

01167/2015

01211/15



पश्चिम बंगाल WEST BENGAL

K 417125

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-1, Kolkata
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.

ক্রমিক নং 3406

তারিখ 20/1/2015

মূল: 10m

কোড: Meridian Devcon

ঠিকানা: 209 C. A. Avenue 4th floor, Kol-6

কোড: Rangito Park

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেডার
বাসিপুর দয়দয় এ. ডি. এম. আর অফিস

বি

ভেডারের নাম - রঞ্জিতা পাল

ট্রেজারির নাম: ব্যারাকপুর

টিভি নং:

স্ট্যাম্প খরচের তারিখ

19 JAN 2015

এ টি. ভি. নং মোট কত টকি

250000

স্ট্যাম্প বহিঃ

Mainak Bhattacharyya.
S/o Sri Mrityunjay Bhattacharyya.
526, Sarat Bose Road.
Dum Dum Cantonment - 401-65
P.O. - Dum Dum.
Business.



B E T W E E N

SRI JATINDRANATH SHEE Son of Late Prankrishna Shee, by faith - Hindu, by Profession - Cultivation, by Nationality - Indian, residing at Vill. - Moukhali, P.S. - Bishnupur, District South 24 Parganas, 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.**

The Vendor herein is being represented by his constituted Attorney **SRI KARTIK SHEE** (PAN - FPZPS0730A) Son of Late Monmatha Shee, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Mamudpur, P.S. - Bishnupur, District South 24 Parganas, Pin Code - 743503, by a registered Power of Attorney dated 18th July 2014 and registered in the Office of the A.D.S.R. Bishnupur and recorded therein in Book No. IV, C.D. Volume No. 1, at Pages from 3261 to 3269, being No. 00289 for the year 2014.

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



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 FEB 2015

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 Dakshabala Shee, daughter of Late Sashibhusan Shee was the owner of One Shali land measuring 6 decimal more or less under R.S. Dag No. 340, corresponding to L. R. Dag No. 352, comprised in R.S./L. R. Khatian No. 362 lying and situated within the Mouza - Mamudpur, Pargana - Magura, Touzi No. 395, J.L. No. 33, Revenue Survey No. 75, under the Police Station Bishnupur, within local limits of Moukhali Gram Panchayet and in the District of South 24 Parganas.

AND WHEREAS the said Smt. Dakshabala 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. Dakshabala Shee became the sole and absolute owner of the said Shali land measuring 6 decimal while seized and possessed of the same the said unmarried Smt. Dakhabala Shee died intestate leaving behind her and surviving her only brother Pran Krishna Shee as her only legal heir and successor and accordingly the said Pran Krishna Shee became the sole and absolute owner of the said land by virtue of inheritance and in terms of Hindu Succession Act 1956.



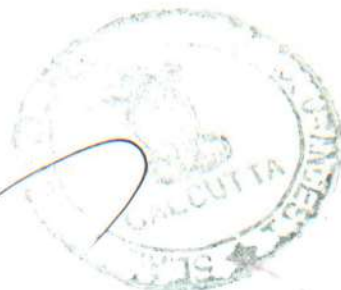
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 FEB 2015

AND WHEREAS since then said Pran Krishna Shee became the sole and absolute owner of the said Shali land and during the course of his enjoyment of the aforesaid land, the said Pran Krishna Shee died intestate leaving behind him surviving his only son **SRI JATINDRANATH SHEE** the Owner/Vendor herein as his only legal heir and successor and accordingly the said Jatindra Nath Shee became the sole and absolute owner of the said shali land by virtue of inheritance and in terms of Hindu Succession Act 1956.

AND WHEREAS the Vendor during the course of his enjoyment of the aforesaid Shali land desires to sell the aforesaid Shali land measuring 6 decimal more or less 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 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.6,54,081/- (Rupees six lacs fifty four thousand eighty one 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.654,081/- (Rupees six lacs

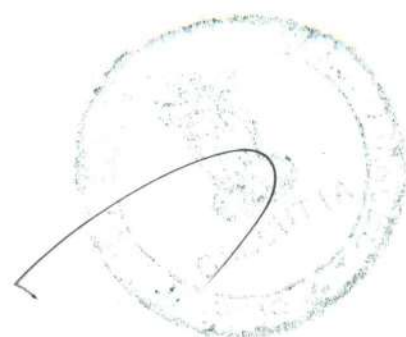


**ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA**
13 FEB 2015

fifty four thousand eighty one only) which is the highest marketable price of the property.

NOW THIS INDENTURE WITNESSETH consideration of the said sum of Rs.6,54,081/- (Rupees six lacs fifty four thousand eighty one 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



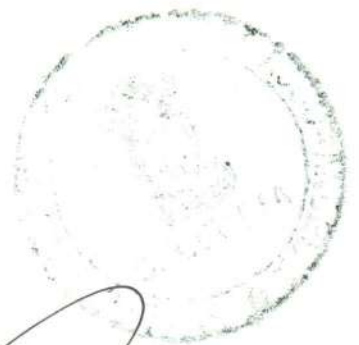
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 FEB 2015

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, pattahsmuniments 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



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 FEB 2015

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 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

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 FEB 2015

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 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 6 decimal more or less under R.S. Dag No. 340, corresponding to L. R. Dag No. 352, comprised in R.S/L. R. Khatian No. 362, together with all easement rights over the common passage and together with all benefits and other privileges under Mouza – Mamudpur,

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 FEB 2015

Pargana - Magura, 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 - 4 1/4 Kancha Road East - Cultivation Land
South - Cultivation Land West - Cultivation Land

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]

[Signature] (Witness)

[Signature]

[Signature]

[Signature]

As Constituted Attorney of
Jatindranath Shee

SIGNATURE OF THE VENDOR

For Meridian Devcon Pvt Ltd

[Signature]

Director

(2) *[Signature]*

Rajpur Kalitula H.C. Ditta
Road No. - 149

SIGNATURE OF THE PURCHASER

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 FEB 2015

ADDITIONAL REGISTRAR
13 FEB 2015

MEMO OF CONSIDERATION

RECEIVED the sum of **Rs.6,54,081/-** (Rupees six lac fifty four thousand eighty one) only from the above named purchaser details as under :-

MEMO

Paid through R.T.G.S. (in favour of Kartik Shee)

Rs.6,54,081/-

On 22.01.2015 HDFC R 520/5021359428772

Total :

Rs.6,54,081.00

(Total Rupees six lac fifty four thousand eighty one only).

WITNESSES:-

(1) *Signature -*

Signature -

Signature (Vendor)

Signature -

Signature -

Signature

As Constituted Attorney of
Jatindranath Shee

SIGNATURE OF THE VENDOR

(2)

Shantanu Banerjee

Rajpur Kalidatta K.L.

Dutta Road Kal-149

Partha Chakraborty

READOVER AND EXPLAINED IN

MY OFFICE TO THE VENDOR

Partha Chakraborty
Advocate

Drafted and prepared by me :-

Partha Chakraborty

Partha Chakraborty

Advocate

Sealdah Civil Court

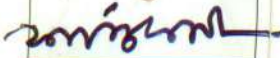
Kolkata -700 014

S-1432/1352/1995



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 FEB 2015

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)			



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
13 FEB 2015

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. 01167 / 2015, Deed No. (Book - I , 01211/2015)

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	Kajal Kumar Sinha 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	Kartik Shee Address -Village:Mamudpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503	Attorney	 13/02/2015	 LTI 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	Kajal Kumar Sinha

Name of Identifier of above Person(s)

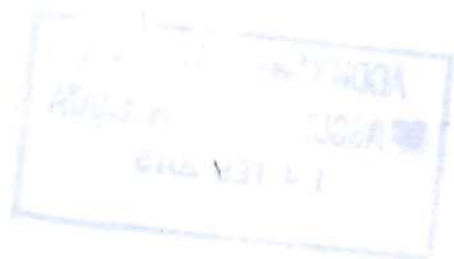
Mainak Bhattacharyya
526, Sarat Bose Road, Dum Dum Cantonment,
Kolkata, Thana:-Dum Dum, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700065

Signature of Identifier with Date

Mainak Bhattacharyya
13/2/15



(Dinabandhu Roy)
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 - 01211 of 2015
(Serial No. 01167 of 2015 and Query No. 1901L000002817 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. 7292.00/-, on 13/02/2015

(Under Article : A(1) = 7194/- ,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.-6,54,081/-

Certified that the required stamp duty of this document is Rs.- 32724 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 33100/- is paid , by the draft number 395407, 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. 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.

Executed by Attorney

Execution by

1. Kartik Shee, son of Late Manmatha Shee , Village:Mamudpur, Thana: Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743503 By Caste Hindu By Profession: Business,as the constituted attorney of Jatindranath Shee is admitted by him.



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

13/02/2015 13:26:00

EndorsementPage 1 of 2

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000



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

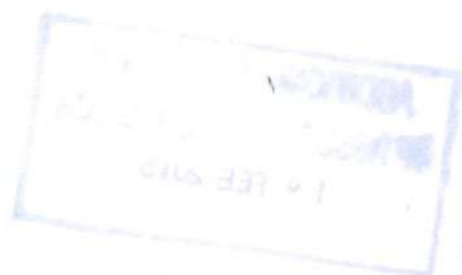
Endorsement For Deed Number : I - 01211 of 2015
(Serial No. 01167 of 2015 and Query No. 1901L000002817 of 2015)

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



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 7678 to 7694
being No 01211 for the year 2015.




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