

9/9 08869/13 (E) 5

J-08893/13



अन्तिमवर्ण पश्चिम बंगाल WEST BENGAL

वफा-2142/13  
P 777974



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 Registration  
13. 9. 13

**THIS DEED OF CONVEYANCE** made this 10<sup>th</sup> day of SEPTEMBER Two Thousand and Thirteen **BETWEEN GAUTAM MITRA** son of Late Bimal Kumar Mitter, by faith Hindu, by occupation-Service, residing at 1/4 Justice Dwarka Nath Road, Police Station Bhowanipur, Kolkata 700020 (PAN AEYPM7839K) hereinafter referred to as the **"VENDOR"** (which term or

10/9/13  
8.21/13  
4.44/13  
M.V. = 4.44/13  
S. Shal.

GM

J. 250  
J. 2300  
550

52430 PANKAJ SHROFF & CO.  
Advocates  
4, Government Place (North)  
Delta House, 8th Floor,  
Kolkata-700 001

Rs. ....  
Date 13 AUG 2013

Disputed Stamp Vendor  
Ganga Kanta Mishra

Samir Shil:



4389

SJS ASSOCIATES

Samir Shil:

PARTNER



4390

SJS ASSOCIATES

Jyo Chashan

PARTNER



4391

SJS ASSOCIATES

Taruna J Shah

PARTNER



4392

Gautam Mishra

Identified by me:-

Poodeep Yadav.  
C/o. Pankaj Shroff & Co.  
4, Govt Place (N).  
Kolkata-700 001.

Occupation:- Service.

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
10 SEP 2013



expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators and legal representatives) of the **ONE PART AND S.J.S. ASSOCIATES**, a partnership firm registered under the Indian Partnership Act, 1932, carrying on business at 41 Sarat Bose Road, Police Station Bhowanipur, Kolkata 700020 (PAN ABPFS5066A) represented by its partners (i) Jitendra V. Shah son of Late Vrajlal L. Shah, (2) Samir J. Shah son of Sri Jitendra V. Shah and (3) (Smt.) Tarana J. Shah wife of Sri Jitendra V. Shah hereinafter referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said firm their and each of their respective heirs, executors, administrators legal representatives and/or assigns) of the **OTHER PART:**

**WHEREAS:**

- A. Sir Provash Chunder Mitter was the absolute owner of, amongst several other properties, **ALL THAT** messuages tenements hereditaments sheds and premises together with the piece and parcel of land or ground thereunto belonging and appertaining thereto containing an area of 17 Cottahs 11 Chittacks 16 Square feet more or less situate and lying at and being a portion of the then premises Nos. 36, 37 and 38 Russa Road East, Police Station Tollygunge (now Charu Market), Kolkata, District 24 Parganas (now South 24 Parganas), hereinafter referred to as "the **Larger Property**".
- B. The said Sir Provash Chunder Mitter died on 9<sup>th</sup> February, 1934 after making and publishing his Last Will and Testament dated 2<sup>nd</sup> August 1930 whereby and whereunder he appointed his two sons Sudhansu Kumar Mitter and Santosh Kumar Mitter and Ex-Judge of the Calcutta High Court, Kamal Chunder Mitter, as the Joint Executors of his Will, and after making certain pecuniary and other legacies and annuities, gave devised and bequeathed all the rest and residue of his estate both movable and immovable including the Larger Property, unto and to his four sons namely the said Sudhansu Kumar Mitter, said Santosh Kumar Mitter, Bimal Kumar Mitter and Arun Kumar Mitter in equal shares absolutely.
- C. The said three Joint Executors, Sudhansu Kumar Mitter, Santosh Kumar Mitter and Kamal Chunder Mitter acting as Joint Executors to the said Will of Sir Provash Chunder Mitter applied for grant of Probate of his Will before the High Court at Calcutta when the Will was proved and probate was granted to them on 14<sup>th</sup> March, 1934.

