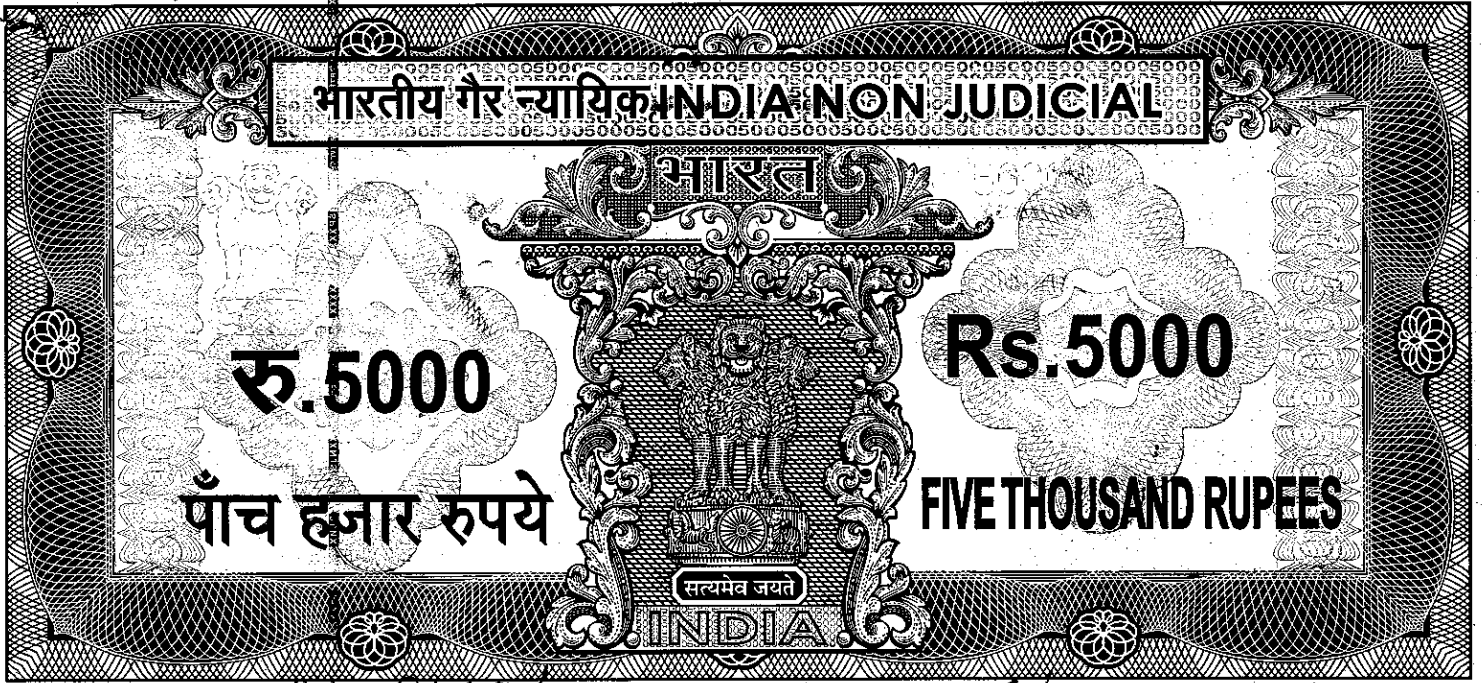


P. 4454

T 3726/2013



पश्चिम बंगाल WEST BENGAL

B 076434

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional District Sub Registrar
Saidan

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION made on this the 01st day of November, Two Thousand and Thirteen (2013).

BETWEEN

Saminan Kumar Ditt

Asmita Dasgupta

3538. 5000.
Value.
Date 09.10.2013.
Sd/- Smt. Ameeta Mukherjee.
Address. 24/5, Surin 3rd Lane.
Vendor.. KOL-10.
Sealdah Civil Court
(ALOKA MUKHERJEE)

3538-8

Authenticated by,
Pranabjit Chakraborty
Advocate.
Sealdah Court Complex.
Kolkata-14.



A. D. S. R. SEALDAH
- 1 NOV 2013
Dist. - South 24 Parganas

SRI SAMIR alias SAMIRAN KUMAR SETT, son of Late Provangsu Kumar Sett, by faith-Hindu, by occupation-Legal Practitioner, residing at BE-403, Salt Lake City, P.S. Bidhannagar, Kolkata-700064, hereinafter called and referred to as the **EXECUTANT/FIRST PARTY** (which term of expression shall unless excluded by or repugnant to the context shall include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI AMITAVA MUKHERJEE, son of Late Kunja Behari Mukherjee, by faith-Hindu, by occupation-Business, residing at 24B, Surah 3rd Lane, P.S. Belegghata, Kolkata-700010, hereinafter called and referred to as the **PURCHASER/SECOND PARTY** (which term of expression shall unless excluded by or repugnant to the context shall include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Provangsu Kumar Sett, Himangsu Kumar Sett and Sudhangsu Kumar Sett were the Joint Owners of a plot of land measuring more or less about 8 Bighas 2 Cottahs 10 Chittaks and 26 sq. ft. situated lying at northern portion of Premises No.46, Murari Pukur Road within the Municipal limits of Corporation of Calcutta.

Samiran Kumar Sett
Amitava Mukherjee



✓

A. D. S. R. SEALDAH

- 1 NOV 2013

Dist. Sealdah

AND WHEREAS with effect from 13th February 1949 by a Deed of Declaration they partitioned and amicably divided in between them and they were in possession as co-owners.

AND WHEREAS by a Deed of Declaration dated 12th April, 1970 was executed by Himangsu Kumar Sett, Sudhangsu Kumar Sett, sons of Late Pannalal Sett and Smt. Smriti Sett widow of Late Provangsu Kumar Sett as executors and executrix of estate of Prohhangsu Kumar Sett which was registered on 11th August, 1970 in the office of Registrar of Assurances, Calcutta and entered in Book No.I, Volume No.112, Pages 267 to 297, Being No.3559 for the year 1970.

AND WHEREAS the property mentioned above was divided in between their legal heirs amicably and the vendor herein mentioned become the owner of one of portion of premises No.46, Murari Pukur Road (now Biplabi Barin Ghosh Sarani) Kolkata wherein the purchaser was a monthly tenant.

AND WHEREAS in course of peaceful enjoyment the said plot of land with structure said vendor **SRI SAMIR alias SAMIRAN KUMAR SETT** by a Registered Deed of Conveyance dated 14.10.1996 sold the said plot of land with structure measuring more or less 4 Cottahs 4 Chittacks 26 sq. ft. in favour of **SRI AMITAVA MUKHERJEE**, the purchaser herein and the said

Samiran Kumar Sett
Amitava Mukherjee



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A. D. S. R. SEALDAH
- 1 NOV 2013
Dist. - South 24 Parganas

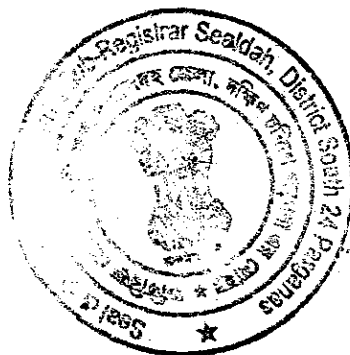
deed was registered in the office of the Additional Registrar of Assurances, Calcutta vide Book No.I, Volume No.168, Pages 227 to 244, being No.6062 for the year 1996.

AND WHEREAS at the time of Deed of Conveyance being No.6062/1996 due to some inconvenien, as the said land was covered with Jungle at the time of delivery the said land the measurement was improperly taken, later on when the measurement of the land was taken it was found that the actual area of the said premises was 5 (five) Cottahs 6 (six) Chittacks 31 (thirty one) sq. ft. therein an excess land area measuring about 1 (one) Cottah 2 (two) Chittacks 5 (five) sq. ft.

AND WHEREAS the executant agree to execute the instant Deed of Rectification for perfectly assuring the excess land in favour of the aforesaid purchaser.

AND WHEREAS in course of peaceful enjoyment of the said excess land 1 (one) Cottahs 2 (two) Chittacks 5 (five) sq. ft. by the purchaser and the executant of the previous Deed of Conveyance and the said deed was registered on 14.10.1996 and the said land has already been delivered in favour of the present purchaser which is morefully and particularly described in the schedule below herein after called the said property.

Laminan Kumar Sill
Amiteev Anandhijr

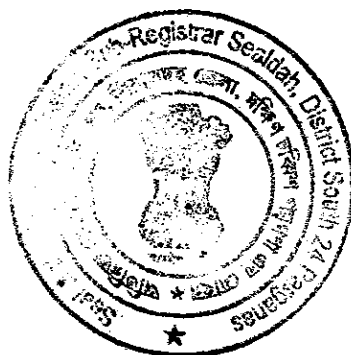


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|---------------------|
| A. D. S. R. SEALDAH |
| - 1 NOV 2013 |
| Dist. Se. 17 has |

AND WHEREAS the executant agree to assure the said land area in favour of the aforesaid purchaser forever for which they hereby execute the instant deed of rectification.

NOW THIS DEED OF RECTIFICATION that in pursuance of the said Agreement the Executant doth hereby grant convey transfer and assign and assure unto the purchaser **ALL THAT** the piece and parcel of Bastu Land having an area of 1 Cottah 2 Chittacks 05 sq. ft. in two lots both situate, lying and being Premises No.46A, Biplabi Barin Ghose Sarani, P.S. Manicktala now renumbered as premises No.46A/3, Biplabi Barin Ghose Sarani, P.S. Manicktala, Kolkata-700054 within the limits of the Kolkata Municipal Corporation, Ward No.14, under A.D.S.R. at Sealdah, District-South 24-Parganas, free from all encumbrances more fully mentioned and descried in the schedule hereunder written and hereinbefore and hereinafter called the said land or any of them or any part thereof now are or/is at any time or any part thereof now are or/is or at any time or times hereto before were or was situated bounded called numbered described or distinguished together with all structures, fittings, fixtures, yards, passages water courses erections, construction, lights privileges, easements appurtenances whatsoever thereunto belonging to held or occupied therewith and all the estate right title interest claimed whatsoever the Vendor or and his predecessor in title into upon or in respect of the said land,

Laminar Kumar Saha
Aswiteva Dushinje



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|----------------------------|
| A. D. S. R. SEALDAH |
| - 1 NOV 2013 |
| DAY |

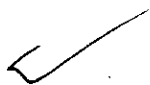
hereditaments messuage and tenements, and every part thereof which now or may hereafter in possession power control or custody of the Executant or any person or persons from whom the Executant may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** the said land and every part thereof and hereby granted sold conveyed transferred, assigned and assure expressed or intended so to be together interalia with rights, appurtenances belonging thereto inheritance thereof in fee simple unto the Purchaser absolutely and for ever.

AND the Executant do hereby covenant with the Purchaser as follows : -

That notwithstanding any act deed and thing by the Executant or their predecessor in title the said Executant has good right full power and absolute authority to grant convey, transfer, assign and assure the said premises hereditaments to the Purchaser in the manner as aforesaid.

That the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land premises and every part thereof and receive rents, crops, fruits and profits thereof without any lawful or equitable ejection interruption claim from persons having lawfully belonging from or under him and that free from all encumbrances **AND THAT** the Executant and all person having or lawfully claiming any estate or interest

Sanjiv Kumar Seth
Amrit Kumar Anandh



A. D. S. R. SEALDAH

- 1 NOV 2013

Dist.- Sealdah 24 Parganas

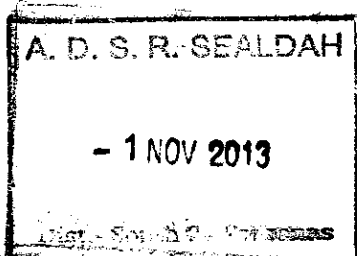
in the said land premises hereditaments and messages and tenements or any part thereof from or under the Executant or shall and will at all time or times hereafter at the request or costs of the Purchaser to make and execute or caused to be done made and executed all such acts deeds and things whatsoever for further and more perfectly assure in the said Bastu land premises hereditaments and messages and even part thereof unto the Purchaser as may be required.

That the Executant shall and will at all times hereafter at the request and costs of the Purchaser or any person or persons lawfully or equitable claiming through the Purchaser any estate or interest in the said land and premises hereby sold transferred conveyed assigned granted assured and confirmed as aforesaid produced at such time in such place or places and before such persons as the purchaser or any body claiming through it aforesaid shall require all or any of the deeds and writings for proof defence and support of the Estate right title interest claim enjoyment and possess in of the Purchaser or such other persons as aforesaid and also at the like request and costs deliver or cause to be delivered such attested and other copies a and/or extracts of all or any of the said deeds and articles as the Purchaser as such other persons many require.

Laminan Kumar Set
Anil Kumar Dutt



✓



SCHEDULE OF THE PROPERTY HEREBY CONVEYED

ALL THAT the piece and parcel of Bastu land measuring about 1 Cottah 2 Chittaks 5 sq. ft. lying situate and being premises No. 46A, Biplabi Barin Ghosh Sarani, now renumbered as premises No.46A/3, Biplabi Barin Ghosh Sarani, P.S. Manicktala, Kolkata-700054 within the limits of Kolkata Municipal Corporation, Ward No.14 under A.D.S.R. at Sealdah District- South 24-Parganas and thus after this Deed of Rectification the Purchaser became absolute owner of the piece and parcel of total land with structure measuring about 5 Cottahs 6 Chittacks 31 sq. ft. at Premises No.46A, Biplabi Barin Ghosh Sarani, now renumbered as premises No.46A/3, Biplabi Barin Ghosh Sarani, P.S. Manicktala, Kolkata-700054, vide Assessee No.11-014-03-0605-8 (previous measurement 4 cottahs 4 chittacks 26 sq. ft.) executed by the vendor in favour of the purchaser registered in the office of Additional Registrar of Assurances, Kolkata and recorded in Book No.I, volume No. 168, pages 227 to 244, Being No. 6062, for the year 1996, by present Deed of Rectification the entire land is shown in the annexed plan by "**RED**" border is butted and bounded in the following manner :-

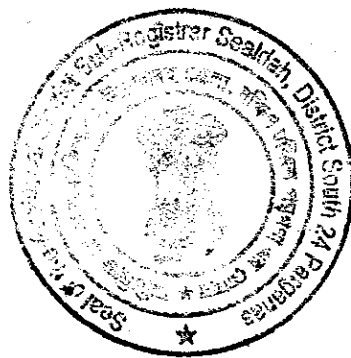
ON THE NORTH : By part of premises No.46A, Biplabi Barin Ghosh Sarani.

ON THE SOUTH : By 20 ft. wide common passage.

ON THE EAST : By part of premises No.46A, Biplabi Barin Ghosh Sarani.

ON THE WEST : By 24.6 ft. wide Biplabi Barin Ghosh Sarani.

Laminan Kumar Saha
Amritam Dasgupta



✓

A. D. S. R. SEALDAH
- 1 NOV 2013
Dist.- South 24 Parganas

IN WITNESS WHEREOF the parties hereto put their respective signatures on the day, month and year first above written.

SIGNED AND DELIVERED by

The Executant in the presence of:-

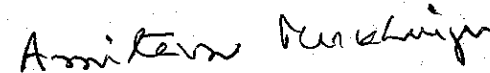
1. Ratna Murchjee
24B, Sura 3rd Lane.
Kolkata - 700010
2. Debashish Nath.
24F, Sura 3rd Lane
Kolkata-700010


