

06329/2014

6446/2014



पश्चिम बंगाल WEST BENGAL

79AA 420940



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-II, Kolkata

CONVEYANCE

Date: 8/5/2014

Place: Kolkata

Parties:

Bablu Samanta, son of Late Panchanan Samanta, residing at Dasodrone, Post Office R. Gopalpur, Kolkata-700136, Police Station Baguiati (formerly Rajarhat) [PAN BDYPS3305M]
 (Vendor, includes successors-in-interest)

- 1.
- 2.
- 3.
- 3.1

Handwritten notes and signatures on the left side of the document, including '1385/14', '2-50', '8/5/14', 'Addl. Registrar & Assurances II Kolkata', and '4882348'.

Handwritten signature '20/5/14' at the bottom right of the document.

Handwritten notes on the far left margin, including '1587/14', '252/30', and '8/07'.

14762

Sl No. Sold To.
Rs. Adrs.
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L No-285, RS
Date Sign. ✓

Sujata Ghosh
Advocate
High Court Calcutta

Daljeet Singh

29 APR 2014



c - 3323

VIMRIDIH GRIHA NIRMAN PVT. LTD.
MAKELIFE REALESTATE PVT. LTD.

Daljeet Singh
Director / Authorized Signatory

(GIRI RAJ RAJ RAJ)



c - 3324

Beshu Samanta

Identified by me
Amit Choudhary
Amit Choudhary
Baletrami Paray
Howrah
Service



BS Associates
Advocates

Room No. 1B & 1P, 1st Floor
The Olisa Offices "Delta House"
4, Government Place (North)
Kolkata-700001
Ph No:9231382337/9007078029

Date: 13th June, 2014

E-Mail/Messenger

M/s. Vimridh Griha Nirman Private Limited & Anr.
5, Chittaranjan Avenue
Kolkata-700072

Attention: Mr. Giriraj Ratan Bagri

Sir,

Re: Mouza Salua, North 24 Parganas- Handing over of 1 (one) original Deed of Conveyance

1. Enclosed please find the 1 (one) original Deed dated 8th May, 2014, registered in the Office of Additional Registrar of Assurances-II, Kolkata. The details of which are as follows:

| Book No. | CD Volume No. | Deed No. | Year |
|----------|---------------|----------|------|
| I | 30 | 06446 | 2014 |

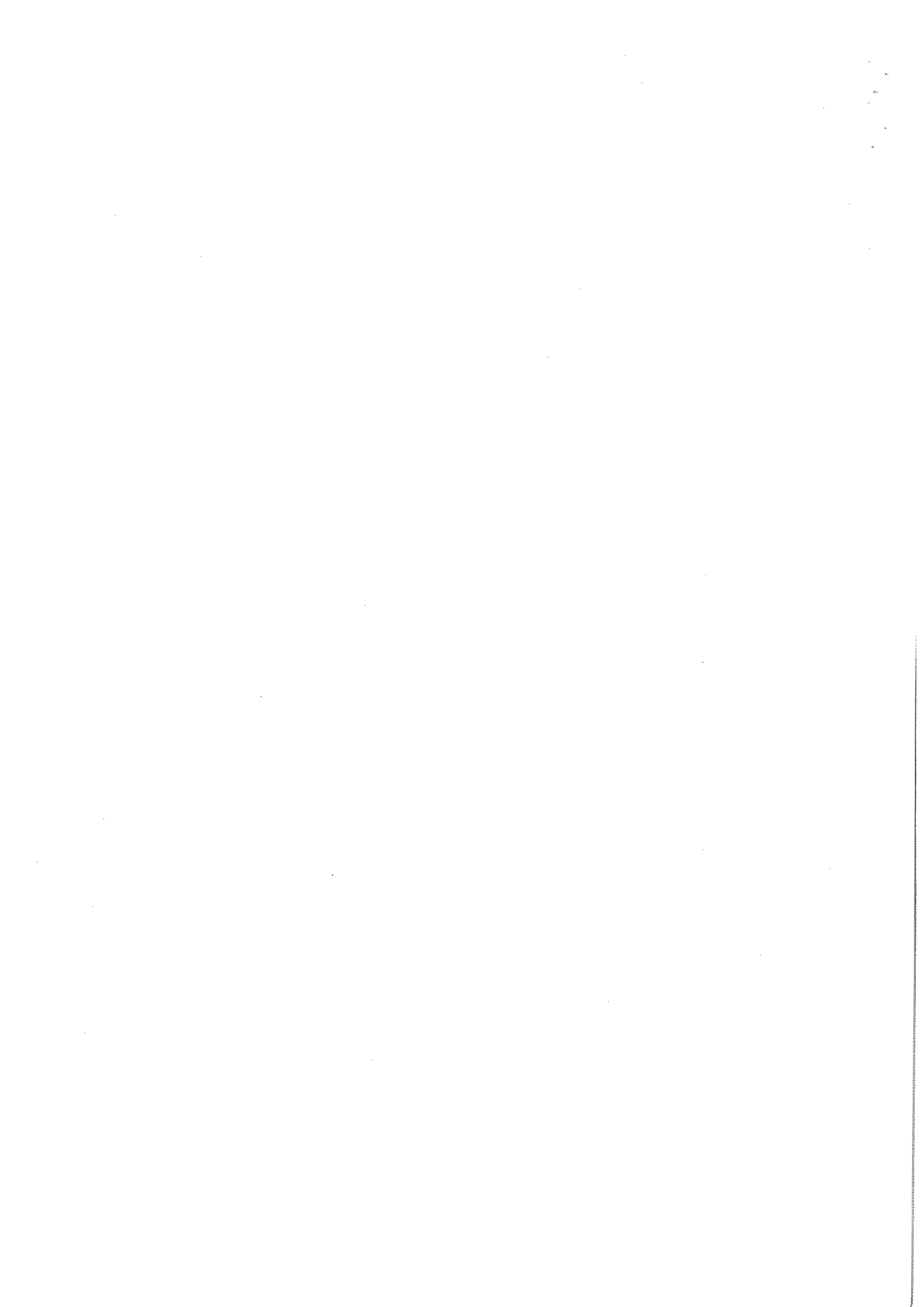
2. Please note that the aforesaid documents are original documents and should be kept in your safe custody.
3. Kindly acknowledge the receipt.

Yours faithfully
For **BS Associates, Advocates**

Titil Dutta

Titil Dutta
Advocate

Enclosure:





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

Endorsement For Deed Number : I - 06446 of 2014
(Serial No. 06329 of 2014 and Query No. 1902L000013853 of 2014)

On 08/05/2014

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

Presented for registration at 14.50 hrs on :08/05/2014, at the Private residence by Giriraj Ratan Bagri ,Claimant.

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

Execution is admitted on 08/05/2014 by

1. Bablu 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. Giriraj Ratan Bagri
Authorised Signatory, Vimridh Griha Nirman Pvt Ltd, 5, C R Avenue, Kol, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700072.

Authorised Signatory, Makelife Realestate Pvt Ltd, 27, Shakespeare Sarani, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Others

Identified By Arijit Changdar, son of Arup Changdar, Baltikuri Seth Para, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

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

On 27/05/2014

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.

Payment of Fees:

Amount by Draft

Rs. 53580/- is paid , by the draft number 643224, Draft Date 08/05/2014, Bank Name State Bank of India, ESPLANADE, received on 27/05/2014

(Under Article : A(1) = 53482/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 27/05/2014)

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.-48,62,338/-

Certified that the required stamp duty of this document is Rs.- 340383 /- and the Stamp duty paid as: Impresive Rs.- 10/-



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



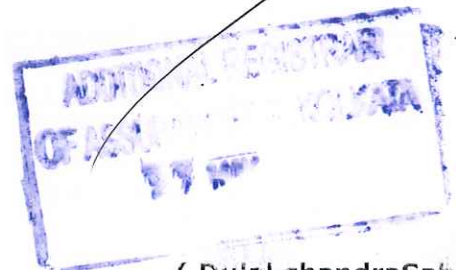
Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 06446 of 2014
(Serial No. 06329 of 2014 and Query No. 1902L000013853 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 340403/- is paid , by the draft number 643223, Draft Date 08/05/2014, Bank : State Bank of India, ESPLANADE, received on 27/05/2014

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



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

THE UNIVERSITY OF MICHIGAN
LIBRARY

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ANN ARBOR, MICHIGAN

ANN ARBOR, MICHIGAN

1950

1950



And

- 3.2 **Vimridh Griha Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 5, Chittaranjan Avenue, Kolkata-700072, Police Station Jorasanko [PAN AAECV3311L]
- 3.3 **Makelife Realestate 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 AAICM9643A]
Both being represented by their authorised signatory Giriraj Ratan Bagri, son of Late C.L. Bagri
(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 8.55 (eight point five five) decimal, more or less, equivalent to 5 (five) *cottah* 2 (two) *chittack* and 34.38 (thirty four point thirty eight) square feet, 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

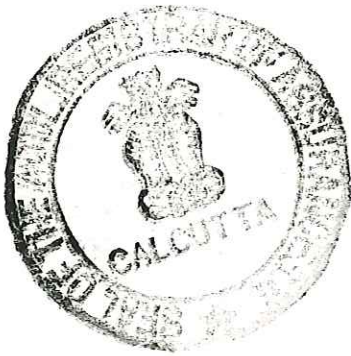
- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Ownership of Khetro Gopal Roy And Another:** Khetro Gopal Roy and Gopi Jibon Roy (collectively **Khetro Gopal Roy And Another**) were the absolute owners of land 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 Roy 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 No. I, Volume No. 5, at Pages 296 to 298, being Deed No. 264 for the year



ADDITIONAL REGISTRAR
OF ASSURANCES - CALCUTTA
28 MAY 2014

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, Bablu Samanta (the Vendor herein), being one of the Legal Heirs Of Late Panchanan Samanta has become the absolute owner of the undivided 1/7th (one-seventh) share of the Mother Property, being land measuring 17.28 (seventeen point two eight) decimal, more or less (**Bablu's Property**). And the Said Property, being land measuring land measuring 8.55 (eight point five five) decimal, more or less, equivalent to 5 (five) *cottah* 2 (two) *chittack* and 34.38 (thirty four point thirty eight) square feet, more or less, is a part of Bablu'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.



OFFICE OF THE SECRETARY
OF ASSURANCE, CALCUTTA
28 MAY 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 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.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispending*, 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 land measuring 8.55 (eight point five five) decimal, more or less, equivalent to 5 (five) *cottah* 2 (two) *chittack* and 34.38 (thirty four point thirty eight) square feet, 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



ADDITIONAL REGISTRAR
ASSISTANCE-I, KOLKATA
28 MAY 2014

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.48,62,338/- (Rupees forty eight lac sixty two thousand three hundred and thirty eight) 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.



ADDITIONAL REGISTRAR
OF ASSURANCES
28 MAY 1942

- 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 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' name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorney 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 land measuring 8.55 (eight point five five) decimal, more or less, equivalent to 5 (five) *cottah* 2 (two) *chittack* and 34.38 (thirty four point thirty eight) square feet, 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:



ADDITIONAL RECEIPT
OF ASSURANCE, B.P.A.M.
18 MAY 2016

- On the North** : Partly by R.S. *Dag* Nos. 545/417, 545 and 548
- On the East** : By 12" feet wide road
- On the South** : Partly by R.S. *Dag* No. 550, 554 and 555
- On the West** : Partly by R.S. *Dag* Nos. 497 and 498

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 RECEIPT
OF ASSURANCE FUND
28 MAY 1957

9. Execution and Delivery

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

| |
|--|
| <p><u>Bablu Samanta</u> (Bablu Samanta) [Vendor]</p> |
| <p><u>Giriraj Ratan Bagri</u> (Giriraj Ratan Bagri) Authorised Signatory [Vimridh Griha Nirman Private Limited And Makelife Realestate Private Limited) [Purchasers]</p> |

Drafted by

Sujata

Sujata Ghosh

Advocate

High Court at Calcutta

Witnesses:

Signature Arun Chongdon
Name Arun Chongdon
Father's Name Arun Chongdon
Address 4, Court Place (North)
RO/ - 1

Signature Adv
Name Azindam Dil
Father's Name Adv
Address Calcutta High Court



ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
8 MAY 2016

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.48,62,338/- (Rupees forty eight lac sixty two thousand three hundred thirty eight) 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 | 08.05.2014 | Vijaya Bank | 48,62,338 |
| | | | |
| | | Total | 48,62,338/- |

Bablu Samanta

(Bablu Samanta)
[Vendor]

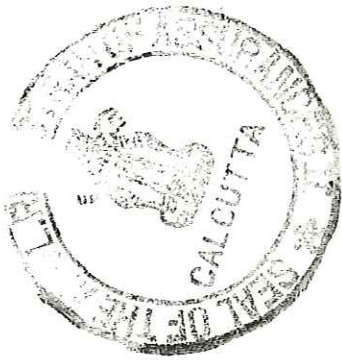
Witnesses:

Signature *Arunghon*

Name *Arunghon*







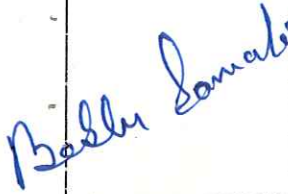

















Signature *Arit*

Name *Arunghon Ait ad.*
Calcutta High Court



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
28 MAY 2016

SPECIMEN FORM TEN FINGER PRINTS

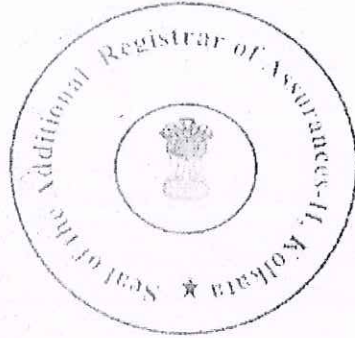
| Sl. No. | Signature of the executants and/or purchaser Presentants | | | | | |
|---------|---|---|---|---|---|---|
| |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| |  |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring | Little |
| |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| |  |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring | Little |
| | | | | | | |
| | | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| | | | | | | |
| | | Thumb | Fore | Middle (Right Hand) | Ring | Little |




✓
ADDITIONAL REGISTRAR
OF ASSAM, DISBURSEMENT
8 MAY 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 3977 to 3990
being No 06446 for the year 2014.




(Dulal chandraSaha) 02-June-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal