



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 055397

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Sio
Additional District Sub-Registrar
Barrhat, New Town, North 24 Pgs.

10 FEB 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 9th day of February, Two Thousand AND Fifteen (2015) ~~BETWEEN~~ SMT. SIMA DEB BISWAS wife of Sri Samarendra Krishna Deb Biswas, by faith Hindu, by occupation Housewife, residing at Golders Green/Block (FG) Flat No. 301, 1, Nazrul

91952 09 JAN 2015

No. _____ Date _____
S. S. BHUTORIA
Advocate
Sold to _____ 7, Old Post Office Street
Address _____ R.N. 2, Ground Floor
Kolkata- 700 004 (W.B.)
ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

09 JAN 2015

Sima Deb Biswas.



969

Sima Deb Biswas.



970



UNMILA PROPERTIES PVT. LTD.

Alpana. P. Shah.

Director

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

X

Samar endu Krishna DebBiswas
80 Kase Titunda Nath DebBiswas
Galdess Green, Block - F B -
Flat no - 301
01, Nagrul Islam Avenue
Kot-700052,
Occupation - Nri Retired

09 FEB 2015

Islam Avenue, (Kaikhali VIP), P.S. Airport, Kolkata-700052, hereinafter referred to as the ~~'VENDOR'~~ (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ~~ONE PART~~ PAN NO. AGPPD 6945C.

AND

~~M/S. URMILA PROPERTIES PVT. LTD.~~ an incorporate body within the meaning of the Indian Companies Act, 1956 represented by one of its director Ms. Alpana P Shah daughter of Mr. Prabhudas C Shah carrying on business at its registered office at 33/34, Ramlal Mukherjee Lane, 2nd floor, PO. & P.S. & Dist. Howrah-711106, hereinafter referred to as the ~~'PURCHASER'~~ (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include the Director in the office for the time being, its successor in office, administrators, and assigns) of the ~~OTHER PART~~ PAN NO. AABCU 3400C.

WHEREAS Mr. Sannyashi Charan Roy was the absolute owner in respect of all that the piece and parcel of land measuring .26 satak under R.S.Khatian No. 158, L.R. Khatian No. 88, Mouza-Dosdrone, Village, Touzi No. 2998, New Touzi No.10, P.S. Rajarhat, District 24-Parganas (N) in the State of West Bengal.



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

09 FEB 2015

AND WHEREAS the said Sanyashi Charan Roy died intested leaving behind his wife Smt. Karuna Roy and the her only daughter Smt. Manorama Khamarui as his only heirs.

AND WHEREAS the said Smt. Karuna Roy and Smt. Manerama Khamarui recorded their names under the settlement survey Krishi khatian no. 436.

AND WHEREAS under a Deed of Conveyance dated 21st November 1989, being no-8337, the said Smt. Karuna Roy and Smt. Manarama Khamarui mentioned as vendor therein and Smt. Sima Deb Biswas as purchaser therein and vendor herein sold conveyed out of all that the said .26 satak of land a piece and parcel of land measuring more or less 5 cottah more particularly mentioned in the schedule 'A' herein below.

AND WHEREAS under an other Deed of Conveyance dated 17th August 1993, being no-6822, the said Smt. Karuna Roy and Smt. Manorama khamarui through their power of Attorney holder Mr. Kartick Chandra Khamarui sold and transferred All That the 1 cottah 8 chittaks of land situated and lying at Touzi No. 2998, New Touzi No.10, P.S. Rajarhat, District 24-Parganas (N) in the State of West Bengal, being under Khatian No. 157 old 158, Revisional settlement no. 150 Krishi Khatian No. 436 at present Khatian No. 88, ^{Subek} Dag No.5 and R.S. Dag No. 6, P.S. Rajarhat to the said Smt. Sima Deb Biswas the purchaser therein and the vendor herein absolutely also mentioned in the schedule below.

Smt. Deb Biswas.

Smt. Deb Biswas.

