

15743/2013

174

* 34/1u



5-15

पश्चिम बंगाल WEST BENGAL

69AA 951786



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.

37280/13
5/15
Addl. Registrar of Assurances II
Kolkata

(Handwritten signature)

Additional Registrar of Assurances-II, Kolkata

(Handwritten signature)

Mo.

CONVEYANCE

Date: 10th December 2013

Place: Kolkata

Parties:

Rabindra Nath Samanta, son of Late Panchanan Samanta, residing at Dasodrone, Post Office R. Gopalpur, Kolkata-700136, Police Station Baguiati (formerly Rajarhat) [PAN BJVPS1687P]
(Vendor, includes successors-in-interest)

9852/13

(Handwritten marks)

(Handwritten marks)

06 DEC 2013

SL. NO. 70044 DATE.....
NAME.....
ADD.....
AMT. 102.....

Sujata Ghosh
Advocate
High Court Calcutta

[Handwritten signature]



c- 9148

[Handwritten signature]

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

VIEWLINE REALTORS PVT LTD.

for Wrinkle Suppliers Private Limited
Director
Authorized Signatory
Authorized Signatory



c- 9150

Balindra Nath Samanta



Identified by
[Handwritten signature]

ADDITIONAL REGISTRAR
OF
10 DEC 2013



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

Endorsement For Deed Number : I - 00034 of 2014
(Serial No. 15743 of 2013 and Query No. 1902L000037287 of 2013)

On 10/12/2013

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

Presented for registration at 17.15 hrs on :10/12/2013, at the Private residence by Sumit Das ,Claimant.

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

Execution is admitted on 10/12/2013 by

1. Rabindra Nath Samanta, son of Late Panchanan Samanta , Dasodrone, Kol, Thana:-Baguiati, P.O. :-R Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Others
2. Sumit Das
Authorised Signatory, Viewline Realtors Pvt Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Authorised Signatory, Wrinkle Suppliers Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : Others

Identified By Sujata Ghosh, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

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

On 11/12/2013

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.-21,83,800/-

Certified that the required stamp duty of this document is Rs.- 131048 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 01/01/2014

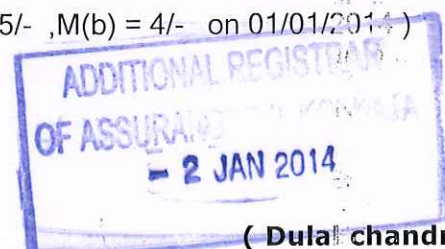
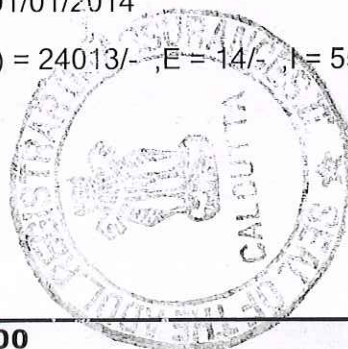
Payment of Fees:

Amount By Cash

Rs. 24111.00/-, on 01/01/2014

(Under Article : A(1) = 24013/- , E = 14/- , = 55/- , M(a) = 25/- , M(b) = 4/- on 01/01/2014)

Deficit stamp duty



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



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

Endorsement For Deed Number : I - 00034 of 2014
(Serial No. 15743 of 2013 and Query No. 1902L000037287 of 2013)

Deficit stamp duty Rs. 131068/- is paid , by the draft number 810934, Draft Date 10/12/2013, Bank : State Bank of India, ESPLANADE, received on 01/01/2014

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

On 02/01/2014

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.

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



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

Section header text, possibly a title or subtitle, located in the upper middle section.

First paragraph of faint text, starting below the section header.

Second paragraph of faint text.

Third paragraph of faint text.

Fourth paragraph of faint text.

Fifth paragraph of faint text.

Sixth paragraph of faint text.

Seventh paragraph of faint text.

Eighth paragraph of faint text.

Ninth paragraph of faint text.

Tenth paragraph of faint text.

Eleventh paragraph of faint text.

Twelfth paragraph of faint text.

Thirteenth paragraph of faint text.

Fourteenth paragraph of faint text.

Fifteenth paragraph of faint text.

Sixteenth paragraph of faint text.

Seventeenth paragraph of faint text.

Eighteenth paragraph of faint text.



And

- 3.2 **Viewline Realtors Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Shakespeare Sarani, Kolkata-700017, Police Station Shakespeare Sarani [PAN AAECV6208J]
- 3.3 **Wrinkle Suppliers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN AAACW7064K]

Both represented by their authorised signatory **Sumit Das**, son of Late Shyam Chand Das
(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 3.84 (three point eight four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 549, recorded in L.R. *Khatian* No. 165, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 7 (formerly 4) of Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Said Property**) morefully described in the **Schedule** below **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 Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Khetro Gopal Ray And Another:** Khetro Gopal Roy and Gopi Jibon Roy (collectively **Khetro Gopal Ray And Another**) were the absolute owners of land measuring 242 (two hundred and forty two) decimal, more or less, comprised in C.S. *Dag* No. 533 corresponding R.S./L.R. *Dag* No. 549, *Mouza* Salua, J.L. No. 3, Police Station Rajarhat, District North 24 Parganas (**Larger Property**).

5.1.2 **Sale to Kanai Lal Bhuiya:** By a Deed of Conveyance dated 18th January, 1957, registered in the Office of District Sub-Registrar Dum Dum, in Book No. I, Volume No. 22, at Pages 123 to 126, being Deed No. 402 for the year 1957, Khetro Gopal Ray And Another sold to Kanai Lal Bhuiya the entirety of the Larger Property.

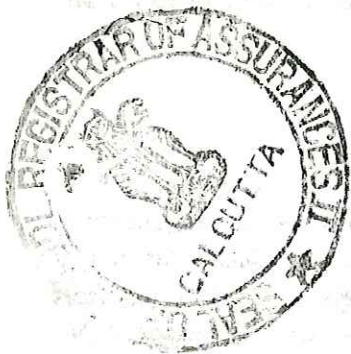
5.1.3 **Sale to Panchanan Samanta:** By a Deed of Conveyance dated 16th January, 1959, registered in the Office of District Sub-Registrar Dum Dum, in Book



ADDITIONAL ASSISTANT
OF ASST. SECRETARY
10 DEC 1954

No. I, Volume No. 5, at Pages 296 to 298, being Deed No. 264 for the year 1959, Kanai Lal Bhuiya sold to Panchanan Samanta land measuring 121 (one hundred and twenty one) decimal, more or less, out of the Larger Property (**Mother Property**).

- 5.1.4 **Records of Rights:** Panchanan Samanta mutated his name in the records of Block Land and Land Reform Office vide L.R. *Khatian* No. 165.
- 5.1.5 **Demise of Panchanan Samanta:** Panchanan Samanta, a Hindu governed by the *Dayabhaga* School of Hindu Law, died on 1st April, 2007, leaving behind him surviving his wife Harabala Samanta and 6 (six) sons, namely, (i) Rabindra Nath Samanta, (ii) Nemai Chandra Samanta, (iii) Somnath Samanta, (iv) Tarak Samanta, (v) Sushanta Samanta and (vi) Bablu Samanta as his only legal heirs and heiress (collectively **Legal Heirs Of Late Panchanan Samanta**), who inherited the entirety of the Mother Property, jointly and in equal share.
- 5.1.6 **Absolute Ownership of Vendor:** Thus, Rabindra Nath Samanta (the Vendor herein), being one of the Legal Heirs Of Late Panchanan Samanta has become the absolute owner the 1/7th (one-seventh) share of the Mother Property, being measuring 17.28 (seventeen point two eight) decimal, more or less (**Rabindra Nath's Property**) And the Said Property, being land measuring 3.84 (three point eight four) decimal, more or less, is a part of the Rabindra Nath's 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 declares 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.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
10 DEC 2019

- 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 whatsoever 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.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutters*, 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 *sali* land measuring 3.84 (three point eight four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 549, recorded in L.R. *Khatian* No. 165, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 7 (formerly 4) of Rajarhat-Gopalpur Municipality, District North 24 Parganas **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.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
10 DEC 2019

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.21,83,800/- (Rupees twenty one lac eighty three thousand and eight hundred) 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.