S. Shah:

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- D. The said Joint Executors, with the approval of all the said four sons of Sir Provash Chunder Mitter deceased and after making satisfactory provision for payment of the legacies and annuities and other bequests as contained in the said Will of Sir Provash Chunder Mitter, effected a partition and division of the residuary estate of Sir Provash Chunder Mitter between and amongst all his four sons, Sudhansu Kumar Mitter, Santosh Kumar Mitter, Arun Kumar Mitter and also Bimal Kumar Mitter (a lunatic represented by his Joint Managers, the said Arun Kumar Mitter and Sm. Mira Rani Mitter, wife of the said lunatic Bimal Kumar Mitter, appointed by the District Judge of 24 Parganas in Misc. Case No. 212 of 1953) and allotted to each of them immovable properties in specie out of the residuary estate of Sir Provash Chunder Mitter deceased in lieu of their respective one-fourth share of and in such immovable properties
- E. Under such partition and division and allotment of immovable properties out of the residuary estate of Sir Provash Chunder Mitter deceased, the Larger Property, amongst other properties, was allotted exclusively to Bimal Kumar Mitter and at the request of said Bimal Kumar Mitter through his abovenamed Joint Managers, by an Indenture of Transfer and Release dated 30<sup>th</sup> November, 1957 made between said Kamal Chandra Chunder, Sudhansu Kumar Mitter and Santosh Kumar Mitter as executors therein and said Bimal Kumar Mitter, a lunatic represented by his abovenamed Joint Managers Arun Kumar Mitter and Sm. Mirarani Mitter as beneficiary therein and registered with the Sub-Registrar, Alipore in Book I, Volume No.162, Pages 21 to 26, Being No.9673 for the year 1957, the said Joint Executors as the executors to the estate of Sir Provash Chunder Mitter deceased, granted conveyed and transferred unto and to the said Bimal Kumar Mitter, amongst other properties, the Larger Property absolutely and forever and the said Bimal Kumar Mitter released and exonerated the said Joint Executors from all claims accounts demands in respect of his share in the immovable properties of the residuary estate of said Sir Provash Chunder Mitter deceased.
- F. At the request of the said Sudhansu Kumar Mitter, Santosh Kumar Mitter and Arun Kumar Mitter, the said Joint Executors as the executors to the estate of Sir Provash Chunder Mitter deceased, also executed and registered on or about 30<sup>th</sup> November 1957 three several Indentures in favour of said Sudhansu Kumar Mitter, Santosh Kumar Mitter and Arun Kumar Mitter, individually and severally, thereby granting conveying and transferring to each of them the residuary estate of said Sir Provash Chunder Mitter deceased and under each of the said three Indentures, the said Sudhansu Kumar Mitter, Santosh Kumar Mitter and Arun Kumar Mitter respectively

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released and exonerated the said Joint Executors from all claims accounts demands in respect of their respective shares in the immovable properties of the residuary estate of said Sir Provash Chunder Mitter deceased.

- G. By the Agreement dated 3<sup>rd</sup> December 1957 made between said Kamal Chunder Mitter, Sudhansu Kumar Mitter and Santosh Kumar Mitter as Executors of the first part, said Sudhansu Mitter as party of the second part, said Santosh Kumar Mitter as party of the third part, said Bimal Kumar Mitter as party of the fourth part and said Arun Kumar Mitter as party of the fifth part and registered with the Sub-Registrar at Alipore in Book I, Volume No. 155, Pages 206 to 219, Being No. 9731 for the year 1957, the parties of the second part to the fifth part thereto, inter alia, recorded and accepted the transfer of immovable properties allotted to them respectively under the partition and division of the residuary estate of said Sir Provash Chunder Mitter deceased as aforesaid and also acknowledged to have received possession of the properties so allotted to them respectively from the said Joint Executors being the parties thereto of the first part.
- H. In the premises aforesaid, said Bimal Kumar Mitter, a lunatic represented by his abovenamed Joint Managers, Arun Kumar Mitter and Sm. Mira Rani Mitter, became the full and absolute owner of, amongst other properties, the Larger Property.
- I. A divided demarcated eastern portion of the Larger Property measuring 12 Cottahs 04 Chittacks more or less was subsequently reassessed and renumbered by the Kolkata Municipal Corporation as premises No.61 Deshpran Sasmal Road, Kolkata vide Assessee No.21-089-03-0139-3 and the name of said Bimal Kumar Mitter was duly mutated in the records of the Kolkata Municipal Corporation as owner thereof. The said premises No.61 Deshpran Sasmal Road, Kolkata-700033 is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Premises**".
- J. The said Bimal Kumar Mitter, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 7<sup>th</sup> September, 1991 leaving him surviving his son, Gautam Mitra, the Vendor hereto, as his only heir and legal representative who upon his death inherited and became entitled to, amongst other properties, the said Premises, absolutely. Wife of the said Bimal Kumar Mitter, Meera Mitter alias Mira Rani Mitter had predeceased him on 1<sup>st</sup> March 1989.