Smt. Deb Biswas

AND WHEREAS since then the said Smt. Sima Deb Biswas the vendor herein is the absolute owner in respect of the total land of 6 cottahs 8 chittaks situated and lying at the premises morefully mentioned in the schedule below and is in possession thereof.

AND WHEREAS for one or varied reason the said Sima Deb Biswas is desirous to dispose of the said land and the purchaser herein approached and offered a sum of Rs.58,00,000/- (Rupees Fifty eight lacs) only which the vendor accepted.

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance to the consideration of a sum of Rs.58,00,000/- (Rupees Fifty eight lacs) only of the lawful money of the Union of India well and truly paid by the Purchaser in the manner as set out in the Memorandum of Consideration herein do hereby admit the receipt of the same at or before the execution and of and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser and also the said land measuring 6 cottah 8 chittaks 0 sq.ft. morefully mentioned in the schedule below hereby intended to be sold and transferred the vendor do hereby sell, transfer, convey, assure and assign the said admeasurements .26 satak **TO HAVE AND TO HOLD** the said **LAND AND THE** absolutely and forever free from all encumbrances, charges, liens, dispendens, attachments, trusts whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities **AND TOGETHER WITH** all

easements or quasi easements and other stipulations and provisions as provided for in connection with the beneficial use and enjoyment of the said land **TO HAVE AND TO HOLD THE SAID LAND** hereby sold, transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser **TOGETHER WITH** all rights, benefits and advantages and all manner of forever and other rights, liberties, assessment, privileges, appendages and appurtenances whatsoever to the said land meassuages, tenements, hereditaments and premises or in any ways appertaining to or with the same or any part thereof usually held used occupied and enjoyed or reputed to belong or be appurtenant thereto and the revision or revisions remainder and reminders and the rent issues and profit thereof and/or any and every part thereof **AND** all the estate right, title, interest inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or any and every part thereof and all deeds, muniments, writings and evidences or title which in ways relate to the said meassuages, tenements, hereditaments and premises or any part and parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendor or any person or persons from where he can or may procure the same without action or suit in law or in equity **TO HAVE AND TO HOLD** the said property hereby granted, sold, conveyed, transferred or expressed or intended so to be with their right members and appurtenances unto and to the use of the Purchaser forever and the Vendor doth hereby covenant with the purchaser in notwithstanding any act, deed or things by the said Vendor done or executed or knowingly suffered to the contrary the

Purchaser shall and may at all times hereafter peaceably and quietly and enjoy the said property and every part thereof and receive the rents, issues and profit thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for the Vendor and that free from all encumbrances whatsoever made or suffered by the Vendor or any person lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and person having or lawfully or equitably claiming any estate or interest in the said premises or any part thereof from under or trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the purchasers his/their heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto and to the use of the purchasers his/their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this presents as shall or may be reasonably required and further more that the Vendor and all their heirs, executors, administrators shall at all times hereafter indemnify and keep indemnified the purchaser his heirs, executors, administrators, and assigns against loss, damages costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contents. And the Vendor hereby covenant and agree to pay arrears of rates and taxes and all other outgoings and levies if any be found due and payable with interest and costs, if any, to any person or appropriate

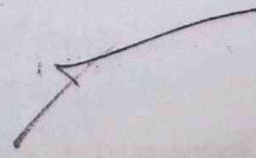
authority or authorities concerned for all the period upto and upon the date of these presents and agree to keep the Purchaser fully indemnified against any claim and demand arising there from and in respect thereof.

THE SCHEDULE ABOVE REFERRED TO :

Sima Deb Biswas.
ALL THAT the piece and parcel of land measuring 6 cottahs 8 chittaks 0 sq.ft. under L.R.Khatian No. 157 & 158, R.S. Khatian No. 88, Mouza- Sabek Dag No-5, Dosdrone, Village, Touzi No. 2998, New Touzi No.10, J.L. No. 4, Dag No. 6, Krishi Khatian No. 436, P.S. Rajarhat, District 24-Parganas (N) together with one Tin shed measuring 100 sq.ft. in the State of West Bengal as shown within "RED" borders in the map or plan annexed hereto and butted and bounded as under. *Nearest Dasadrone School Math.*

Sima Deb Biswas.

ON THE WEST :	6 12-ft. road
ON THE EAST :	12 ft. 6 ft. road
ON THE NORTH :	Part of Dag No. 6
ON THE SOUTH :	Kaikhali Mouza land.



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

SIGNED SEALED AND DELIVERED by

the VENDOR at Kolkata in presence of:

1. B-R. Dewharia
BASANT RAT DUDHERIA
14/2. OLD CHINA B2. 5P.
KOL-1. RN-308.

Sure Deb Biswas.

SIGNATURE OF THE VENDOR

2. *Parasmah Bachhawat*
(PARASMAH BACHHWAT)
873, A' B1, Lake Town
KOL-89.

SIGNED SEALED AND DELIVERED by

the PURCHASER at Kolkata in presence of:

1. *Samarendra Krishna DebBiswas*
Golders Green, Block-EG-
Flats-301,
01, Nagul Islam Avenue
KOL-700052

URMILA PROPERTIES PVT. LTD.

Alpana. P. Shah.

SIGNATURE OF THE PURCHASER
DIRECTOR

2. *Parasmah Bachhawat*
(PARASMAH BACHHWAT)
873, A' B1, Lake Town
KOL-89

MEMO OF CONSIDERATION

RECEIVED from within named

PURCHASER the within mention sum of

Rs.58,00,000/- (Rupees Fifty eight lacs)

only being the total consideration of in

respect of the Second Schedule Unit .

- 1] Received by cheque No. 966084 Dt. 2/2/2015 drawn on IDBI Bank Brabourne Road Branch for Rs. 500000/- (Five lacs)
- 2] Received by cheque No. 966087 Dt. 5/2/2015 drawn on IDBI Bank Through RTGS Brabourne Road Branch for Rs. 25,00,000/- (Twenty five lacs)
- 3] Received by cheque No. 966088 Dt. 7/5/2015 drawn on IDBI Bank Through RTGS Brabourne Rd. Branch for Rs. 28,00,000/- (Twenty eight lacs)

WITNESSES:

Smita Deb Bismal .

SIGNATURE OF THE VENDOR.

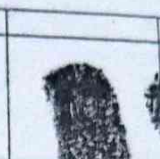
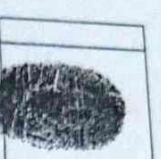
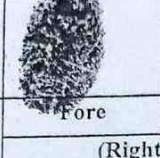
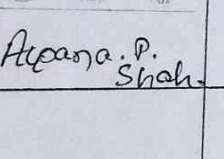
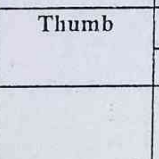
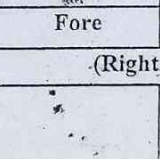
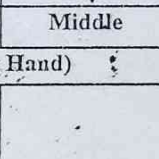
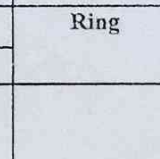
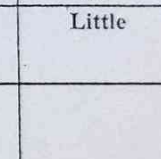
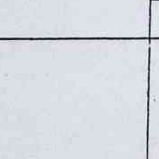
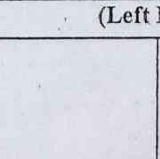
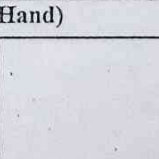
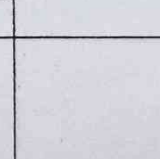
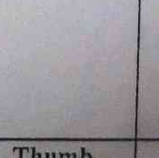
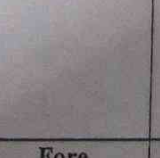
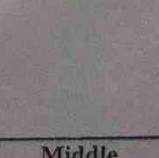
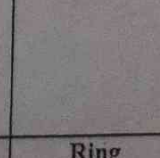
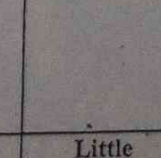
- 1] Samarendra Krishna DebBiswas
Golden Green, Block-F. G
Flat no- 301
01, Nagrul Dham Avenue
Kolkata-700052
- 2] Mr. Preetkumar
(PARANMAL BACHAWAT)
87B, AB Block, Lake Town
Kolkata-89.

Drafted by :

Smita S S
Advocate

(S. S. BHUTORIA)
7. Old Post Office Street
Kolkata-700001

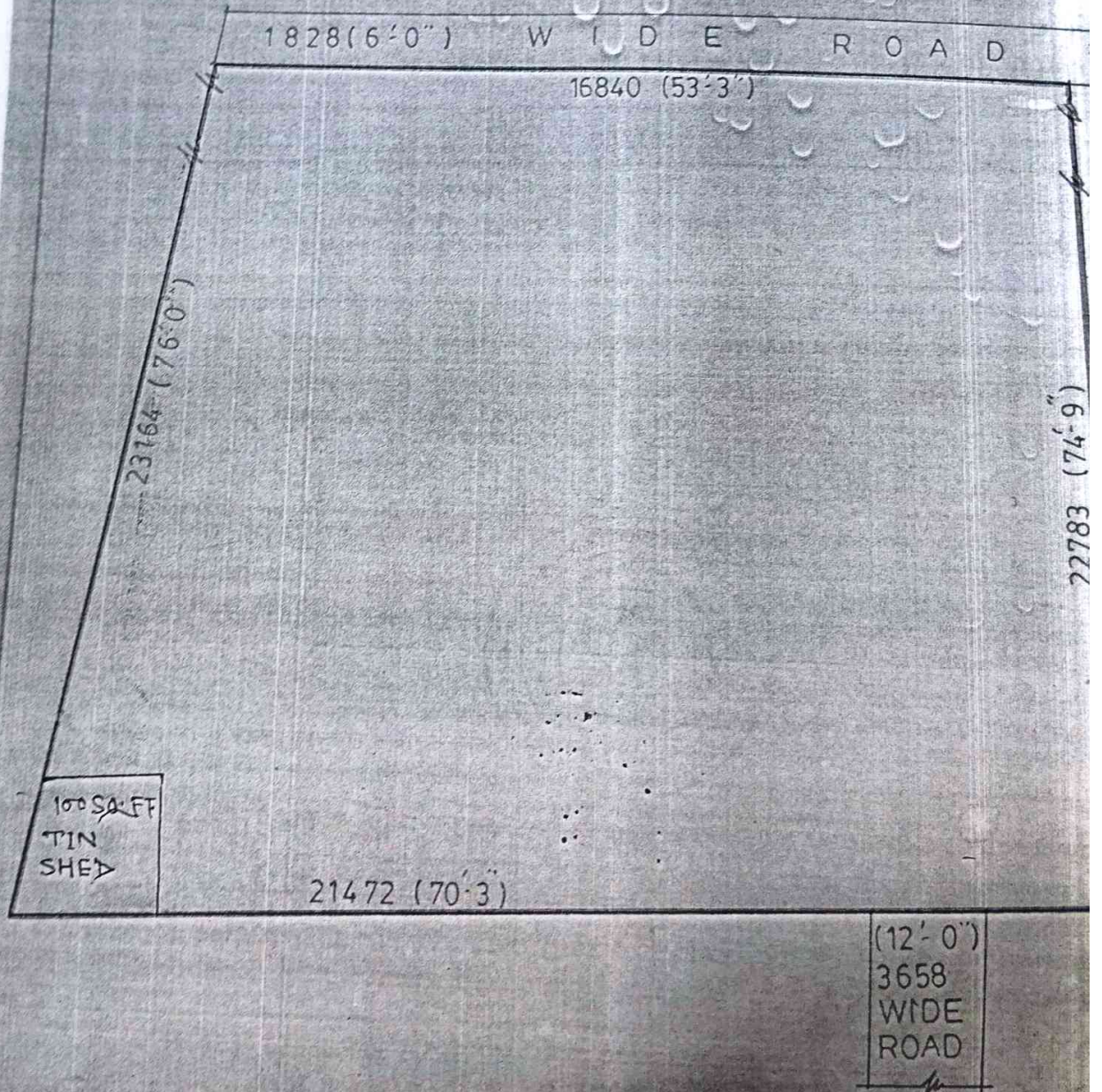
SPECIMEN FORM FOR TEN FINGERPRINTS

	Suma Deb Biswas.					
Suma Deb Biswas.		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	Alpana. P. Shah.					
Alpana. P. Shah.		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					

SITE PLAN OF LAND AT MOUZA - DASDRAWN, J.L. NO. 4, R.S. KHATIAN
NO. 88, KRI KHATIAN NO. 436, R.S. DAG NO. 6, WARD NO. 8, HOLDING
NO. R.G.M./8/278, UNDER R.G.M.



AREA OF LAND - 6 K. - 8 CH. - 0 SQ. FT. (MORE OR LESS)
SHOWN IN RED COLOUR



Sima Deb Biswas.

Traced by
S. K. Biswas



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

Endorsement For Deed Number : I - 01354 of 2015
(Serial No. 01486 of 2015 and Query No. 1523L000002920 of 2015)

On 09/02/2015

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

Presented for registration at 20.00 hrs on :09/02/2015, at the Private residence by Sima Deb Biswas, Executant.

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

Execution is admitted on 09/02/2015 by

1. Sima Deb Biswas, wife of Samarendra Krishna Biswas, Golders Green/ Block F G, Flat No:301 Kaikhali, 1 Nazrul Islam Avenue, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052, By Caste Hindu, By Profession : House wife
2. Alpana P Shah
Director, M/s. Urmila Properties Pvt. Ltd., 33/34, Ramlal Mukherjee Lane, 2nd Floor, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, Pin :-711106.
, By Profession : Business

Identified By Samarendra Krishna Deb Biswas, son of Lt J N Deb Biswas, Golders Green/ Block F G, Nazrul Islam Avenue, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052, By Caste Hindu, By Profession: Retired Person.

