

08922/2011

I-10796/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 137820

2/19554/11
 M/V 8,82,16,26sf



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
 20.08.11

THIS DEED OF CONVEYANCE made this 29th day of July Two
 Thousand and Eleven

2358/11

250
 300
 550

8-1
 29/7/11

[Faint handwritten notes and signatures in the bottom right corner]

11/20701 - 11

11/20701 - 11

36600

26 JUL 2011

No.....Date.....
Sold to.....Phalguri Bag
Address.....Advocate
Rs. 100.....High Court, Calcutta

L. S. VENDOR
HIGH COURT CAL



✓ Sankar Sankar



5798 c



RNR DEVELOPMENT & CONSULTANT PVT. LTD.
Sankar Sankar
Chairman



Jinesh J. Mehta
Son of Late Jamnadas
Mehta
55 - Bamesh Mithal
Bhawani pils.
Kolkata, 700025



THIS DEED OF CONVEYANCE made this
Twenty and Eleven



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

Endorsement For Deed Number : I - 10796 of 2011
(Serial No. 08922 of 2011)

On

Payment of Fees:

On 29/07/2011

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

Presented for registration at 18.30 hrs on :29/07/2011, at the Private residence by Sankar Sarkar ,Executant.

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

Execution is admitted on 29/07/2011 by

1. Sankar Sarkar
Chaiman, M/s R N R Development & Consultant Pvt Ltd, 9/3, Ekdalia Road, Kol, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 .
, By Profession : Others

Identified By Dinesh J Mehta, son of Late Jamnadas Mehta, 55, Ramesh Mitra Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By Caste: Hindu, By Profession: Others.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 30/07/2011

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.-88216265/-

Certified that the required stamp duty of this document is Rs.- 6175149 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 20/08/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 10796 of 2011
(Serial No. 08922 of 2011)

Rs. 0/-, on 20/08/2011

Amount by Draft

Rs. 970383/- is paid, by the draft number 953629, Draft Date 12/08/2011, Bank Name State Bank of India, ASHUTOSH MUKHERJEE RD-KOLKATA, received on 20/08/2011

(Under Article : A(1) = 970376/- ,E = 7/- on 20/08/2011)

Deficit stamp duty

Deficit stamp duty Rs. 6175149/- is paid 95363012/08/2011 State Bank of India, ASHUTOSH MUKHERJEE RD-KOLKATA, received on 20/08/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

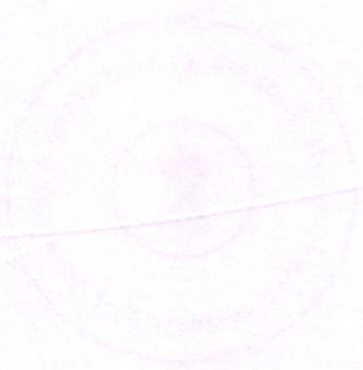
Registered in Book - I
CD Volume number 41
Page from 3637 to 3651
being No 10796 for the year 2011.



(Sudhakar Sahu) 29-August-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

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LIBRARY

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BETWEEN MESSERS R.N.R. DEVELOPMENT & CONSULTANT PRIVATE LIMITED a Company incorporated under the Companies Act 1956 having its registered office at No. 9/3, Ekdalia Road, under Police Station-Gariahat, Kolkata-700019 represented by its Chairman and Director **SRI SANKAR SARKAR** son of Late Gopal Chandra Sarkar of No. 9/3, Ekdalia Road, under Police Station-Gariahat, Kolkata-700019 hereinafter referred to as the **VENDOR** ((which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successor or successors – in - interest and assigns) of the **ONE PART AND 1) SRI MANUJ KHETAWAT** son of said Lalit Kumar Khetawat **2) SRI HARSHIT KHETAWAT** son of said Surendra Kumar Khetawat both are residing at No. 19A, Sarat Bose Road under Police Station- Bhowanipore, Kolkata-700020 **3) M/S AARPEE TRADING & HOLDING PVT. LTD** a Company incorporated under the Companies Act 1956 having its registered office at No.19A,Sarat Bose Road under Police Station- Bhowanipore, Kolkata-700020 represented by its Director **SRI SURENDRA KUMAR KHETAWAT** son of Late Prahlad Rai Khetawat residing at No. 19A, Sarat Bose Road under Police Station- Bhowanipore, Kolkata-700020 hereinafter referred to as the hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives in case of Individual and in case Company their respective successor or successors – in - interest and assigns) of the **OTHER PART.**

WHEREAS :

1) One Rana Kishore Chandra since deceased during his life time was solely absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Firstly All That the piece and parcel of land measuring 6 Cottahs 2 Chittacks Together with the one storied old dilapidated fully tenanted building containing a super built up area measuring 1100 Sq.ft. (be the same a little more or less) situate lying at and being Premises No.169A, Bepin Behari Ganguly Street, Police Station - Muchipara, Kolkata -700012 AND Secondly All That the piece and parcel of land measuring 16 Cottahs 3 Chittacks Together with the Partly three storied and partly two storied old dilapidated fully tenanted building containing a super built up area measuring 13000 Sq.ft. (be the same a little more or less) situate lying at and being Premises No.169B, Bepin Behari Ganguly Street, Police Station- Muchipara, Kolkata - 700012 (hereinafter jointly referred to as the **SAID ENTIRE PREMISES**) by virtue and in pursuance of a Deed of Conveyance dated 22nd September 1971 and registered with the Registrar of



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Assurances, Kolkata in Book No. I, volume No.142 at pages 104 to 115 Being No.3763 for the year 1971 and a Court Sale by the Sheriff, High Court, Calcutta on 7th November 1973 in Suit No. 1485 of 1973.

2) The said Rana Kishore Chandra died intestate on 13th October 1986 leaving him surviving his wife namely Bela Rani Chandra and four sons namely Supravat Chandra, Prasanta Chandra, Subrato Chandra, Susanta Chandra and two daughters namely Shibani Chandra, Indrani Chandra nee Pal as his heirs and legal representatives under the provisions of Hindu Succession Act 1956 and as such they became the joint owners of All That the said Entire Premises each being entitled to undivided 1/7th share or interest into or upon the same.

3) By two separate Deed of Gift both dated 12th March 1987 and both registered with the Registrar of Assurances, Kolkata one in Book No. I, Volume No.59, pages no. 408 to 415 Being No. 2777 and another one in Book No. I, Volume No.68, pages no. 370 to 377 Being No. 2760 and both for the year 1987 the said Shibani Chandra conveyed and transferred unto and in favour of the said Susanta Chandra and Prasanta Chandra, All That her undivided 1/7th share of or interest into or upon the said Entire Premises.

4) By a Deed of Gift dated 10th May 2002 and registered with the Addl. Registrar of Assurances-II, Kolkata one in Book No. I, Volume No. 3 pages No.1 to 14 Being No. 3230 for the year 2002 the said Supravat Chandra, Susanta Chandra, Shibani Chandra, Prasanta Chandra, Indrani Chandra nee Pal jointly conveyed and transferred unto and in favour of the said Subrato Chandra All That their undivided 5/7th share of or interest into or upon All That the Shop Room measuring 225 sq.ft. in the Ground floor of the building situate lying at and being said Premises No.169A, Bepin Behari Ganguly Street, out of the said Entire Premises.

5) By another Deed of Gift dated 10th May 2002 and registered with the Addl. Registrar of Assurances-II, Kolkata one in Book No. I, Volume No. 3, pages No. 1 to 14 Being No. 3229 for the year 2002 the said Bela Rani Chandra conveyed and transferred unto and in favour of the said Subrato Chandra All That her undivided 1/7th share of or interest into or upon All That the Shop Room measuring 225 sq.ft. in the Ground floor of the building situate lying at and being said Premises No.169A, Bepin Behari Ganguly Street, out of the said Entire Premises.

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Faint, illegible text on the right side of the page, partially obscured by the seal.

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6) In the event hereinabove recited the said Subrato Chandra became the sole owner of All That the Shop Room measuring 225 sq.ft. in the Ground floor of the building situate lying at and being said Premises No.169A, Bepin Behari Ganguly Street, out of the said Entire Premises (hereinafter referred to as the **SAID SHOP ROOM**).

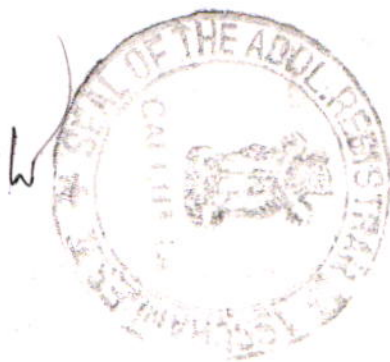
7) By a Deed of Sale 10th May 2002 and registered with the Addl. Registrar of Assurances-II, Kolkata one in Book No. I, being Deed No. 2096 for the year 2003 the said Bela Rani Chandra, Supravat Chandra and Indrani Chandra nee Pal jointly sold conveyed and transferred unto and in favour of the Vendor herein All That their 3/7th share or interest into or upon All That the said Entire Premises save and except said Shop Room.

8) By another Deed of Sale 10th May 2002 and registered with the Addl. Registrar of Assurances-II, Kolkata one in Book No. I, being Deed No. 2097 for the year 2003 the said Susanta Chandra, Shibani Chandra, Prasanta Chandra, jointly sold conveyed and transferred unto and in favour of the Vendor herein All That their 1/7th share or interest out of their 2/7th share or interest into or upon All That the said Entire Premises save and except said Shop Room.

9) By another Deed of Sale 10th May 2002 and registered with the Addl. Registrar of Assurances-II, Kolkata one in Book No. I, being Deed No. 2098 for the year 2003 the said Subrata Chandra sold conveyed and transferred unto and in favour of the Vendor herein All That 1/7th share or interest out of the said Entire Premises save and except said Shop Room.

10) In the event hereinabove recited the Vendor became the sole and absolute owner of all That the undivided 5/7th share or interest out of the said Entire Premises (more fully and particularly mentioned and described in Part-I and Part-II of the Schedule hereunder written and hereinafter collectively referred to as the **SAID PREMISES**) save and except said Shop Room.

11) The said Premises are now under occupation of various Tenants (hereinafter referred to as the **SAID TENANTS**).



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12) The Vendor herein has agreed to sell and transfer All That the said Premises and the Purchasers have also agreed to purchase and acquire the same at and for the consideration of Rs.2,00,00000/- (Rupees Two crore) only free from all encumbrances charges liens lispens attachments whatsoever or howsoever subject to said Tenants.

13) The Vendor has at or before execution of these presents represented and declared as follows:-

a) The said Premises is free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever but subject to the occupation of the said tenants.

b) That the Vendor has marketable title over the said Premises,

c) That excepting the vendor herein nobody else has any right title interest claim or demand whatsoever or howsoever into or upon the said Premises,

d) That there is no bar or impediment in the vendor's transferring its right title interest into or upon the said Premises,

e) That the no part of the said Premises is subject to any notice of acquisition or requisition or attachment.

f) That the Vendor has not entered into any Agreement for Sale or transfer in respect of the said Premises.

g) That all the corporation taxes and outgoings in respect of the said Premises to be paid by the vendor at of before the execution of this Deed.

h) That there is no Thikha Tenancy over and in respect of the said Premises.

14) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchasers have agreed to purchase and acquire the said Premises and but for the aforesaid representations the Purchasers would not have otherwise agreed to acquire the said Premises nor would have parted with the amount of consideration as hereinafter stated.

NOW THIS INDENTURE WITNESSETH as follows:-

I. In pursuance of the said Agreement and in consideration of total sum of Rs.2,00,00000/- (Rupees Two crore) only of the lawful money of Union of India well and truly paid by the Purchasers to the Vendor herein (which amount the Vendor herein doth hereby admit and acknowledge to have been received and of and from the payment of the same and every part thereof acquit release and discharge the Purchasers and the said Premises hereby intended to be sold and transferred) the

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Vendor herein doth hereby sell transfer convey assure and assign unto and in favour of the Purchasers All That undivided 5/7th share or interest into or upon Firstly All That the piece and parcel of land measuring 6 Cottahs 2 Chittacks Together with the one storied old dilapidated fully tenanted building containing a super built up area measuring 1100 Sq.ft. (be the same a little more or less) situate lying at and being Premises No.169A, Bepin Behari Ganguly Street, Police Station- Muchipara, Kolkata - 700012 AND Secondly All That the piece and parcel of land measuring 16 Cottahs 3 Chittacks Together with the Partly three storied and partly two storied old dilapidated fully tenanted building containing a super built up area measuring 13000 Sq.ft. (be the same a little more or less) situate lying at and being Premises No.169B, Bepin Behari Ganguly Street, Police Station - Muchipara, Kolkata - 700012 both Under ward No.48 (more fully and particularly mentioned and described in Part-I & Part-II of Schedule hereunder written and hereinafter collectively referred to as the **SAID PREMISES**) absolutely and forever free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever but subject to the occupation of the said Tenants **OR HOWSOEVER OTHERWISE** the said Premises or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **AND TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said Premises and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said Premises or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in any wise exclusively relate to or concern the said Premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at

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law or in equity **TO HAVE AND TO HOLD** the said Premises hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Premises and every part thereof free from all encumbrances charges and liabilities of whatsoever nature but subject to the occupation of the said Tenants.

b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said Premises hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said Premises or any part thereof in the manner as aforesaid.

c) AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Premises hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same.

d) AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the said Premises hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid.



29 JUL 2011

e) AND THAT the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.

f) AND THAT the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said Premises by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

THE SCHEDULE ABOVE REFERRED TO :

Part - I

All That undivided 5/7th share or interest into or upon All That the piece and parcel of land measuring 6 Cottahs 2 Chittacks Together with the one storied 80 years old dilapidated fully tenanted building containing a super built up area measuring 1100 Sq.ft. (be the same a little more or less) situate lying at and being Premises No.169A, Bepin Behari Ganguly Street, within the Registration jurisdiction of Addl. Registrar of Assurances-II, Kolkata, Police Station- Muchipara, within the limit of Kolkata Municipal Corporation under Ward No. 48 and Kolkata -700012.

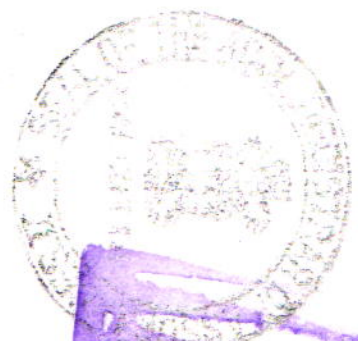
Land Area: 5/7th share of 6 Cottahs 2 Chittacks = 3150 sq.ft.

Constructed Area: 5/7th share of super built up area of
1100 sq.ft = 785.71 sq.ft.

Part - II

AND All That the piece and parcel of land measuring 16 Cottahs 3 Chittacks Together with the Partly three storied and partly two storied 80 years old dilapidated fully tenanted building containing an aggregating super built up area measuring 13000

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29 JUL 2011

Sq.ft. (be the same a little more or less) situate lying at and being Premises No.169B, Bepin Behari Ganguly Street, within the Registration jurisdiction of Addl. Registrar of Assurances-II, Kolkata, Police Station- Muchipara, within the limit of Kolkata Municipal Corporation under Ward No. 48 and Kolkata -700012.

Land Area: 5/7th share of 16 Cottahs 3 Chittacks: 8325 sq.ft.

Constructed Area: 5/7th share of super built up area of 13000 sq.ft.= 9285.71 sq.ft.

IN WITNESS WHEREOF the Vendor hereto have hereunto set and subscribed his hands and seals the day month and year first above written.

SIGNED AND DELIVERED

by the **VENDOR** at Kolkata
in the presence of :

RNR DEVELOPMENT & CONSULTANT PVT. LTD.

Sankar Sankar
Chairman

1/11/11 J. Mehta

SS. Ramesh Mitra Ad.

Bhawanipur.

Kol Katta. 700025.

21 Amit Dan.

S/O M.K. Dan.

Raypur. Kot-149

Drafted by
Rajgani Bag Advocate
High Court, Calcutta

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29 JUL 2011

RECEIVED of and from within named
Purchasers' within-mentioned sum of
Rs 2,00,00000/- (Rupees Two crore)
only being the consideration money as
Per memo below:

Rs 2,00,00000/-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Chque/ Draft No.</u>	<u>Name of the Bank</u>	<u>Amount</u>
1> 28/07/2010	14918451	THE FEDERAL BANK	66,66,666/-
2> 28/07/2010	14918456	LTD.	66,66,667/-
3> 28/07/2010	14918455))	66,66,667/-
			<u>2,00,00,000/-</u>

(Rupees Two crore) Only

RNR DEVELOPMENT & CONSULTANT PVT. LTD.

Sankar Sanjay
Chairman

WITNESSES:

VENDOR





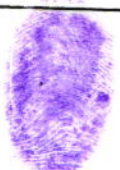
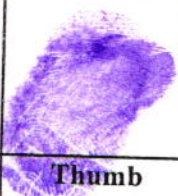




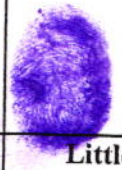










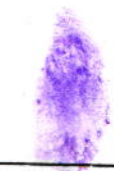





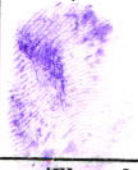



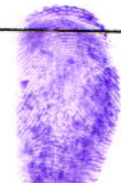


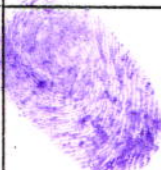
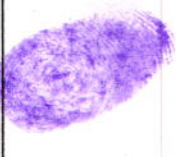
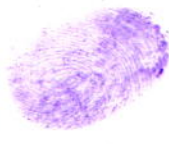


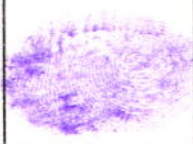
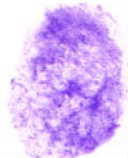



1. Dinesh J. Mehta

2. Anil Das.



29 JUL 2011

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sankar</i>						
		(Left Hand)					
							
		(Right Hand)					
	<i>Mr. M</i>						
		(Left Hand)					
							
		(Right Hand)					
	<i>Sanjay</i>						
		(Left Hand)					
							
		(Right Hand)					
	<i>Sanjay</i>						
		(Left Hand)					
							
		(Right Hand)					



Registrar of Companies
29 JUL 2011

DEED OF CONVEYANCE
DATED THIS DAY OF July 2011
DEED OF CONVEYANCE

B E T W E E N

**MESSERS R.N.R. DEVELOPMENT & CONSULTANT
PRIVATE LIMITED VENDOR**

AND

**SRI MANUJ KHETAWAT & ORS
.... PURCHASERS**

DEED OF CONVEYANCE

PHALGUNI BAG,
Advocate
High Court, Calcutta,
6, Old Post Office Street,
Kolkata-700001.