SIGNATURE OF THE EXECUTANT

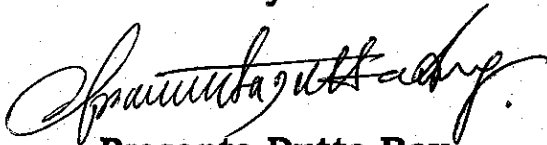
SIGNED AND DELIVERED by

The Purchaser in the presence of:-

1. Ratna Murchjee
24B, Sura 3rd Lane
Kolkata - 700010
2. Debashish Nath.
24F, Sura 3rd Lane
Kolkata-700010.


SIGNATURE OF THE PURCHASER

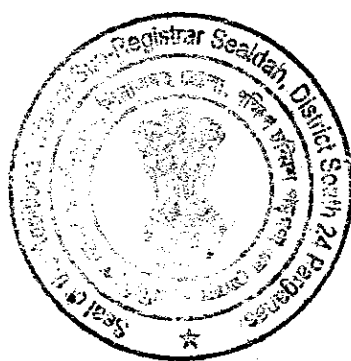
Drafted by:-



Prasanta Dutta Roy

Advocate

Sealdah Court Complex,
Kolkata-700014.



✓

A. D. S. R. SEALDAH

- 1 NOV 2013

Dist.- South 24 Parganas



Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 03726 of 2013
(Serial No. 04454 of 2013 and Query No. 1606L000008449 of 2013)

On 01/11/2013

Payment of Fees:

Amount by Draft

Rs. 43600/- is paid , by the draft number 955182, Draft Date 29/10/2013, Bank Name State Bank of India, JORAMANDIR, received on 01/11/2013

(Under Article : A(1) = 43571/- ,E = 14/- ,Excess amount = 15/- on 01/11/2013)

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.-39,61,806/-

Certified that the required stamp duty of this document is Rs.- 277346 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

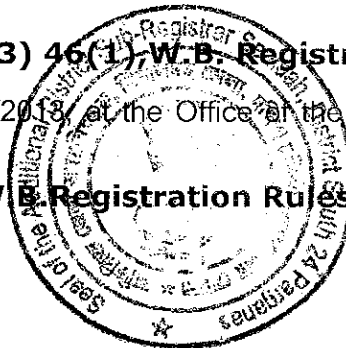
1. Rs. 27360/- is paid , by the draft number 955162, Draft Date 23/10/2013, Bank : State Bank of India, JORAMANDIR, received on 01/11/2013
2. Rs. 49000/- is paid , by the draft number 955154, Draft Date 22/10/2013, Bank : State Bank of India, JORAMANDIR, received on 01/11/2013
3. Rs. 49000/- is paid , by the draft number 955148, Draft Date 21/10/2013, Bank : State Bank of India, JORAMANDIR, received on 01/11/2013
4. Rs. 49000/- is paid , by the draft number 955129, Draft Date 10/10/2013, Bank : State Bank of India, JORAMANDIR, received on 01/11/2013
5. Rs. 49000/- is paid , by the draft number 955121, Draft Date 09/10/2013, Bank : State Bank of India, JORAMANDIR, received on 01/11/2013
6. Rs. 49000/- is paid , by the draft number 955116, Draft Date 08/10/2013, Bank : State Bank of India, JORAMANDIR, received on 01/11/2013

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

Presented for registration at 13.41 hrs on :01/11/2013, at the Office of the A.D.S.R. SEALDAH by Samir Alias Samiran Kumar Sett ,Executant.

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

Execution is admitted on 01/11/2013 by



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

06/11/2013 13:30:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 03726 of 2013
(Serial No. 04454 of 2013 and Query No. 1606L000008449 of 2013)

1. Samir Alias Samiran Kumar Sett, son of Lt Provangsu Kr Sett , Salt Lake City, B E -403, Kolkata, Thana:-Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : Advocate
2. Amitava Mukherjee, son of Lt Kunja Behari Mukherjee , 24 B, Sura 3rd Lane, Kolkata; Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : Business

Identified By Prasanta Dutta Roy, son of . , District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/11/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

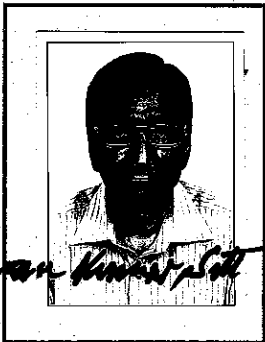
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

SPECIMEN FORM FOR TEN FINGERPRINTS



Samir Kumar Patra

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



Amit Kumar Dhal



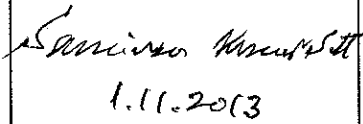
| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |








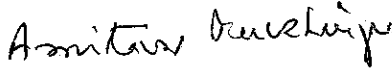
A. D. S. & SEALDAH
- 1 NOV 2013
Dist.- South 24 Parganas

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SEALDAH, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 04454 / 2013

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|--|---|---|--|
| Samir Alias Samiran Kumar Sett Salt Lake City, B E -403, Kolkata, Thana:-Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064 |  01/11/2013 |  LTI 01/11/2013 |  1.11.2013 |

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|--|--|---|
| 1 | Samir Alias Samiran Kumar Sett Address -Salt Lake City, B E -403, Kolkata, Thana:-Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064 | Self |  01/11/2013 |  LTI 01/11/2013 |  |
| 2 | Amitava Mukherjee Address -24 B, Sura 3rd Lane, Kolkata, Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700010 | Self |  01/11/2013 |  LTI 01/11/2013 |  |

Name of Identifier of above Person(s)

Prasanta Dutta Roy
District:-South 24-Parganas, WEST BENGAL, India,

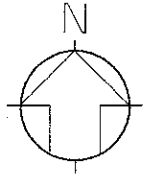
Signature of Identifier with Date


01/11/13



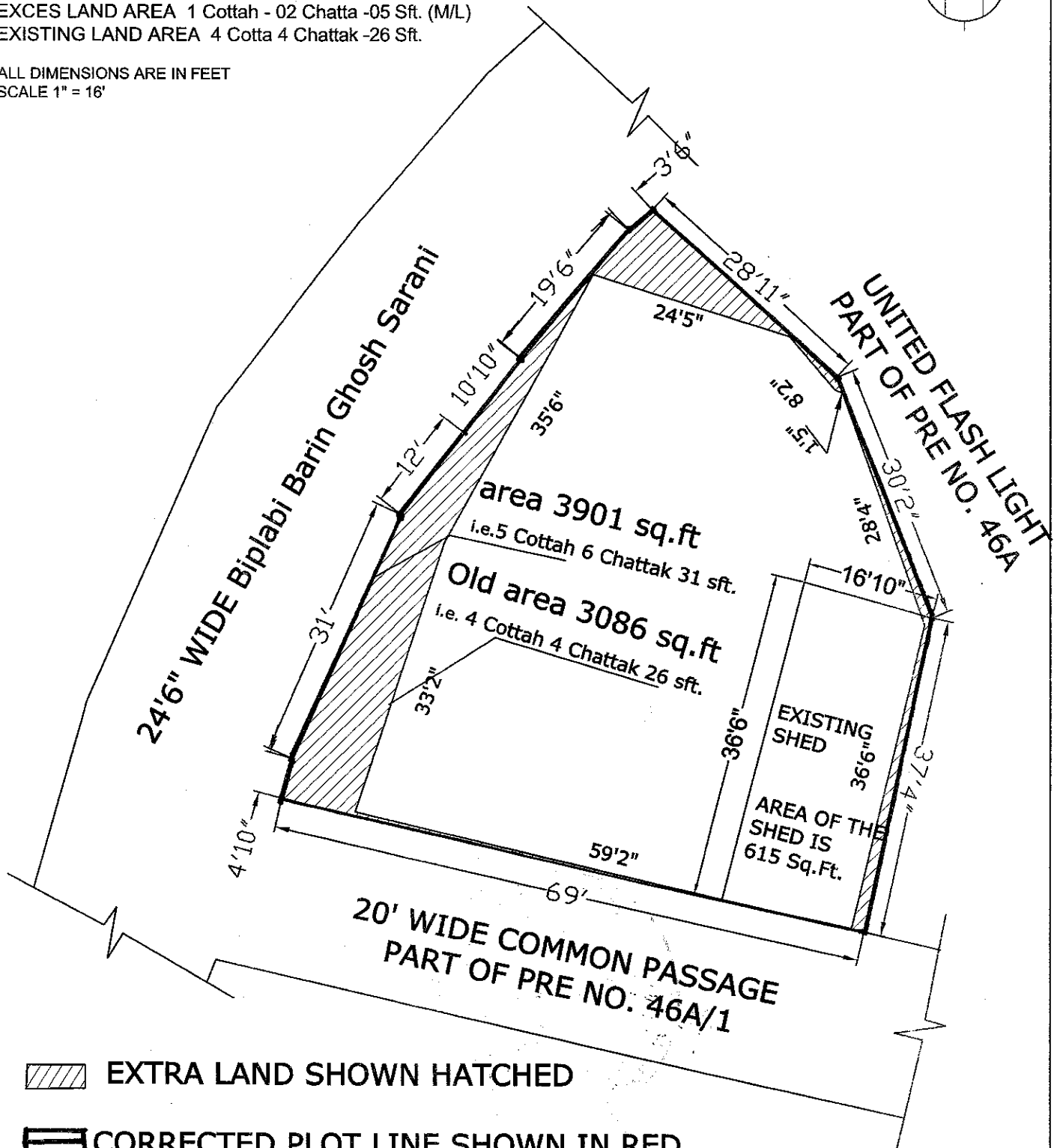
(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH

SITE PLAN FOR DEED OF RECTIFICATION OF PRE. NO.46A/3 BIPLABI BARIN GHOSH SARANI,
KOLKATA-700054, WARD NO. - 014, BR - III P.S. MANICKTOLA



TOTAL LAND AREA : 5 Cottah- 06 Chattak- 31Sft. = 3901 Sft. i.e. 362.41 Sqm. (Shown in RED BORDER)
EXCES LAND AREA 1 Cottah - 02 Chatta -05 Sft. (M/L)
EXISTING LAND AREA 4 Cotta 4 Chattak -26 Sft.

ALL DIMENSIONS ARE IN FEET
SCALE 1" = 16'

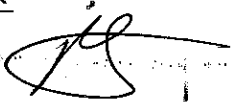


 EXTRA LAND SHOWN HATCHED

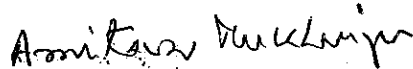
 CORRECTED PLOT LINE SHOWN IN RED

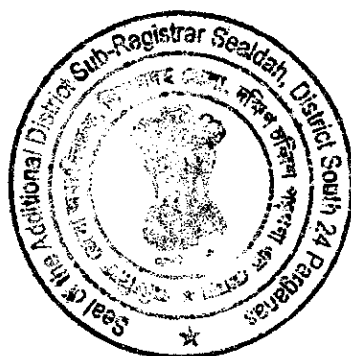

SIGNATURE OF VENDOR/EXECUTOR

SIGNATURE OF C.B.S.


R. GUPTA
Ingenieur Civil Architecte (Belgium)
S.I.C.A.B. AIIA, MCA, ASHRAE
Reg No. CA/88/11-461
L. B. A. 74A (CMC)

Regd. Valuer W. B. Cat-1/70/C.C


SIGNATURE OF PURCHASER



✓

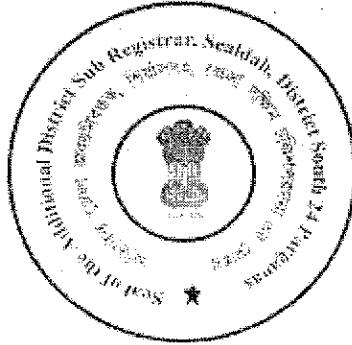
A. D. O. 11/11/2013

- 1 NOV 2013

Dist.- South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 5403 to 5418
being No 03726 for the year 2013.



[Handwritten signature]

(Jaideb Pal) 06-November-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal

DATED THIS 01st, DAY OF NOVEMBER, 2013

BETWEEN

SRI SAMIR alias SAMIRAN KUMAR SETT

EXECUTANT/FIRST PARTY
AND

SRI AMITAVA MUKHERJEE

PURCHASER/SECOND PARTY

DEED OF RECTIFICATION

Drafted by :

PRASANTA DUTTA ROY

Advocate

Sealdah Court Complex

Kolkata- 700014

Mobile No:9830548103

9883308886