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- K. The Vendor hereto is the sole and absolute owner of the said Premises.
- L. On 1<sup>st</sup> January 2002, the Vendor Inducted In the said Premises, one Associated Packaging Products, a partnership firm represented by its partners Jitendra V. Shah and Sm. Tarana J. Shah, as a monthly tenant thereof and since then the said Associated Packaging Products has been occupying, using and enjoying the same as a monthly tenant.
- M. By an Agreement dated 14<sup>th</sup> August, 2009 made between the Vendor hereto as seller therein and the Purchaser hereto as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No.20, Pages 280 to 297, Being No. 08728 for the year 2009, the Vendor has agreed to sell and the Purchaser has agreed to purchase the entirety of the said Premises, subject to the tenancy of said Associated Packaging Products (therein inadvertently stated subject to the tenancy of Jitendra Shah who happens to be and still is a partner of Associated Packaging Products) and otherwise free from all encumbrances and liabilities whatsoever at or for the consideration of Rs.43,00,000/= (Rupees forty three lakh) only and on the terms and conditions therein contained. Pursuant to and under the said Agreement dated 14<sup>th</sup> August, 2009, the Purchaser paid to the Vendor a total sum of Rs.24,99,665/- upto June 2013.
- N. For diverse reasons disputes and differences arose between the parties hereto in connection with the sale of the said Premises. Due to intervention of common friends and well-wishers, all such disputes and differences have been settled and it has been agreed between the Parties that the consideration for sale of the said Premises would be increased or revised to a lump sum of Rs.58,32,440/- (Rupees fifty eight lakh thirty two thousand four hundred forty only) payable within 30<sup>th</sup> September 2013.
- O. Pursuant to the settlement as aforesaid, the Purchaser has, at or before the execution hereof, made payment of Rs.33,32,775/-, being the balance of the said revised consideration of Rs.58,32,440/- to the Vendor, and the Vendor is now conveying the said Premises in favour of the Purchaser by these presents.
- P. The present market value of the said Premises has been assessed at Rs.4,44,22,119/-. Inasmuch as the ad-valorem stamp duty has been already paid by the Purchaser on the basis of market value of the said Premises assessed by the Additional Registrar of Assurances-I, Kolkata, at Rs.2,05,06,651/= under the said Agreement dated 14<sup>th</sup> August 2009, this Deed of Conveyance is being stamped on the differential market value of Rs.2,39,15,468/-.

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**I. NOW THIS DEED WITNESSETH** that in premises aforesaid and in consideration of the sum of Rs.58,32,440/- (Rupees fifty eight lakh thirty two thousand four hundred forty) only by the Purchaser to the Vendor paid at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the property hereby granted and conveyed in favour of the Purchaser) the Vendor doth hereby absolutely and indefeasibly grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** messuages tenements hereditaments dwelling houses sheds and premises together with the piece or parcel of land or ground thereunto belonging and appertaining thereto containing an area of 12 Cottahs 04 Chittacks more or less situate and lying at and being premises No. 61 Deshpran Sasmal Road, Kolkata 700033 morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and delineated in the plan annexed hereto duly bordered thereon in "**RED**" (and hereinafter referred to as "**the said Premises**") **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures fittings gates courts court-yards compound boundary walls on all sides of the said Premises, areas sewers drains paths passages driveways fences hedges ditches water water courses water electric and sanitary connections and all manner of former and other rights liberties benefits advantages easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed **AND** reversion or reversions remainder or remainders and the rents issues and profits thereof and all and every part thereof **AND** all the legal incidences thereof **AND ALL** the estate right title interest use trust possession property claim and demand whatsoever both at law and in equity of the Vendor into out of or upon the said Premises and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases uses liens lispendens attachments restrictions debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever **SUBJECT TO** the monthly tenancy of the said Associated Packaging Products as recited hereinabove.

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:



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- (a) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary, the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property hereby granted and conveyed or expressed or intended so to be and every part thereof subject to the aforesaid tenancy;
- (b) **AND THAT** notwithstanding any act deed matter or thing whatsoever done as aforesaid the Vendor hath now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the property hereby granted and conveyed or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (c) **AND THAT** the Vendor hath not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the property hereby granted and conveyed or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (d) **AND THAT** the property hereby granted and conveyed or expressed or intended so to be now are free from all claims demands encumbrances charges leases uses liens lispens attachments restrictions debutters trusts acquisition requisition alignment 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 him or his predecessors-in-interest save the aforesaid tenancy.
- (e) **AND THAT** the Purchaser shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the property hereby granted and conveyed or expressed or intended so to be and receive the rents issues and profits thereof and every part thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for him or his predecessor-in-interest and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and every person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges encumbrances leases uses restrictions liens lispens attachments debutters trusts requisition acquisition alignment claims demands and liabilities whatsoever or howsoever save the aforesaid tenancy.

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- (f) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further and more perfectly assuring the property hereby granted and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.
- (g) **AND ALSO THAT** the Vendor, unless prevented by fire or some other irresistible force or accident, shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser produce or cause to be produced to the Purchaser or to his attorneys or agents before or at any trial, examination or commission for inspection or otherwise, as the occasion shall require, the title deeds in connection with the said Premises and also shall at the like request and costs of the Purchaser deliver or cause to be delivered to the Purchaser such attested or other copies or extracts therefrom as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

**III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASER** as follows:-

- (i) **THAT** the property hereby granted and conveyed or expressed or intended so to be or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.
- (ii) **AND THAT** the property hereby granted and conveyed or expressed or intended so to be or any portion thereof is not affected by any notice or scheme of alignment of the Kolkata Municipal Corporation or the Government or the Kolkata Improvement Trust or the Kolkata Metropolitan Development Authority or any other Public body or authorities.

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- (iii) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Premises or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- (iv) **AND THAT** there is no action, suit, appeal or litigation in respect of the said Premises or any part thereof pending and that no person has or has claimed any right title interest or possession whatsoever in or in respect of the said Premises or any part thereof, save the said Associated Packaging Products as a monthly tenant, nor sent any notice in regard thereto nor filed any suit or other legal proceedings in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding.
- (v) **AND ALSO THAT** all municipal and other rates, taxes, electricity charges and other outgoings and impositions payable in respect of the said Premises upto the date of the execution of the said Agreement dated 14<sup>th</sup> August, 2009 has duly been paid by the Vendor and there is no amount in arrears or outstanding in connection therewith.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(said Premises)**

**ALL THAT** messuages tenements hereditaments dwelling house sheds and premises together with the piece or parcel of land thereunto belonging and appertaining thereto containing an area of 12 Cottahs 04 Chittacks more or less situate and lying at and being premises No. 61 Deshpran Sasmal Road (formerly a portion of Premises Nos. 36, 37 and 38 Russa Road), Police Station-Charu Market (formerly Tollygunge), within Ward No. 89, of the Kolkata Municipal Corporation, Kolkata-700033, Sub Registration Office - Sub-Registrar of Alipore, District South 24 Parganas and delineated in the plan annexed hereto duly bordered thereon in "**RED**" and butted and bounded as follows:-

On The <b>North</b>	:	Partly by each of premises Nos.52/1, 64A and 63A, Russa Road East First Lane;
On The <b>South</b>	:	Partly by 12' feet wide Deshpran Sashmal Road, Kolkata and partly by premises No. 63 Deshpran Sashmal Road;
On The <b>East</b>	:	Partly by premises No. 63 Deshpran Sashmal Road and partly by premises No.63A Russa Road East First Lane;
On The <b>West</b>	:	By road and beyond that by premises No. 57 Deshpran Sasmal Road.

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**OR HOWSOEVER** the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

**BE IT MENTIONED** that the total constructed area at the said Premises hereby conveyed is 3280 Square feet more or less.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED** by the abovenamed **VENDOR** at Kolkata in the presence of:

*Goutam Misra*

*Sanath Kumar Mukerjee*  
S/o Late Subodh Ch. Mukerjee  
Flat No: F-6/5, Bipasa Apt.  
Shankar Bose Road Extn  
Kolkata - 700059.

*Ankush Shroff*  
Advocate

**EXECUTED** on behalf of the abovenamed **PURCHASER S.J.S. ASSOCIATES** by its Partners (i) Sri Jitendra V. Shah, (2) Sri Samir J. Shah and (3) (Smt.) Tarana J. Shah at **Kolkata** in the presence of:

**SJS ASSOCIATES**  
*Jitendra Shah*  
PARTNER  
(JITENDRA SHAH)

**SJS ASSOCIATES**  
*Samir Shah*  
PARTNER

*Ankush Shroff*  
Advocate  
Pankaj Shroff & Co.  
4, Government Place (North)  
8<sup>th</sup> floor, Kolkata - 700001.

**SJS ASSOCIATES**  
*Tarana J Shah*  
PARTNER

*Sanath Kumar Mukerjee*

Drafted by me:-

*Ankush Shroff*  
Advocate  
Calcutta High Court

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** from the within named Purchaser the within mentioned sum of Rs.58,32,440/- (Rupees fifty eight lakh thirty two thousand four hundred forty) only being the consideration in full payable under these presents as per the memo written below:

**MEMO OF CONSIDERATION:**

Sl. No.	By or out of Cheque/Pay Order/RTGS No.	Date	Bank	Amount (Rs. P.)
1.	061212	13.08.2009	United Bank of India	5,00,000.00
2.	692476	17.11.2009	-do-	1,33,311.00
3.	704333	29.03.2010	-do-	1,33,311.00
4.	704340	25.05.2010	-do-	1,33,311.00
5.	704356	23.08.2010	-do-	1,33,311.00
6.	704351	02.01.2011	-do-	1,33,311.00
7.	020564	20.06.2011	-do-	1,33,311.00
8.	513397	22.11.2011	State Bank of India	1,33,311.00
9.	014744	10.05.2012	United Bank of India	1,33,311.00
10.	014807	13.07.2012	-do-	1,33,311.00
11.	014813	08.10.2012	-do-	1,33,311.00
12.	011851	13.02.2013	Axis Bank	1,33,311.00
13.	011852	29.04.2013	-do-	1,33,311.00
14.	011853	29.04.2013	-do-	1,33,311.00
15.	011854	29.04.2013	-do-	1,33,311.00
16.	030754	24.06.2013	-do-	1,33,311.00
17.	038174	06.09.2013	-do-	33,32,775.00
			<b>Total:</b>	<b><u>58,32,440.00</u></b>

(Rupees fifty eight lakh thirty two thousand four hundred forty only)

**Witnesses:**

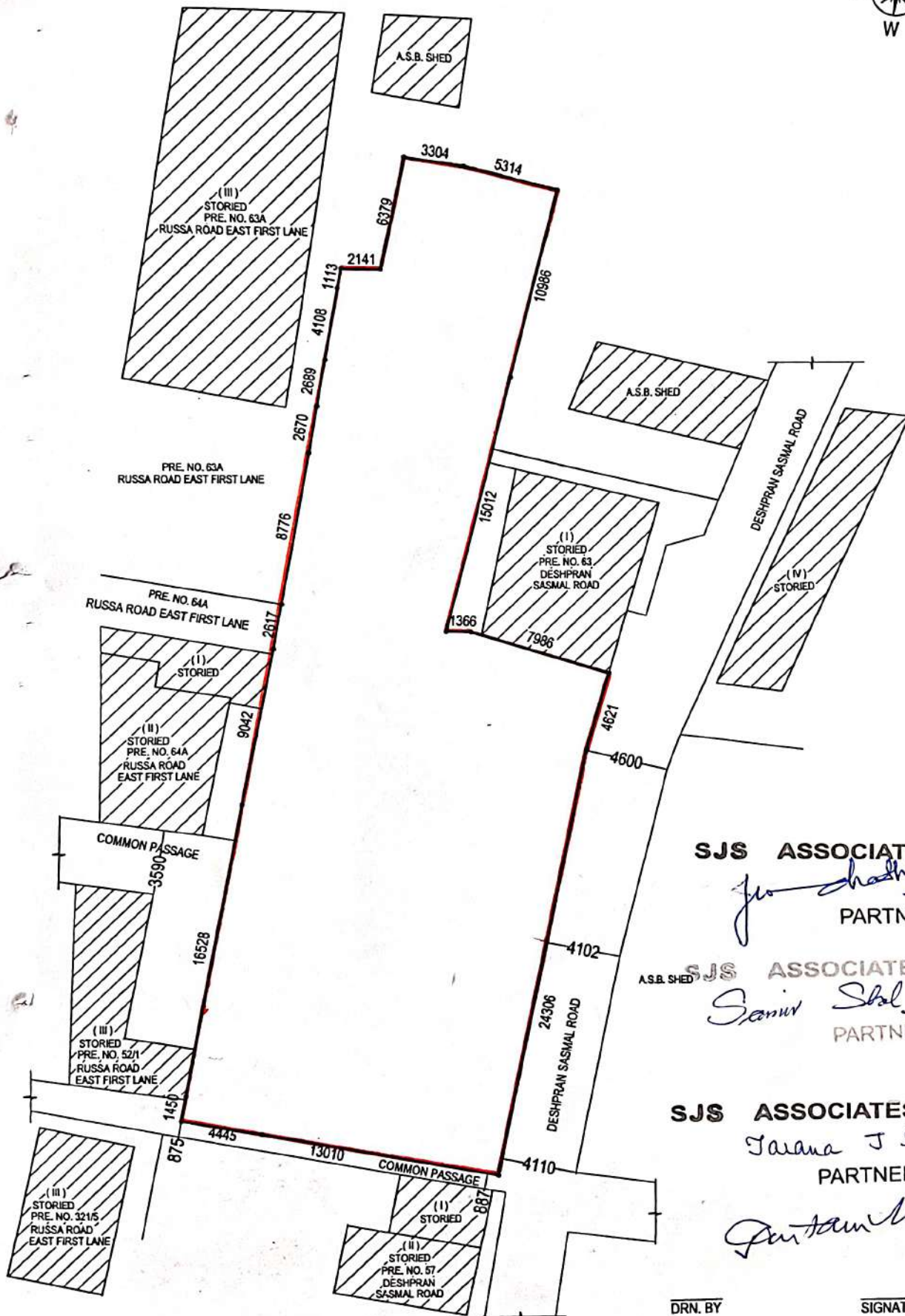
*Ankith Shooja*  
Advocate

*Gantawalli*

**(VENDOR)**

*Sanat Kumar Mukerjee*

**SCALE = 1:300**



  
PARTNER

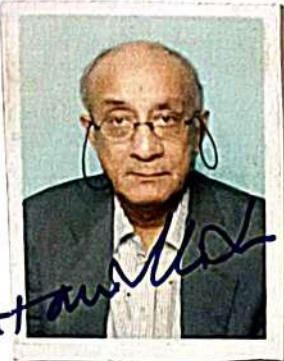










Sanjay Shal:  
PARTNER

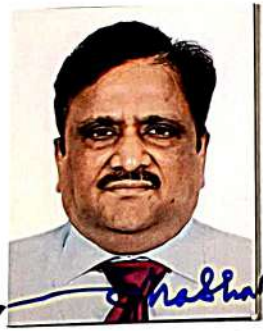










Tarana J Shah  
PARTNER












*James M. Jones*












DRN. BY

**SIGNATURE OF OWNERS**

Finger prints of the above executant					
 <p><i>Signature</i></p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the above executant					
 <p><i>Signature</i> (JITENDRA SHAH)</p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the above executant</i>					
 <p>Jan 2018</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the above executant</i>					
 <p>SAMIR SHAH</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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