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, *lispendens*, uses, *debutters*, 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.



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
10 DEC 2019

- 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 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
(Said Property)

Sali land measuring 3.84 (three point eight four) decimal, more or less, comprised in R.S./L.R. ~~Dag No. 549~~, recorded in L.R. *Khatian* No. 165, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 7 (formerly 4) of Rajarhat-Gopalpur Municipality, District North 24 Parganas and is butted and bounded as follows:

On the North : Partly by R.S. *Dag* No. 545/417, partly by R.S. *Dag* No. 545 and partly by R.S. *Dag* No. 548

On the East : By *Dag* of *Mouza* Gopalpur



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
18 DEC 2017

On the South : Partly by R.S. *Dag* No. 555, partly by R.S. *Dag* No. 554 and partly by R.S. *Dag* No. 550

On the West : Partly by R.S. *Dag* No. 498 and partly by R.S. *Dag* No. 497

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.



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
10 DEC 2019

9. Execution and Delivery

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

Rabindra Nath Samanta
(Rabindra Nath Samanta)
[Vendor]



(Sumit Das)
Authorised Signatory
[Viewline Realtors Private Limited And Wrinkle Suppliers Private Limited]
[Purchasers]


Drafted by



Sujata Ghosh
Advocate
High Court at Calcutta

Witnesses:

Signature S. Ghosh
Name Sujata Ghosh
Father's Name M. Ghosh
Address 4, Government Place
(North) Kol - 01



Signature Ahengdar
Name Aregit Chongdar
Father's Name Arup Chongdar
Address Balikeswar, Howrah.



ADDITIONAL DEPUTY SECRETARY
OF ASSAM VOLKATA
10 DEC 2017

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.21,83,800/- (Rupees twenty one lac eighty three thousand and eight hundred) 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. 073470	12.10.13	Vijaya Bank	20,83,800/-
Cash		Total	1,00,000/- 21,83,800/-

Rabindra Nath Samanta
(Rabindra Nath Samanta)
[Vendor]

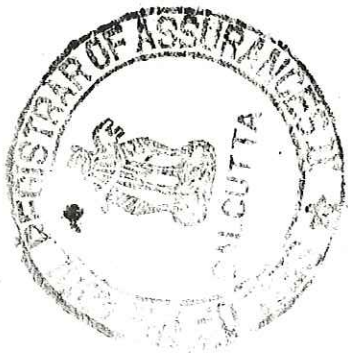
Witnesses:

Signature S. Ghosh

Signature Abangden








Name Sujata Ghosh

Name Arijit Chongden



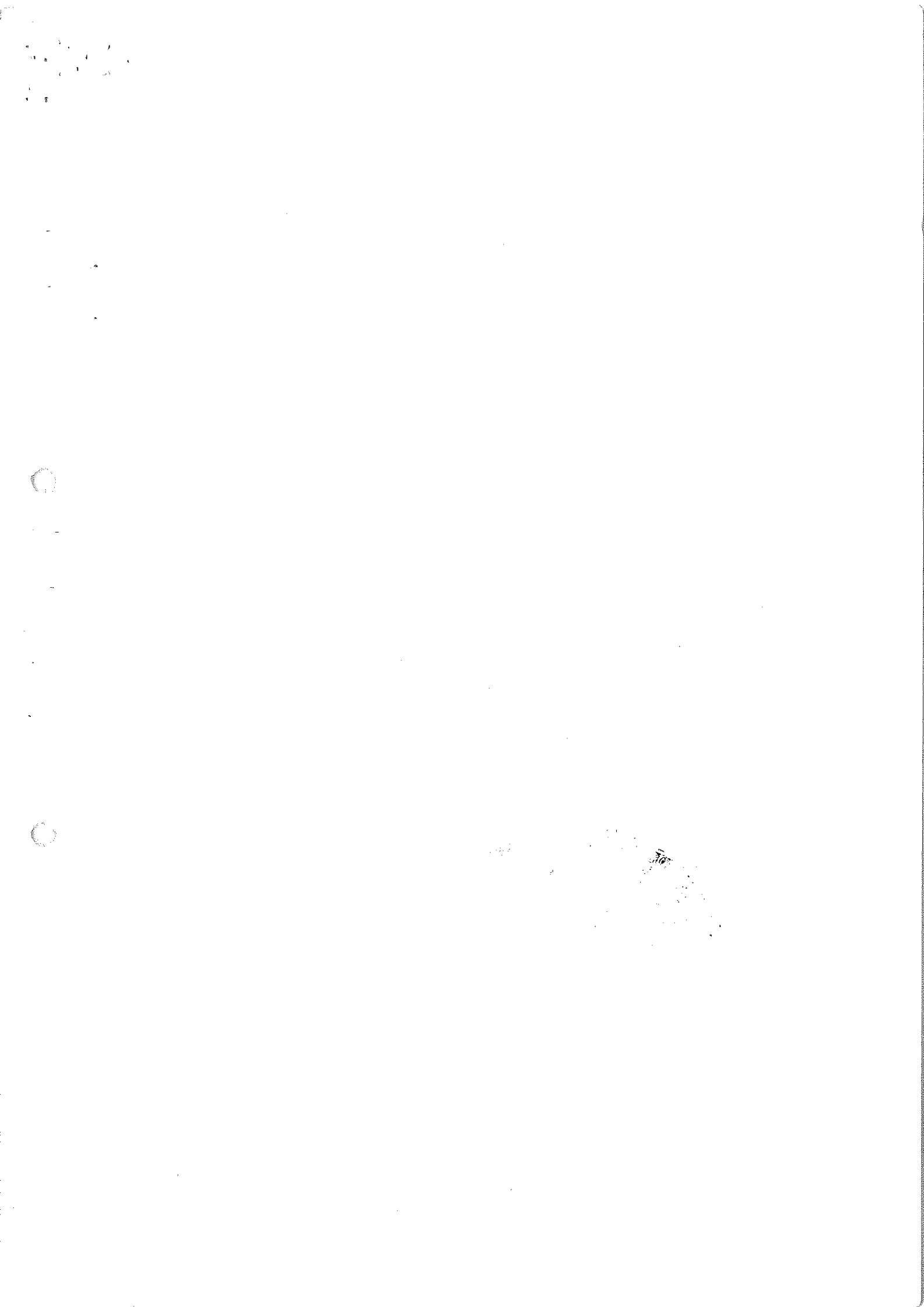
REGISTRAR OF ASSURANCES
KOLKATA
10 DEC 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Rakesh Chandra Nath Somantha</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Smita</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



REGISTRAR OF ASSURANCES
CALCUTTA
10 DEC 2010



Dated 10th Day of December, 2013

Between

Somnath Samanta

... Vendor

And

Wrinkle Suppliers Private Limited

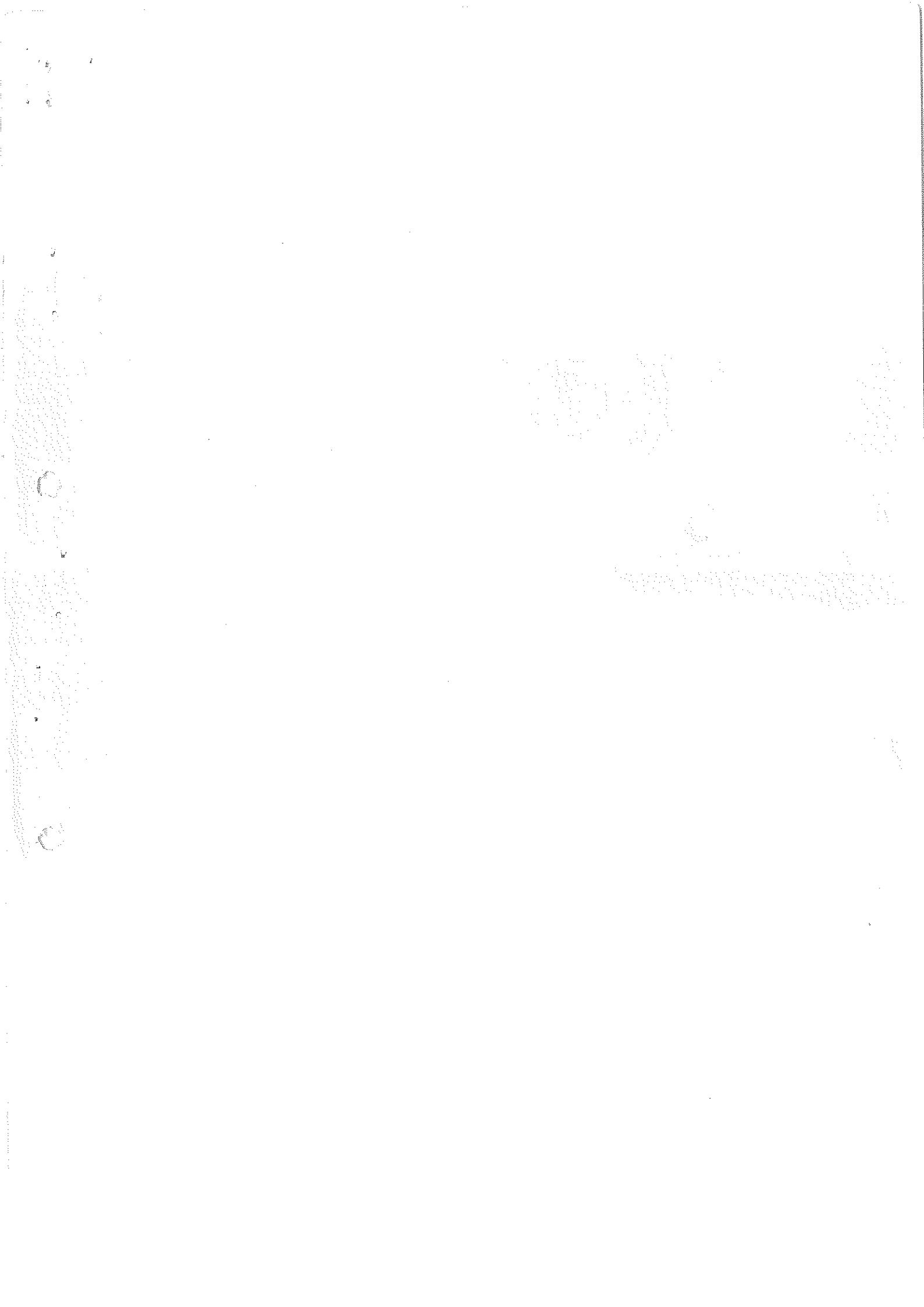
... Purchaser

CONVEYANCE

9.68 decimal
R.S./L.R. Dag No. 549
Mouza Salua
District North 24 Parganas

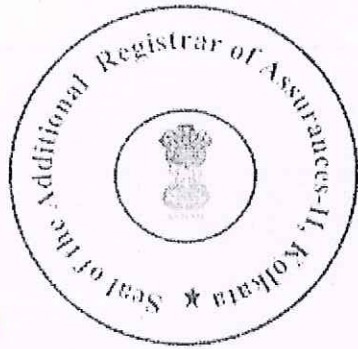
BS, Associates, Advocates

Room No. 1B & 1p, 1st Floor
The Olisa Offices [Delta House]
4, Government Place North
Kolkata-700001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 633 to 646
being No 00034 for the year 2014.




(Dulal chandraSaha) 03-January-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 4467 to 4480
being No 02625 for the year 2014.




(Dulal chandra Saha) 06-March-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal