. Bhowmik S.O.
Post Office Road - 11.12.19

LET OF ANKUR BALASHEE BY
 THE PEN OF

Shankar Bhowmik
Signature
Signature

SIGNATURE OF THE VENDORS

For Mention Person 0.1.19

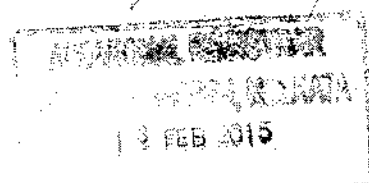
Signature

Director

SIGNATURE OF THE PURCHASER

(2) *Naba K. Bhowmik*

Vill & P.O. Kanyasrayan
P.B. - Bishnupur
Dist - L. P. S. (5)



MEMO OF CONSIDERATION

RECEIVED the sum of **Rs.27,93,975/- (Rupees twenty seven lacs ninety three thousand nine hundred seventy five only)** from the above named purchaser details as under :-

<u>MEMO</u>			
<u>Date</u>	<u>Cheque No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
30.04.2014	141452	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Kartik Shee)	2,00,000.00
30.04.2014	141437	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Ganesh Shee)	3,00,000.00
02.05.2014	Paid by R.T.G.S		1,00,000.00
06.06.2014	000007	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Kartik Shee)	2,00,000.00
06.06.2014	Paid by cash		50,000.00
06.06.2014	000006	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Ganesh Shee)	2,00,000.00
22.01.2015	000224	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Kartik Shee)	4,31,325.00
22.01.2015	000230	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Ganesh Shee)	4,31,325.00
22.01.2015	000233	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Kartik Shee) On behalf of his mother Angur Bala Shee)	4,40,663.00
22.02.2015	000232	HDFC Bank Ltd. 209, C.R. Avenue Branch (In favour of Ganesh Shee) On behalf of his mother Angur Bala Shee)	4,40,662.00

Total :**Rs. 27,93,975.00**

(Total Rupees twenty seven lacs ninety three thousand nine hundred seventy five only)

WITNESSES:-

(1) *Shankar Kumar Barman*
Barman, Kalyan Chandra
Barman, Renuka Devi

(2) *Nalan K. Barman*
Kalyan Chandra Barman

Drafted and prepared by me :-

Partha Chakraborty

Partha Chakraborty
Advocate
Sealdah Civil Court
Kolkata - 700 014

S - 1438/1352/1975

*LI OF SMT ANGUR
BALASHEE BY THE PEN OF
[Signature]
SECRETARY*

SIGNATURE OF THE VENDORS

READ OVER AND EXPLAINED
IN MY OFFICE TO VENDORS

Partha Chakraborty
Advocate

RECEIVED
FEB 12 2015

Page no. 11.

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

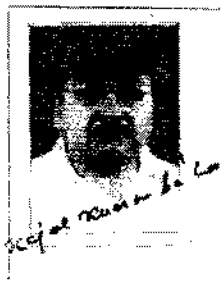
STATIONER AND
FORWARDED by
THE PENAL CODE
Department 15/12/2006



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

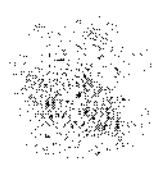
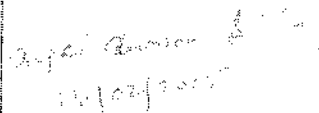


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

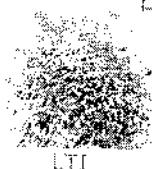
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 12 FEB 2015 BY 60322

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. 01154 / 2015, Deed No. (Book - I , 01208/2015)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kajal Kumar Sinha 519 B, Dum Dum Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074	 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. :-Charashyamdas, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503	Self	 13/02/2015	 LTI 13/02/2015	LTI OF ANGUR BALASHEE BY THE POWER S. B. Roy
2	Kartik Shee Address -Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyamdas, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503	Self	 13/02/2015	 LTI 13/02/2015	Kartik Shee
3	Ganesn Shee Address -Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyamdas, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503	Self	 13/02/2015	 LTI 13/02/2015	Ganesn Shee
4	Kajal Kumar Sinha Address -519 B, Dum Dum Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074	Self	 13/02/2015	 LTI 13/02/2015	Kajal Kumar Sinha

Name of Identifier of above Person(s)

Manik Bhattacharyya
526, Sarat Bose Road, Kolkata, Thana:-Dum Dum,
District:-North 24-Parganas, WEST BENGAL, India, Pin
:-700065

Signature of Identifier with Date

Manik Bhattacharyya
13/2/15



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

Endorsement For Deed Number : I - 01208 of 2015
(Serial No. 01154 of 2015 and Query No. 1901L000002816 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. 30821.00/-, on 13/02/2015

(Under Article : A(1) = 30723/- ,E = 14/- ,I = 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.-27,93,975/-

Certified that the required stamp duty of this document is Rs.- 139719 /- and the Stamp duty paid as Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 138720/- is paid , by the draft number 395410, Draft Date 21/01/2015, Bank : State Bank of India, GARUI, received on 13/02/2015

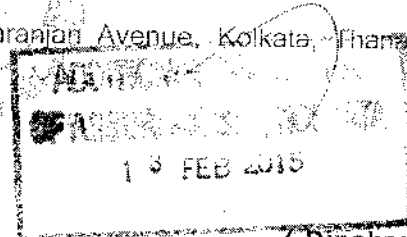
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.05 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. :-Charashyamdass, 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. :-Charashyamdass, 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. :-Charashyamdass, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503, By Caste Hindu By Profession : Business
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



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

13/02/2015 13:32:00

EndorsementPage 1 of 2

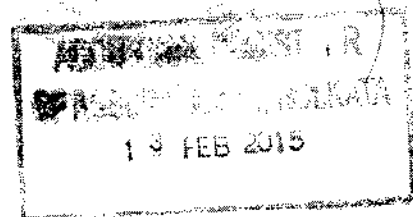


Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 01208 of 2015
(Serial No. 01154 of 2015 and Query No. 1901L000002816 of 2015)

Identified By Manik 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



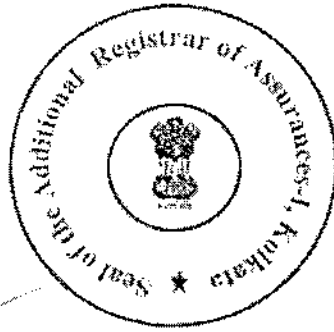
(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

13/02/2015 13:32:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 7630 to 7646
being No 01208 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