**Endorsement For Deed Number : I - 08893 of 2013  
(Serial No. 08369 of 2013 and Query No. 1901L000021401 of 2013)**

**On 10/09/2013**

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

Presented for registration at 18.05 hrs on :10/09/2013, at the Private residence by Samir Shah , one of the Claimants.

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

Execution is admitted on 10/09/2013 by

1. Goutam Mitra, son of Lt. Bimal Kumar Mitra , 1/4, Justice Dwaraka Nath Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, Thana Bhowanipur, By Caste Hindu, By Profession : Service
  2. Samir Shah  
Partner, S. J. S. Associates., 41, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Business
  3. Jitendra V. Shah  
Partner, S. J. S. Associates., 41, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Business
  4. Tarana J. Shah  
Partner, S. J. S. Associates., 41, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Business
- Identified By Pradeep Yadav, son of ... , 4, Government Place North, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 11/09/2013**

**Certificate of Market Value(WB PUVI rules of 2001)**

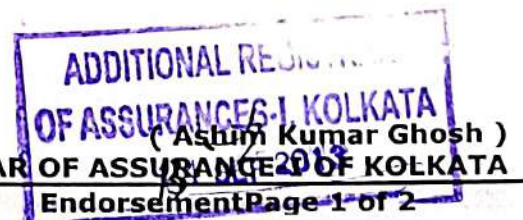
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,44,22,119/-

Certified that the required stamp duty of this document is Rs.- 1674072 /- and the Stamp duty paid as: Impressive Rs.- 100/-

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 13/09/2013**

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



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

13/09/2013 16:01:00

Endorsement Page 1 of 2



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

**Endorsement For Deed Number : I - 08893 of 2013**  
**(Serial No. 08369 of 2013 and Query No. 1901L000021401 of 2013)**

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

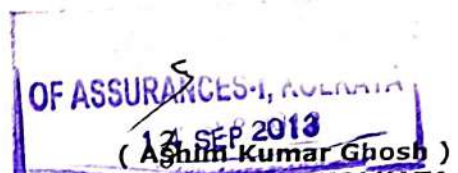
**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 4,88,740/- paid online on 10/09/2013 12:13PM with Govt. Ref. No.  
192013140003429232 on 09/09/2013 6:45PM, Bank: AXIS Bank, Bank Ref. No.  
WB100920130000700 on 10/09/2013 12:13PM, Head of Account: 0030-03-104-001-16, Query  
No:1901L000021401/2013

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance  
Department, Govt. of WB**

Stamp duty Rs. 16,74,072/- paid online on 10/09/2013 12:13PM with Govt. Ref. No.  
192013140003429232 on 09/09/2013 6:45PM, Bank: AXIS Bank, Bank Ref. No.  
WB100920130000700 on 10/09/2013 12:13PM, Head of Account: 0030-02-103-003-02, Query  
No:1901L000021401/2013

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

13/09/2013 16:01:00

EndorsementPage 2 of 2


KOLKATA - 700 001

legal@pankajco.com

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 17  
Page from 4180 to 4199  
being No 08893 for the year 2013.



  
(Ashim Kumar Ghosh) 16-September-2013  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal

**DATED THIS 10<sup>th</sup> DAY OF SEPTEMBER 2013**

**BETWEEN**

**GAUTAM MITRA**

**... VENDOR**

**AND**

**S.J.S. ASSOCIATES**

**... PURCHASER**

**CONVEYANCE**

**(61 Deshpran Sasmal Road, Kolkata)**

**PANKAJ SHROFF & COMPANY**

**Advocates**

**4, GOVERNMENT PLACE (NORTH)**

**8TH FLOOR**

**KOLKATA - 700 001**

**legal@pankajco.com**