

15456

11387



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 232539

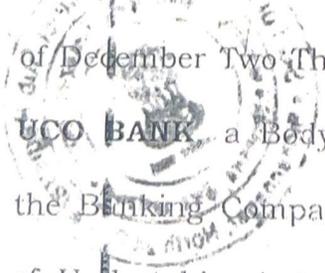
28/12/11
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6-29078

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

Adl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
20 DEC 2011

DEED OF CONVEYANCE

This DEED OF CONVEYANCE made this 20th day of December Two Thousand and Eleven BETWEEN UCO BANK a Body Corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970, as amended by the



V.C.No - 5001/2011

Date - 20/12/2011

J-1) 250
J-2) 150
400

50 DEC 2011

114760

Sold to.....
Address.....
20 DEC 2011
Value.....
L.S.V.
High Court A.S.

200 Rani Shankari Lane

KI-26

SOJIT SARKAR
LICENSED STAMP VENDOR
High Court A. S.

IPAI TRAINING PRIVATE LIMITED

Anju Sanghi
Director

Handwritten text in Hindi, partially obscured and difficult to read.

V.C. 9999

IPAI TRAINING PRIVATE LIMITED

Anju Sanghi
Director

V.C. 10000



कृते युको बैंक / For UCO Bank
- 81 -
(NILAMANI PADH)
मुख्य प्रबन्धक / Chief Manager
75/1, पार्क स्ट्रीट ब्रांच / 75C, Park Street Branch
कोलकाता-२२ / Kolkata - 700016

Adal. District Sub-Registrar
Bidhanagar, (Salt Lake City)
20 DEC 2011

Identified by
Swaraj Shaw
Advocate

Banking Laws (Amendment) Act, 1985, having its Head Office at No. 10, B.T.M. Sarani, in the town of Kolkata and carrying on banking business amongst other places at 75C, Park Street, Kolkata - 700016 represented by its Chief Manager and Authorized Officer **SHRI NILAMANI PADHI**, son of Late Paramananda Padhi, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successors-in-office, legal representatives and assigns) of the **ONE PART**; AND **IPAI TRAINING PRIVATE LIMITED**, having its registered office at 20C, Rani Shankari Lane, Kolkata - 700026, ^{PAN CARD NO. AACL/1168G} represented by its Director Mrs. Anju Sanghi hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor, legal representatives and permitted assigns) of the **OTHER PART**;

WHEREAS, the immoveable properties shown in **Schedule 'A'**, **Schedule 'B'** and **Schedule 'C'** below were secured in favour of UCO Bank, Park Street Branch (hereinafter referred to as the Bank) towards the liability under financial facility granted to M/s. Aastha Construction, the guarantor in the Account of M/s. Chandra Mohan Sarkar by the said Bank.

AND WHEREAS, the immovable properties morefully described in Schedule 'A', Schedule 'B' and Schedule 'C' herein below were

IPAI TRAINING PRIVATE LIMITED
Anju Sanghi
Director

initially purchased by one M/s. Aastha Construction, a partnership firm represented by its partners 1) Shri Siddhartha Nag, son of Late Lal Mohan Nag and 2) Shri Chandra Mohan Sarkar, son of Late Trailakya Nath Sarkar, and the office of the partnership firm is situated at 6D, Romnath Majumdar Street, P.O. & P.S. Ahmerstreet, Kolkata - 700009 as per the terms of the respective Deeds of Conveyance. **Schedule 'A'** property was registered on 18th February, 2010 and recorded in Book I, CD Volume No. 3, at Pages 12204 to 12220 being Deed No: 01910 for the year 2010 in the file of the Additional District Sub-Registrar, Bidhan Nagar, North 24 Parganas; **Schedule 'B'** property was registered on 17th February, 2010 and recorded in Book I, CD Volume No. 3, at Pages 12689 to 12702 being Deed No: 01934 for the year 2010 in the file of the Additional District Sub-Registrar, Bidhan Nagar, North 24 Parganas; And **Schedule 'C'** property was registered on 17th February, 2010 and recorded in Book I, CD Volume No. 3, at Pages 12281 to 12294 being Deed No: 01914 for the year 2010 in the file of the Additional District Sub-Registrar, Bidhan Nagar, North 24 Parganas; and ever since then the aforesaid Partnership Firm was enjoying the Scheduled Properties as absolute owner by paying statutory dues to the respective departments.

AND WHEREAS the said M/s. Aastha Construction, the guarantor in the borrowal account of M/s. Chandra Mohan Sarkar, who availed a financial facility by mortgaging the properties described

in Schedule 'A', Schedule 'B' and Schedule 'C' respectively in favour of UCO Bank, Park Street Branch as security of the said loan by depositing aforesaid three title deeds with the UCO Bank as equitable mortgage.

AND WHEREAS later on the said M/s Chandra Mohan Sarkar, the borrower, due to some reasons, had failed to keep his commitments to the Bank as per the agreed terms of repayment and the loan account has become NPA, as per Bank norms accordingly it was decided by the said Bank to pursue steps to enforce the security interest in respect of the Scheduled Properties in accordance with the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to in short as SARFAESI Act, 2002) for collection of the dues amount by selling the mortgaged properties.

AND WHEREAS the said Bank through its Authorized Officer, after following due procedure under the SARFAESI Act 2002, took possession of the aforesaid premises described in **Schedule 'A'**, **Schedule 'B'** and **Schedule 'C'** respectively in pursuance of the powers granted under the said statute and decided to put the said properties for sale by auction to recover its dues. As such, the said Bank the Vendor herein being the secured mortgagee, is sufficiently entitled to sell the aforesaid properties to any purchaser.

AND WHEREAS the Bank's Authorized Officer advertised the Public Auction Notice on 19.08.2011 in the Times of India inviting tenders from the public for sale of the scheduled immovable properties.

AND WHEREAS pursuant to the said Advertisement, the PURCHASER herein participated in the said auction held on 21.09.2011 and submitted its offer to purchase the said Scheduled Properties at a total consideration of Rs.80,00,000/-.

AND WHEREAS it was found by the VENDOR that the offer of the PURCHASER herein was the highest one and accordingly the PURCHASER was declared as the highest bidder as such the Vendor herein agreed to sell the Schedule A, Schedule B and Schedule C properties in favour of the Purchaser herein at a total consideration of Rs.80,00,000/-, being the highest quoted rate.

AND WHEREAS the PURCHASER paid a total sum of Rs. 80,00,000/- (Rupees Eighty Lakhs only) to the VENDOR as per the terms of the Auction and the Authorized Officer acknowledged the said payment and executed the Sale Certificate dated 18.11.2011 in favour of the PURCHASER in respect of the Scheduled Properties (described in Schedule 'A', 'B' and 'C' respectively) in pursuance of the powers granted under the SARFAESI Act 2002.

AND WHEREAS the PURCHASER herein intends to have a Deed of Conveyance executed in its favour in respect of the said immoveable properties morefully described in Schedule 'A', Schedule 'B' and Schedule 'C' respectively.

AND WHEREAS by virtue of the aforesaid Sale Certificate dated 18.11.2011, the VENDOR herein is executing this Deed of Conveyance in favour of the PURCHASER herein in respect of the said immoveable properties.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said Sale Certificate dated 18.11.2011 issued by the Authorized Officer in pursuance of the relevant provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in consideration of the sum of Rs.80,00,000/- (Rupees Eighty Lakhs only) already paid by the PURCHASER to the VENDOR before the execution of these presents (the receipt whereof the Bank through its Authorized Officer being the VENDOR herein hereby admits and acknowledges as per the Memo of Consideration mentioned hereunder), the VENDOR does hereby grant sale, transfer, convey, assign and assure unto the **PURCHASER ALL THAT** part and parcel of the property more fully and particularly described in **Schedule 'A'** consisting of land measuring 6 (six) Cottahs 14 (fourteen) Chittacks and 18 (eighteen) Sq. ft. more or less comprised in R.S. Dag No. 345 under Khatian No. 10, J.L. No.18

at present Touzi No. 10, Mouza Mahisbathan, Police Station Rajarhat, now P.S. Bidhannagar, within the registration of Addl. District Sub-Registry Office at Bidhannagar, District 24 Parganas (North) being scheme plot No. 29, under Ward No. 14, Bidhannagar Municipality; **AND ALL THAT** part and parcel of the property more fully and particularly described in Schedule 'B' consisting of land measuring 2 (two) Cottahs and 8 (eight) Chittacks more or less being the part or portion of Revisional Settlement Dag No. 252 under Khatian No. 26, 27, 67, 350, 352, 354t Touzi No. 145 in J.L. No. 18, Revenue Survey No. 203, situated and lying at Mouza Mahisbathan, Police Station Rajarhat, now P.S. Bidhannagar within the registration of Addl. District Sub-Registry Office at Bidhannagar, District 24 Parganas (North) being Scheme Plot No. 14A under Ward No. 14, Bidhannagar Municipality; **AND ALL THAT** part and parcel of the property more fully and particularly described in Schedule 'C' consisting of land measuring 2 (two) Cottahs and 8 (eight) Chittacks more or less being the part or portion of Revisional Settlement Dag No. 252 under Khatian No. 26, 27, 67, 350, 352, 354t Touzi No. 145 in J.L. No. 18, Revenue Survey No. 203, situated and lying at Mouza Mahisbathan, Police Station Rajarhat, now P.S. Bidhannagar with in the registration of Addl. District Sub-Registry Office at Bidhannagar, District 24 Parganas (North) being Scheme Plot No. 14 under Ward No. 14, Bidhannagar Municipality; and all the aforesaid Properties more fully and particularly described in the Schedules 'A', Schedule 'B' and Schedule 'C' respectively

hereunder hereinafter referred to as the "Scheduled Properties" together with all boundary walls, easements, profits, appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in any appertaining with the same or any part thereof now or at any time hereinafter held used enjoyed, or occupied therewith or accepted reputed deemed taken or known as part parcel or member thereof or be appurtenant thereto with them and every of their appurtenances AND ALL the estate, right, title, inheritance, reversion or reversions and reminders use trust possession said property claim and demand whatsoever both at law in equity of the VENDOR and also of the PURCHASER if any into and upon the said Scheduled Properties or any of them or any part thereof AND ALL deeds, paths, amenities, writings, evidences and documents of title which relates to or concerns the said Scheduled Properties or any part thereof and which now are or hereafter shall or may be in the custody power possession of the VENDOR or any other person/persons from whom he can or may procure the same without any action or suit TOGETHER WITH the benefits and advantages of all covenants, stipulations and agreements for production of the Deed and documents of title writings and papers if any specified and contained in prior title deeds or otherwise TO HAVE AND TO HOLD the said Scheduled Properties hereby transferred or expressed or intended so to be with their appurtenances unto the PURCHASER absolutely and for ever AND the VENDOR doth hereby covenants with the PURCHASER that notwithstanding any act deed or thing by the

VENDOR done or executed or knowingly suffered to the contrary the VENDOR is now lawfully seized and possessed of the said properties free from any encumbrances, attachment or defects in title whatsoever and that the Vendor has full power and absolute authority to sell the said properties described in the Schedule 'A', Schedule 'B' and Schedule 'C' below in manner aforesaid. And the PURCHASER shall hereafter and may at all times hereafter peaceably and quietly hold, possess and enjoy the said properties in khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under him, AND all the equal rights with the VENDOR ingress and egress and/or entrance and/or access to the said Scheduled Properties described in the Schedule 'A', Schedule 'B' and Schedule 'C' AND THAT free and clear and freely and clearly and absolutely exonerated realized and discharged or otherwise by and at the cost and expenses of the VENDOR well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner or form or other estates rights title interests claims demands losses damages actions proceedings trusts encumbrances charges easements liens lispens alignments acquisitions whatsoever created made occasioned or suffered AND FURTHER the VENDOR lawfully or equitably claiming any estate right, title or interest of and in the said Scheduled Properties described in the Schedule 'A', Schedule 'B' and Schedule 'C' and all hereby transferred or any of them or any part thereof from under or in trust for them the VENDOR shall

and will from time to time and at all times hereinafter upon the request and at the cost of the PURCHASER do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further and more perfectly assuring the said Scheduled Properties and all and singular hereby transferred or any part thereof unto and the PURCHASER in the manner aforesaid as shall or may be reasonably required.

THE VENDOR DOETH HEREBY COVENANTS WITH THE PURCHASER:

(a) The interest which the VENDOR doth hereby profess to transfer subsist and that it has good right full power absolute authority and indefeasible title to grant convey transfer assign and assure the said interest of the VENDOR in or upon the Scheduled Properties hereby granted conveyed transferred assigned and assured unto the PURCHASER in the manner aforesaid.

(b) The PURCHASER shall hereafter peaceably and quietly hold, possess and enjoy the said Scheduled Properties with absolute right to sell, transfer, gift, mortgage, convey whatsoever as its absolute owner without any lawful eviction, claims, interruption, demand whatsoever from the VENDOR or any person claiming through or under him.

(c) That notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary, the VENDOR is now lawfully seized and possessed of the said Scheduled Properties more fully and particularly described in the Schedule 'A', Schedule 'B' and Schedule 'C' respectively free from all encumbrances, attachments, charges or defects in title whatsoever and are not affected by any notice of acquisition or requisition nor acquired or requisitioned under any Act or law for the time being in force at the instance of the Government Panchayat or any Private or public body or corporation or otherwise howsoever.

(d) And that all rates, taxes, charges for the utilities including electric charges and other outgoings in respect of the said property have been paid and whatever dues shall be paid by the purchaser herein.

SCHEDULE 'A'

ALL THAT part and parcel of the property consisting of land measuring 6 (six) Cottahs, 14 (fourteen) Chittacks and 18 (eighteen) Sq. ft. more or less comprised in R.S. Dag No. 345 under Khatian No. 10, J.L. No. 18 at present Touzi No. 10, Mouza Mahisbathan, near Polerit road, Police Station Rajarhat now Police Station Bidhannagar, within the registration of Addl. District Sub-Registry Office at Bidhannagar, District 24 Parganas (North) being

scheme plot No. 29, under Ward No. 14, Bidhannagar Municipality, butted and bounded by:

ON THE NORTH : 12 feet wide Road
ON THE SOUTH : Plot No. 36 and part of Plot No. 37
ON THE EAST : Plot No. 30
AND ON THE WEST : Municipal Road 12 feet

Ajju Sanghi

SCHEDULE 'B'

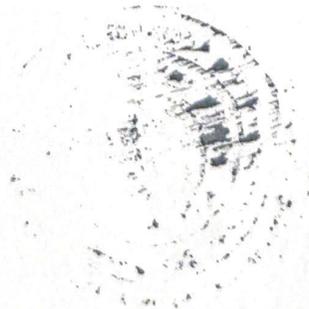
ALL THAT part and parcel of the property consisting of land measuring 2 (two) Cottahs and 8 (eight) Chittacks more or less being the part or portion of Revisional Settlement Dag No. 252 under Khatian No. 26, 27, 67, 350, 352, 354t Touzi No. 145 in J.L. No. 18, Revenue Survey No. 203, situated and lying at Mouza Mahisbathan, near Polerit road, Police Station Rajarhat, now P.S. Bidhannagar, with in the registration of Addl. District Sub-Registry Office at Bidhannagar, District 24 Parganas (North) being Scheme Plot No. 14A under Ward No. 14, Bidhannagar Municipality, butted and bounded by:

ON THE NORTH : Scheme Plot No. 14
ON THE SOUTH : 10 ft. Common Passage
ON THE EAST : Others Land
ON THE WEST : Others Land

SCHEDULE 'C'

ALL THAT part and parcel of the property consisting of land measuring 2 (two) Cottahs and 8 (eight) Chittacks more or less being the part or portion of Revisional Settlement Dag No. 252 under Khatian No. 26, 27, 67, 350, 352, 354t Touzi No. 145 in J.L. No. 18, Revenue Survey No. 203, situated and lying at Mouza Mahisbathan, near Polerit road, Police Station Rajarhat, now P.S. Bidhannagar, within the registration of Addl. District Sub-Registry Office at Bidhannagar, District 24 Parganas (North) being Scheme Plot No. 14 under Ward No. 14, Bidhannagar Municipality, butted and bounded by:

ON THE NORTH	:	10 feet wide Passage
ON THE SOUTH	:	Plot No. 14A
ON THE EAST	:	Others Land
ON THE WEST	:	Others Land



Handwritten signatures and dates at the bottom of the page, including a date that appears to be 19/11/1952.

IN WITNESS WHEREOF the parties have hereunder set and subscribed their respective signatures and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of:-

WITNESS:

Pankaj Maloo

- 1) PANKAJ MALOO
29A, SOUTHENB PARK
4TH FLOOR
KOLKATA - 700029

कृते युको बैंक / For UCO Bank
मुख्य प्रबन्धक / Chief Manager
75सि, पार्क स्ट्रीट ब्रांच / 75C, Park Street Branch
कोलकाता-२६ / Kolkata - 700016
NILAMANI PADHI

(Signature of the VENDOR)

- 2) Swaraj Shaw
Adv
High Court, Cal.

IPAI TRAINING PRIVATE LIMITED
Anju Sanghi
Director

(Signature of the PURCHASER)

Drafted by:

Swaraj Shaw
Advocate

MEMO OF CONSIDERATION

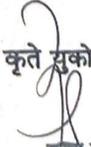
Received of and from the within named PURCHASER the within mentioned total sum of **Rs. 80,00,000/- (Rupees Eighty Lakhs only)** being the full amount of consideration as per Memo below:-

Name of Bank	DD No.	Date	Amount (Rs)
HDFC	001275	19/09/2011	Rs.8,25,000/-
Indian Overseas Bank	429985	31/10/2011	Rs.1,90,000/-
UBI	069857	31/10/2011	Rs.6,07,212/-
ICICI	000267	31/10/2011	Rs.2,00,000/-
ICICI	000268	31/10/2011	Rs.1,00,000/-
HDFC	037981	31/10/2011	Rs.33,00,000/-
Indian Overseas Bank	429989	31/10/2011	Rs.6,00,000/-
Indian Overseas Bank	429987	31/10/2011	Rs,1,65,000/-
HDFC	038068	11/11/2011	Rs2,87,788/-
HDFC	038061	11/11/2011	Rs.9,00,000/-
Union Bank	033266	17/11/2011	Rs.8,25,000/-

TOTAL:- Rs.80,00,000/-

RUPEES EIGHTY LAKHS ONLY

कृते यूको बैंक / For UCO Bank


मुख्य प्रबन्धक / Chief Manager
75सि, पार्क स्ट्रीट शाखा / 75C, Park Street Branch
कोलकाता-९६ / Kolkata - 700016

(Signature of the VENDOR)

WITNESS:

1. Pakaj Paul

2. Swaraj Shaw
AS



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

Endorsement For Deed Number : I - 14387 of 2011
(Serial No. 15456 of 2011)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR




Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

20/12/2011 15:13:00

20 DEC 2011



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

Endorsement For Deed Number : I - 14387 of 2011
(Serial No. 15456 of 2011)

On

Payment of Fees:

On 20/12/2011

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 117813/-, on 20/12/2011

(Under Article : A(1) = 117799/- ,E = 14/- on 20/12/2011)

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.-10710000/-

Certified that the required stamp duty of this document is Rs.- 749720 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 744750/- is paid, by the draft number 891853, Draft Date 20/12/2011, Bank Name State Bank of India, BHOWANIPORE, received on 20/12/2011

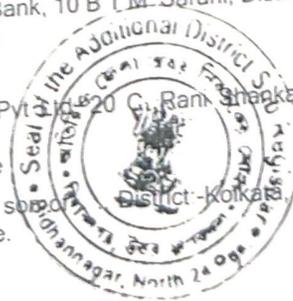
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14.30 hrs on :20/12/2011, at the Private residence by Anju Sanghi ,Claimant.

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

Execution is admitted on 20/12/2011 by

1. Nilamani Padhi
Chief Manager, U C O Bank, 10 B T.M. Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :-
, By Profession : Service
2. Anju Sanghi
Director, Ipai Training Pvt Ltd, 20 G. Ram Shankari Lane, District:-Kolkata, WEST BENGAL, India,
P.O. :- Pin :-700026 .
, By Profession : Service
Identified By S Shaw, son of
By Profession: Advocate.



(Signature)
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

20 DEC 2011

20/12/2011 15:13:00

SPECIMEN FORM FOR TEN FINGERPRINTS



of - 11 - (NILGAMA) (A-24)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Aju Saughi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Dated this day of December, 2011.

B E T W E E N

UCO BANK

.....VENDOR

AND

IPAI Training Private Limited

..... PURCHASER

DEED OF CONVEYANCE

MR. SWARAJ SHAW

ADVOCATE

C/o. Mr. M.Hossain, Advocate

HIGH COURT, CALCUTTA

6, OLD POST OFFICE STREET,

BASEMENT ROOM NO. 8 & 9,

KOLKATA - 700 001