

144

13895/012

430-4-19 Dec
437-1-17 Dec

14941/12

भारतीय गैर न्यायिक

बीस रुपये
रु.20



Rs.20
TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

13AA 576869



Certified that the document is subject to Registration. The Stamp duty and the enforcement charges attached to it are the part of this Document.

Additional Registrar
of Assurances & Courts

[Handwritten signature]

CONVEYANCE

23/50

1. Date: 29th November, 2012

2. Place: Kolkata

3. Parties:

Pratima Saha, wife of Keshab Chandra Saha, residing at P-19, Raja Raj Kishen Street, Kolkata-700006, Police Station Bartolla
(Vendor, includes successors-in-interest)

[Handwritten notes and signatures on the left margin]
31/4/12
29.11.12
23/50
23/12
23/12

45718

09 NOV 2017

SL. NO. DATE

NAME

ADD. 202

AWT.

Sujata Ghosh
Advocate
High Court Calcutta

[Handwritten signature]



c-8120

[Handwritten signature]

MOUSUMI GHOSH
LICENSED STREET VENDOR
KOLKATA REGISTRATION OFFICE

For WINDWOOD REALTY PRIVATE LIMITED
OROTUND COMMERCIA PVT. LTD.

[Handwritten signature]

Director / Authorized Signatory



c-8123

Pratima Saha



Identified By
Sujata Ghosh, Advocate
High Court of Calcutta

REGISTRAR
OF ASSURANCES II, KOLKATA
29 NOV 2012





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

Endorsement For Deed Number : I - 14941 of 2012
(Serial No. 13895 of 2012)

On 29/11/2012

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

Presented for registration at 15.50 hrs on :29/11/2012, at the Private residence by Dilip Kumar Dhandhanian ,Claimant.

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

Execution is admitted on 29/11/2012 by

1. Pratima Saha, wife of Keshab Chandra Saha , P- 19, Raja Raj Kishen Street, Kol, Thana -Burtoia, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006. By Caste Hindu, By Profession : Others
2. Dilip Kumar Dhandhanian
Authorised Signatory, Winwood Realtors Pvt Ltd, Gr. Floor, 11, Crooked Lane, Kol, Thana:-Hare Street, P.O. - ,District:-Kolkata, WEST BENGAL, India, Pin :-700069.

Authorised Signatory, Drotund Commercial Pvt Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.
By Profession : Others

Identified By Sujata Ghosh, daughter of - , High Court Cal, P.O. :- ,District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 30/11/2012

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.-20,58,182/-

Certified that the required stamp duty of this document is Rs.- 123511 /- and the Stamp duty paid as: Impresive Rs.- 20/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 06/12/2012

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

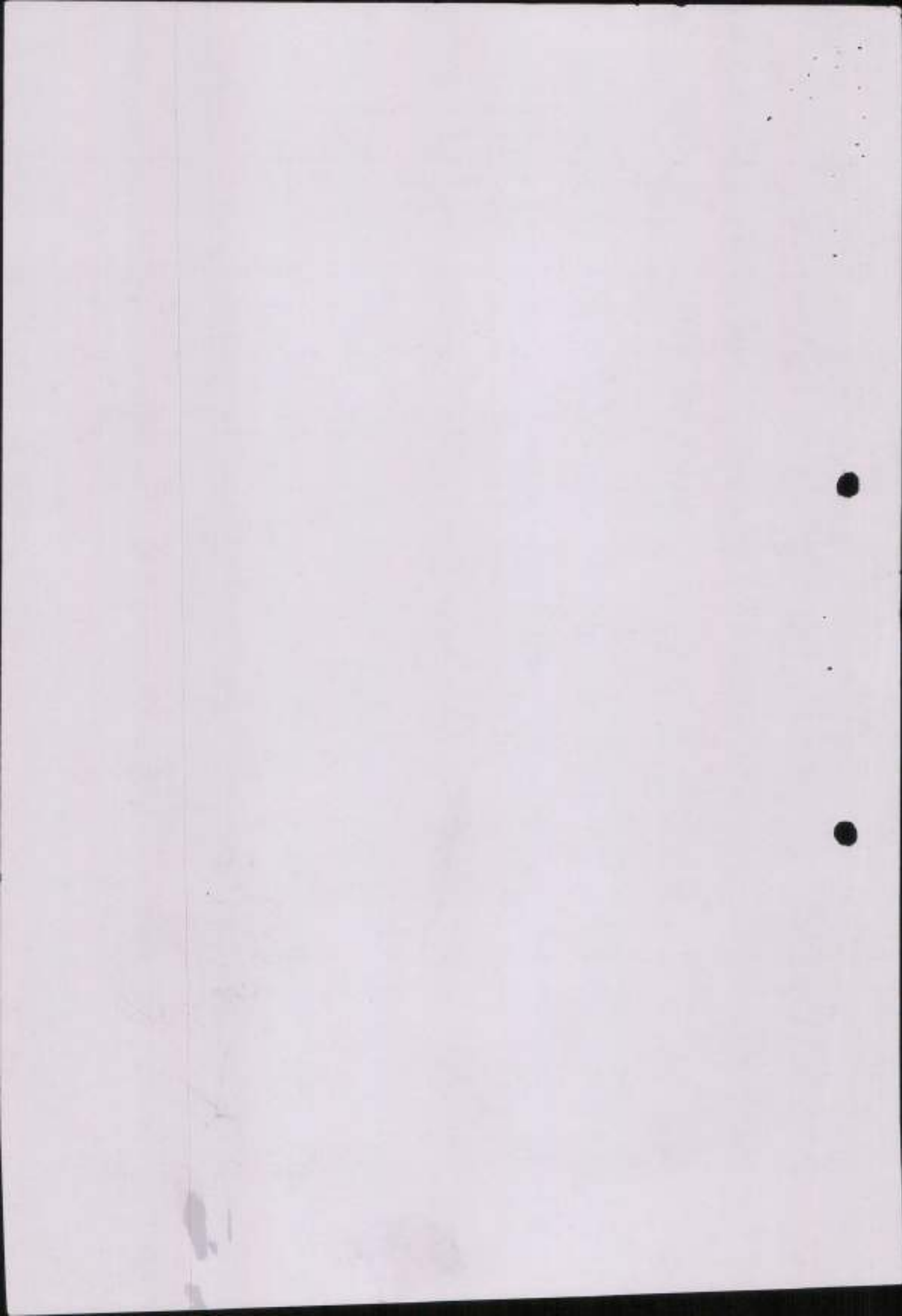
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

06/12/2012 12:12:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 14941 of 2012
(Serial No. 13895 of 2012)

Amount by Draft

1. Rs. 220/- is paid , by the draft number 667786, Draft Date 27/11/2012, Bank Name State Bank of India ESPLANADE, received on 06/12/2012
 2. Rs. 1150/- is paid , by the draft number 668221, Draft Date 03/12/2012, Bank Name State Bank of India, ESPLANADE, received on 06/12/2012
 3. Rs. 21390/- is paid , by the draft number 667492, Draft Date 22/11/2012, Bank Name State Bank of India, ESPLANADE, received on 06/12/2012
- (Under Article : A(1) = 22638/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 24/- on 06/12/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 116120/- is paid , by the draft number 667493, Draft Date 22/11/2012, Bank : State Bank of India ESPLANADE, received on 06/12/2012
2. Rs. 1240/- is paid , by the draft number 667787, Draft Date 27/11/2012, Bank : State Bank of India ESPLANADE, received on 06/12/2012
3. Rs. 6200/- is paid , by the draft number 668220, Draft Date 03/12/2012, Bank : State Bank of India, ESPLANADE, received on 06/12/2012