(Debasish Dhar)
Additional District Sub-Registrar

On 10/02/2015

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

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

Payment of Fees:

Amount by Draft

Rs. 64683/- is paid , by the draft number 635266, Draft Date 07/02/2015, Bank Name State Bank of India, LAKE TOWN, received on 10/02/2015

(Under Article : A(1) = 64669/- ,E = 14/- on 10/02/2015)

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.-58,80,000/-

Certified that the required stamp duty of this document is Rs.- 411620 /- and the Stamp duty paid as Impressive Rs.- 100/-

Deficit stamp duty

Additional District Sub-Registrar
Rajarat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar

10 FEB 2015

10/02/2015 11:27:00



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

Endorsement For Deed Number : I - 01354 of 2015
(Serial No. 01486 of 2015 and Query No. 1523L000002920 of 2015)

Deficit stamp duty Rs. 411530/- is paid , by the draft number 635267, Draft Date 07/02/2015, Bank
State Bank of India, LAKE TOWN, received on 10/02/2015

(Debasish Dhar)
Additional District Sub-Registrar




Additional District Sub-Registrar
Rajarhat, New Tower, North 24-Pgs.

10 FEB 2015

(Debasish Dhar)
Additional District Sub-Registrar

Endorsement Page 2 of 2



DATED THIS DAY OF 2015

BETWEEN

SMT. NIMA DEB BISWAS
.....VENDOR

AND
M/S. URMILA PROPERTIES PVT.
LTD.
.....PURCHASER

DEED OF CONVEYANCE

09 FEB 2015

Mr. S.S. Bhutoria
Advocate
7, Old Post Office Street,
Kolkata-700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 4255 to 4269
being No 01354 for the year 2015.



X
(Debasish Dhar) 10-February-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal