

01166/2015

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पश्चिम बङ्गा पश्चिम बङ्गाल WEST BENGAL

K 417126

13/2/15
G.M. - 801444/15
13.02.2015

Noted that the Document is admitted
by the State. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Signature
of the State
13.02.15

DEED OF CONVEYANCE

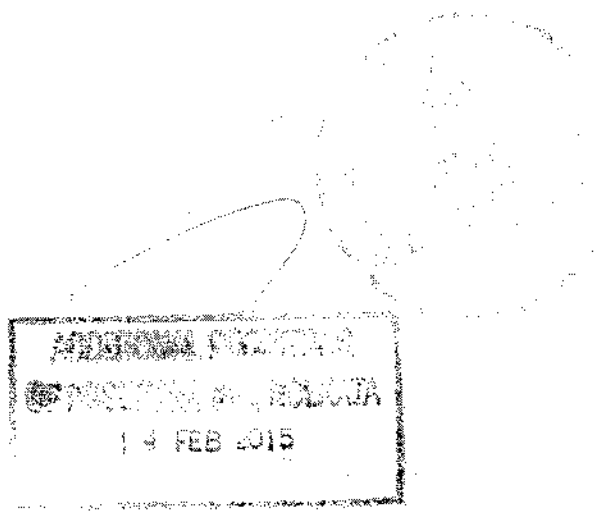
THIS DEED OF CONVEYANCE is made on this 22nd day of January of _____ in the year Two Thousand Fifteen (2015) A.D.

3467 20/11/2015
 1000
 Meridian Dev Corp
 209 C.R. Avenue 4th floor. hy-6
 Rongta Rao

ମାଟିଆନ ଡେଭ କର୍ପୋରେସନ୍
 ୨୦୯ ଚି.ଏସ୍.ଆର୍. ରୋଡ୍ ୪ତମ ଫ୍ଲୋର. ହି-୬
 ରଂଗଟା ରାଓ

ଟ୍ରାଫିକ୍ ସିଗ୍ନାଲ୍ - ଗୁରୁତ୍ବପୂର୍ଣ୍ଣ
 ପ୍ରକାର: ଗୁରୁତ୍ବପୂର୍ଣ୍ଣ
 ତିଥି: 13 JAN 2015
 ମୋଟ ଦାମ: 25000
 ମୋଟ ଦାମ ଟଙ୍କାରେ

Mainak Bhattacharyya.
 526, Sector Base Road.
 Kicau Deum Cantonment. hy-6
 P.S. = Suu Deum.
 Paudinoh



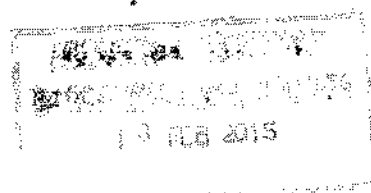
B E T W E E N

SRI GANESH SHEE (PAN – DSKPS0664B) Son of Late Manmatha Shee, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Vill. – Mamudpur, P.O – Charashyamadas, P.S. Bishnupur, District South 24 Parganas, Pin –743 503, hereinafter referred to as the **“OWNER/VENDOR”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

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 by a registered Deed of Conveyance made on and bearing in the year 1965 under Book No. 1, Volume No. 107, at Pages 105 to 108, being No. 11010, One Sri Manmatha Shee purchased a land.



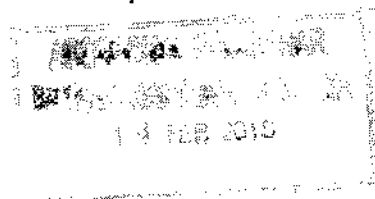
AND WHEREAS after purchasing the aforesaid land and taking khas possession thereof the said Manmatha Shee due to love and affection desires to gift the some portion of the said property to his younger son, the vendor herein Sri Ganesh Shee.

AND WHEREAS by a registered Deed of Gift in vernacular made on and bearing in the year 2002 in the office of the A.D.S.R. Bishnupur, the said Manmatha Shee gifted 2 decimal out of 9 decimal shali land more or less which is lying and situated under 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, appertaining to R.S. Dag No. 343, corresponding to L.R. Dag No. 355, comprised in R.S./L.R. Khatian No. 1256.

AND WHEREAS the Vendor herein Sri Ganesh Shee during the course of her enjoyment of the aforesaid property duly mutated her name in the revenue records of the B.L. & L. R. O. Bishnupur – II, South 24 Parganas as the lawfull owner thereof and she paid the relevant rent for the same to the authority concerned since then.

AND WHEREAS since then the said Smt. Ganesh Shee became the sole and absolute owner of the said Shali land measuring 2 decimal more or less.

AND WHEREAS since then said Ganesh Shee, the Vendor/Owner herein during the course of his enjoyment of the aforesaid Shali

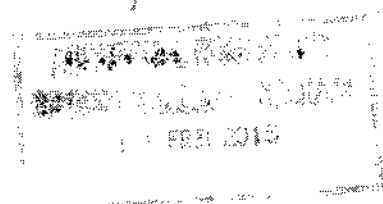


Land desires to sell aforesaid shali land measuring 2 decimal more or less out of 9 Decimal together with easement rights relating thereto more fully and clearly described in the Schedule hereunder and hereinafter referred to as the **SAID PROEPRTY**.

AND WHEREAS the Vendor herein owing to his 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.2,27,000/- (Rupees two lacs twenty seven thousand only) and being heard of this, the Purchaser herein proposed to the Vendor to purchase the land mentioned in the Schedule hereunder written.

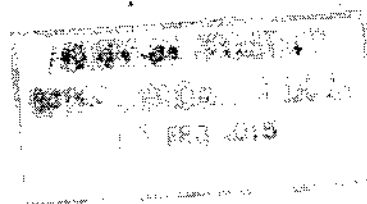
AND WHEREAS the Vendor agreed to sell and the Purchaser agreed to Purchase the land mentioned in the Schedule with all easement rights with a total consideration of Rs.2,27,000/- (Rupees two lacs twenty seven thousand only) which is the highest marketable price of the property.

NOW THIS INDENTURE WITNESSETH consideration of the said sum of Rs.2,27,000/- (Rupees two lacs twenty seven thousand only) paid to the Vendor by the Purchaser on or before the execution of these present the receipt whereof the Vendor doth hereby admit and acknowledge and of and from whereof the Vendor doth hereby acquit release and forever discharge the Purchaser as well as the said land the Vendor 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 al all the estates right title and interest whatsoever of the Vendor 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 Vendor 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 Vendor or any other person or persons from whom the Vendor 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 Vendor or his legal heirs or by the Attorney or any one claiming lawfully any right under them.

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

a) Notwithstanding any act deed or thing by the Vendor done execute or knowingly suffered to the contrary the Vendor 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor and that free and

13 JAN 2015

clear and freely and clearly and absolutely acquitted exonerated, discharges and released by the Vendor who shall keep the Purchaser saved harmless and indemnified of from and against all assurances, charges, mortgages debts by the Vendor. The Vendor and his 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 Vendor and his 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 Vendor 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 Vendor 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 Vendor 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

SECRET
EXCLUDED FROM AUTOMATIC
DECLASSIFICATION
1 FEB 2015

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 vendor or owner 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 2 decimal out of 9 Decimals more or less under R.S. Dag No. 343, corresponding to L. R. Dag No. 355, comprised in R.S/L. R. Khatian No. 1256, 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.

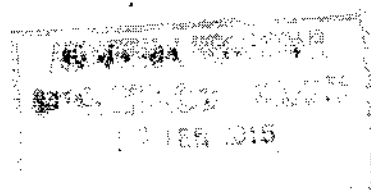
North - Cultivation Land 4/4th Kancha Road

South - Cultivation Land

East - Cultivation Land

West - Cultivation Land

Greenfield School



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

WITNESSES:

(1) *Signature* —
Signature — (Witness)
Signature —
Signature —

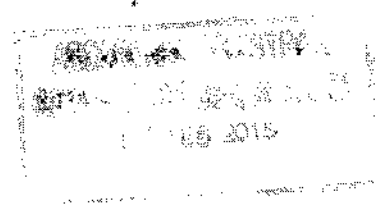
Signature —

SIGNATURE OF THE VENDOR

For Maridian Devcon Pvt. Ltd
Kejal Kumar S.L.
 Director

(2) *Signature* — *Signature*
Signature — *Signature*
Signature — *Signature*

SIGNATURE OF THE PURCHASER



MEMO OF CONSIDERATION

RECEIVED the sum of **Rs.2,27,000/-** (Rupees two lacs twenty seven thousand only) 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	000226	HDFC 209, C.R.Avenue Branch (in favour of Ganesh Shee)	2,27,000.00
Total :			<u>Rs.2,27,000.00</u>

(Total Rupees two lacs twenty seven thousand only)

WITNESSESS:-

(1) *[Signature]*

[Signature]
22.01.2015

[Signature]

22.01.2015

(2) *[Signature]*

[Signature]
22.01.2015

[Signature]

SIGNATURE OF THE VENDOR

READ OVER AND EXPLAINED
IN MY OFFICE TO VENDOR

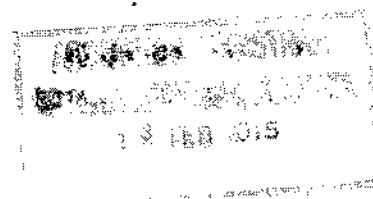
[Signature]
Advocate

Drafted and prepared by me :-

[Signature]

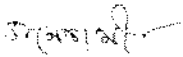
Partha Chakraborty
Advocate
Sealdah Civil Court
Kolkata - 700 014

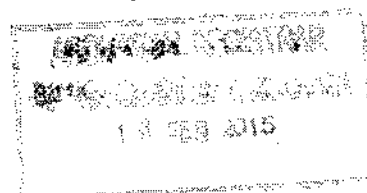
S. - 1428/1352/1995



PAGE NO. - //

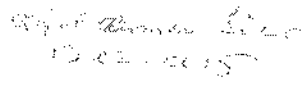
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
	 	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

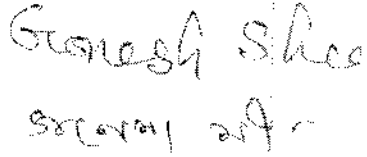
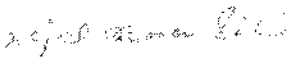


Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01166 / 2015, Deed No. (Book - I , 01209/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kajal Kumar Sinha Prantika Apartments,, 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

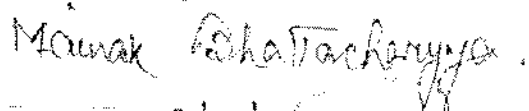
II . Signature of the person(s) admitting the Execution at Office.

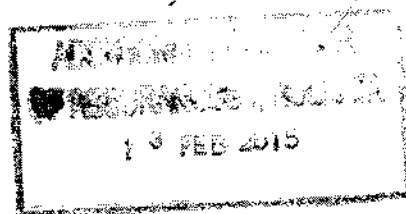
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ganesh Shee Address -Village:Mamudpur, Thana:-Bishnupur, P.O. :-Charashyamadas, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503	Self	 13/02/2015	 LTI 13/02/2015	 13/02/2015
2	Kajal Kumar Sinha Address -Prantika Apartments,, 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	 13/02/2015

Name of Identifier of above Person(s)

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

Signature of Identifier with Date


13/2/15





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

Endorsement For Deed Number : I - 01209 of 2015
(Serial No. 01166 of 2015 and Query No. 1901L000001444 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. 2584.00/-, on 13/02/2015

(Under Article : A(1) = 2486/- ,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.-2,27,000/-

Certified that the required stamp duty of this document is Rs.- 11370 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 10370/- is paid , by the draft number 395409, 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 13.00 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. Ganesh Shee, son of Late Manmatha Shee , Village:Mamudpur, Thana:-Bishnupur, P.O :-Charashyamadas, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503, By Caste Hindu. By Profession : Business
2. Kajal Kumar Sinha
Director, M/s Meridian Devcon Pvt Ltd, 4th Floor, 209, Chittaranjan Avenue, Kolkata, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, Pin :-700006.
, By Profession : Business

Identified By Mainak Bhattacharyya, son of M Bhattacharyya, 526, Sarat Bose Road, Dum Dum Cantonment, 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

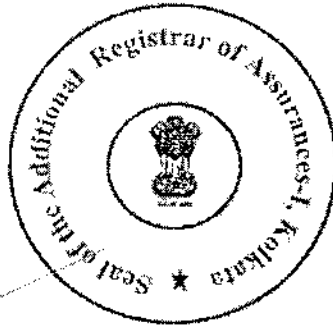
13 FEB 2015

(Dinabandhu Roy)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 1 of 1

13/02/2015 13:30:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 7647 to 7662
being No 01209 for the year 2015.



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