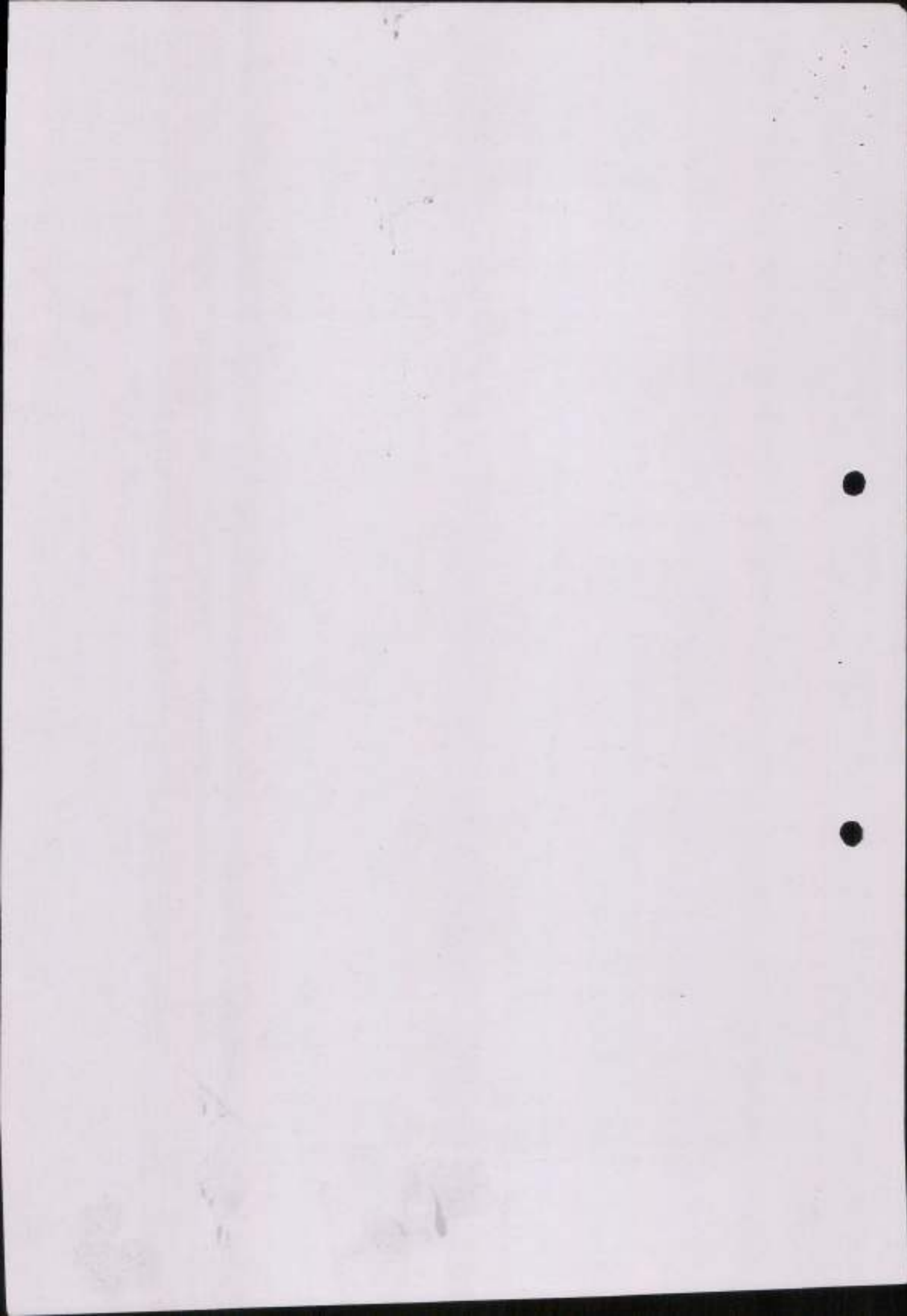
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 2



And

- 3.2 Winwood Realtors Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 11, Ground Floor, Crooked Lane, Kolkata-700069, Police Station Hare Street, being represented by its Authorised Signatory Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, (PAN AABCU4830G)
- 3.3 Orotund Commercial Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani, being represented by its Authorised Signatory Dilip Kumar Dhandhanian, son of Late Satya Narayan Dhandhanian, (PAN AABCO6998F)
(collectively Purchasers, includes successors-in-interest).

Vendor and Purchasers collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance
- 4.1 Said Property: *Sali* land measuring (1) 4.49 (four point four nine) decimal, equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 23 (twenty three) square feet, comprised in R.S./L.R. *Dag* No. 490, recorded in R.S. *Khatian* No. 133, *Mouza* Salua, J.L. No. 3, Police Station Airport, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas (First Property) morefully described in the Part I of the Schedule below And (2) 1.17 (one point one seven) decimal, equivalent to 11 (eleven) *chittack* and 19 (nineteen) square feet, comprised in R.S./L.R. *Dag* No. 497, recorded in R.S. *Khatian* No. 251, *Mouza* Salua, J.L. No. 3, Police Station Airport, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas (Second Property) morefully described in the Part II of the Schedule below, delineated on the Plan annexed hereto and bordered in colour Red thereon, totaling to land measuring 5.66 (five point six six) decimal, the First Property and the Second Property (collectively Said Property) together with 12' feet common passage and together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
5. Background, Representations, Warranties and Covenants
- 5.1 Representations and Warranties Regarding Title: The Vendors represent, warrant and covenant regarding title as follows:
- 5.1.1 Sale to Namita Rani Saha: By a Deed of Conveyance dated 27th June, 1984, registered in the Office of the District Registrar, Barasat, North 24 Parganas, in Book No. I, Volume No. 13, at Pages 32 to 39, being Deed No. 2255, Kalipada Saha, Nil Ratan Saha, Jiban Krishna Saha, Dipti Saha, Sudip Saha,

29 NOV 2012



Pradip Saha and Poli Rani Saha sold the entirety of the Said Property to the Namita Rani Saha.

- 5.1.1 **Sale to Vendor:** By a Deed of Conveyance dated 5th June, 1990, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Volume No. 93, at Pages 375 to 384, being Deed No. 4213 for the year 1990, Namita Rani Saha sold the Said Property, to Vendor.
- 5.1.3 **Record of Rights:** The Vendor recorded her name in the records of Block Land and Land Reform office and also in the records of Rajarhat Gopalpur Municipality.
- 5.1.3 **Absolute Ownership:** By virtue of aforesaid purchase and record the Vendor has become the owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

OF ASSURANCE CO., KOLKATA
20 NOV 2012



- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the Schedule below, comprising of (i) the First Property, being *sal*i land measuring 4.49 (four point four nine) decimal, equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 23 (twenty three) square feet, comprised in R.S./L.R. *Dag* No. 490, recorded in R.S. *Khatian* No. 133, *Mouza* Salua, J.L. No. 3, Police Station Airport, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas And (ii) the Second Property, being *sal*i land measuring 1.17 (one point one seven) decimal, equivalent to 11 (eleven) *chittack* and 19 (nineteen) square feet, comprised in R.S./L.R. *Dag* No. 497, recorded in R.S. *Khatian* No. 251, *Mouza* Salua, J.L. No. 3, Police Station Airport, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas totaling land measuring 5.66 (five point six six) decimal, together with 12' feet common passage and together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.18,00,000/- (Rupees eighteen lac) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

Handwritten signature

REGISTRAR
OF ASSURANCE, CALCUTTA
29 NOV 2012



8. Terms of Transfer

8.1 Salient Terms: The transfer being effected by this Conveyance is:

8.1.1 Sale: a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute: absolute, irreversible and perpetual.

8.1.3 Free from Encumbrances: free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 Together with All Other Appurtenances: together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 Subject to: The transfer being effected by this Conveyance is subject to:

8.2.1 Indemnification: express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

8.2.2 Transfer of Property Act: all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 Delivery of Possession: *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.

8.4 Outgoings: All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to

File No. 10000/12
OF ASSURANCE NATA
29 NOV 2012



which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule

Part I

(First Property)

Sali land measuring 4.49 (four point four nine) decimal, equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 23 (twenty three) square feet, comprised in R.S./L.R. *Dag* No. 490, recorded in R.S. *Khatian* No. 133, *Mouza* Salua, J.L. No. 3, Police Station ~~Airport~~, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas. And

Part II

(Second Property)

Sali land measuring 1.17 (one point one seven) decimal, equivalent to 11 (eleven) *chittack* and 19 (nineteen) square feet, comprised in R.S./L.R. *Dag* No. 497, recorded in R.S. *Khatian* No. 251, *Mouza* Salua, J.L. No. 3, Police Station ~~Airport~~, within Ward No. 4 of Rajarhat-Gopalpur Municipality, District North 24 Parganas.

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REGISTRAR OF ASSAM
CALCUTTA
29 NOV 2012



The Said Property (comprising of the First Property and the Second Property) is demarcated on the Plan annexed hereto and bordered in colour Red thereon and is butted and bounded as follows:

- On the North : By R.S. *Dag* Nos. 498 and 499
- On the East : By R.S. *Dag* No. 497
- On the South : By Common Passage
- On the West : By R.S. *Dag* No. 490

Totaling to land measuring 5.66 (five point six six) decimal Together with 12' feet common passage and all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

ADDITIONAL DEPT
OF ASSURANCE - ALBUQUERQUE
29 NOV 2012



5. Execution and Delivery

5.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Pratima Saha

(Pratima Saha)
[Vendor]

Dilip Kumar Dhandhan

(Dilip Kumar Dhandhan)
Authorised Signatory

[Winwood Realtors Private Limited and Orotund Commercial Private Limited]
[Purchasers]

Witnesses:

Signature Pujata
Name Pujata Chakr. Advocate
Father's Name High Court at Calcutta
Address _____

Signature Nitesh
Name Niteshwar Shukla
Father's Name B. K. Shukla
Address GA-289, Salt Lake City
Kol. 97

←

REGISTRAR GENERAL
CALCUTTA
20 NOV 2012



Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.18,00,000/- (Rupees eighteen lac) towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs./-)
Demand Draft No. 180180	18.10.12	Vijaya Bank	10,00,000/-
Demand Draft No. 180279	21.11.12	Vijaya Bank	8,00,000/-
		Total	18,00,000/-

Pratima Saha

(Pratima Saha)
[Vendor]

Drafted by

Sujata

Sujata Ghosh
Advocate
High Court at Calcutta

Witnesses:

Signature

Sujata

Signature

Niteshwar

Name

Sujata Ghosh

Name

Niteshwar Shukla

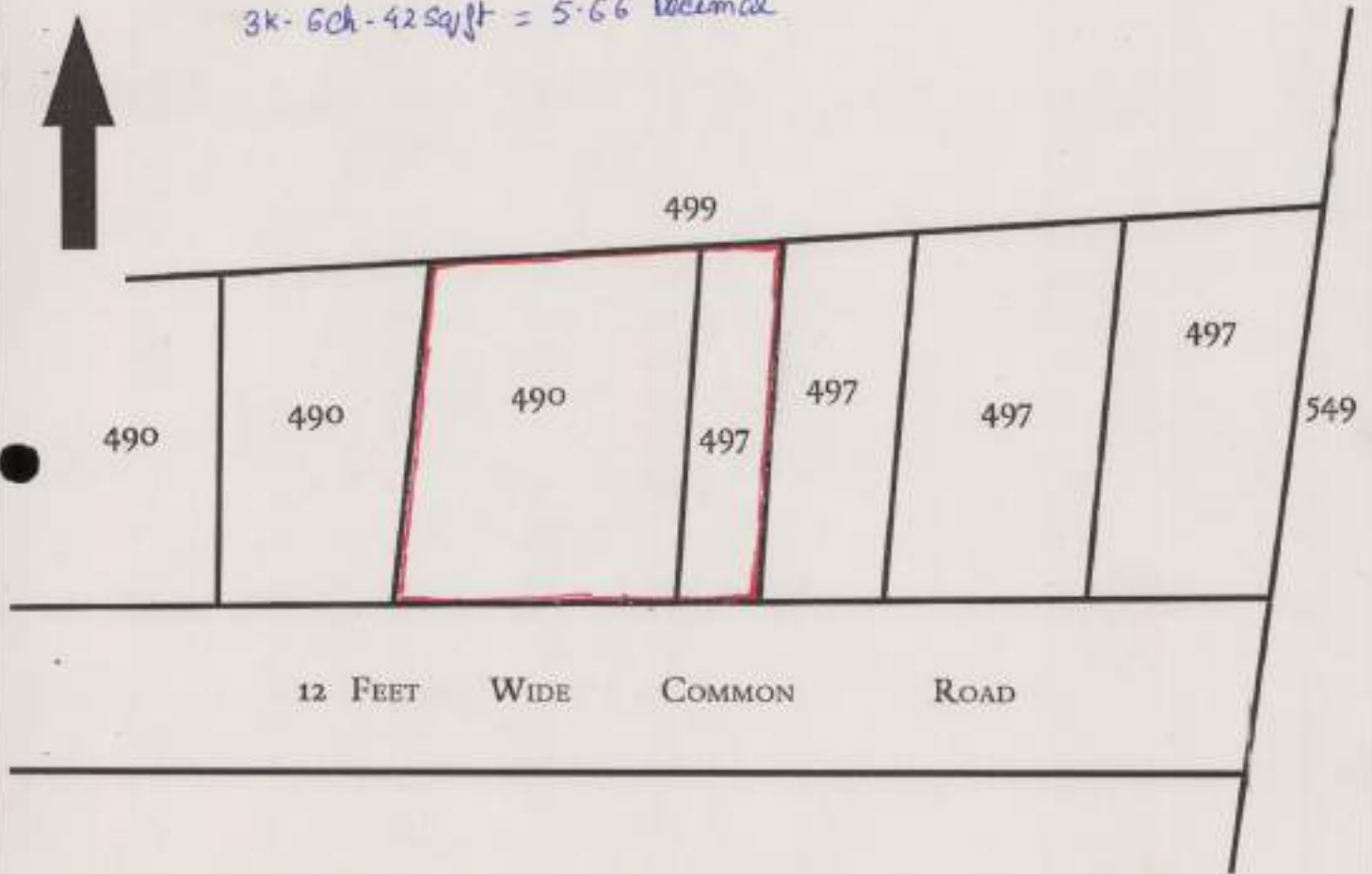
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
29 NOV 2012

R. S. DAG NO. 490 & 497, MOUZA SALUA, J. L. NO.3
DISTRICT NORTH 24 PARGANAS

N



3k-6ch-42sqft = 5.66 Decimal



Pratima Saha

(VENDOR)

For WINWOOD REALTORS PRIVATE LIMITED

ORION COMMERCIAL PVT. LTD.

Authorised Signatory

(PURCHASER)

4

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
29 NOV 2012

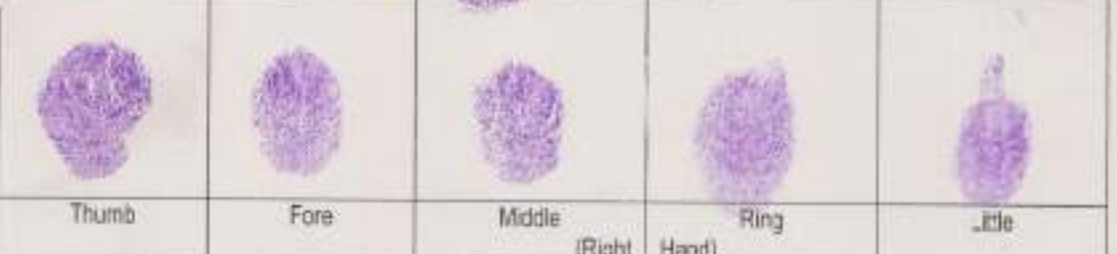


SPECIMEN FORM TEN FINGER PRINTS

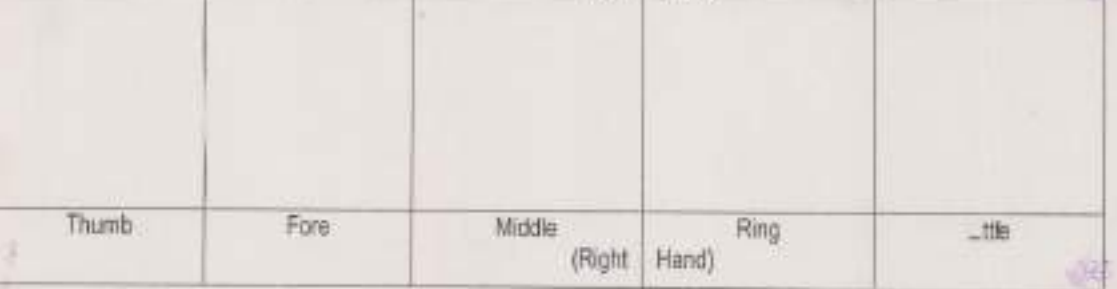
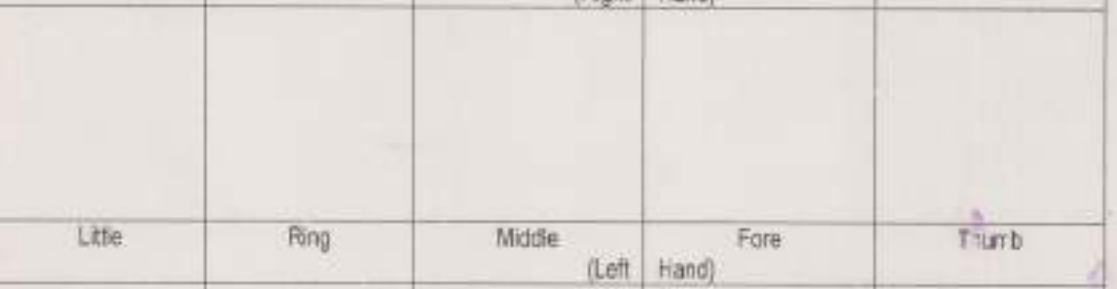
Sl. No. Signature of the executant and/or purchaser Presentants



Patima Saha



S. J. Saha





ADDITIONAL REGISTRAR
OF ASSURANCE AND DATA
29 NOV 2012



Dated 29th Day of November, 2012

Between

Pratima Saha

... Vendor

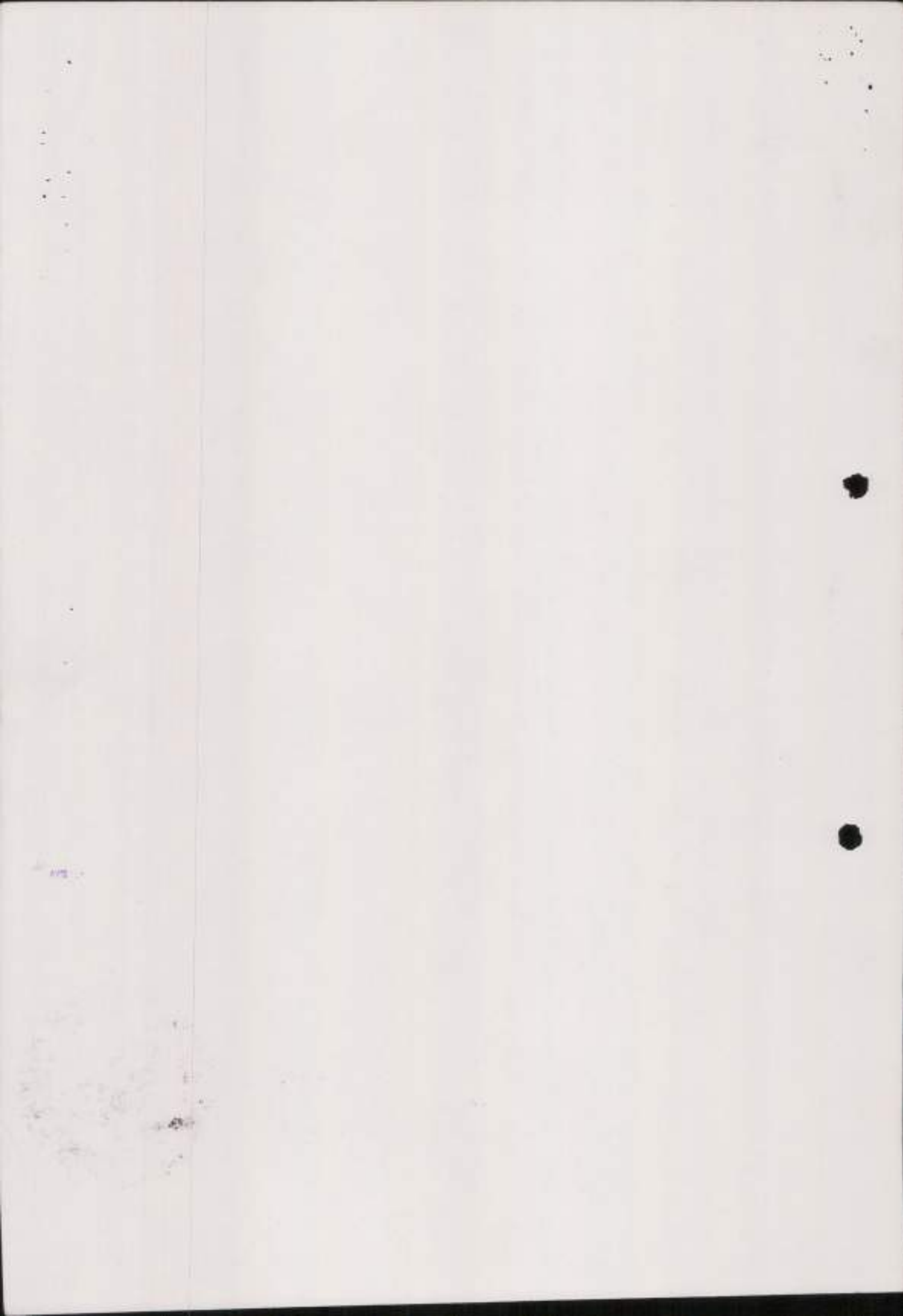
And

Winwood Realtors Private Limited and Another
... Purchasers

CONVEYANCE

5.66 decimal
R.S. Dag No. 490 and 497
Mouza Saha
District North 24 Parganas

Bhattacharjee Sur & Associates
1A-289, Sector - III
Salt Lake City
Kolkata-700091



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 60
Page from 777 to 791
being No 14941 for the year 2012.



(Signature)
Dulal char draSaha 10-December-2012
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

