

2850/10

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 958914



Certified that the Document is admitted to Registration. The Signatory Sheet and the endorsement sheets attached to this document are the part of this Document.

At 05:15 P.M. 13.04.10

Q NO - 5558/10 -

Additional Registrar of Assurances-1, Kolkata 18.04.10

THIS DEED OF CONVEYANCE made on this 26th day of March

Two Thousand and Ten BETWEEN SMT. SABITRI BISWAS (SEAL), daughter of late Kamal Biswas, wife of Alope Kumar Seal by faith: Hindu, residing at Chatterjee Bagan, Chinsurah (R.S.), District: Hooghly, having PAN No. AYZPS9658R, hereinafter referred to as the VENDOR (which

72763



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P. K. DATTA NOTARY PUBLIC REGN. No. 1101 of 1999 GOVT. OF INDIA

54 23 0 APR 2010

111607

26 MAR 2010

No. Date
Sold to
Address 111/11/1/c East Topria Road Ho
Rs. 500 N.P.



L. S. VENDOR
HIGH COURT KAN



(VIKASH KARNAL)



1914

VIKASH DEVELOPERS PVT LTD.

[Signature]
DIRECTOR



1915

✓ Sale/Transfer Seal (Biswas)



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[Signature]

P. K. DATTA
NOTARY PUBLIC
REGD. No. 1101 of 1
WEST BENGAL

Identified by me.
Tirthesh Ch. Bhattacharjee
TIRTHESH CH. BHATTACHARJEE
S/O Late Ramosh Ch. Bhattacharjee
Tolafatak, Chin sura, Hooghly
Advocate

13 APR 2010 3 0 AP

Substituted (Am)

terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **ONE PART AND URVASHI DISTRIBUTORS PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at 11/1/1/C, East Topsia Road, Plot No.26, Kolkata-700046 having **PAN No.AABCU0786D**, hereinafter referred to as **PURCHASER** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, nominee(s) and/or assign(s)) of the **OTHER PART** ;



WHEREAS one Ashima Sarkar (since deceased) wife of late Jadu Nath Sarkar, son of late Rudra Kanta Sarkar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of land measuring about 2.68 cottah (2 cottah, 10 chittack, 40 sq.ft) a little more or less lying and situate at 15/1B, Priyanath Mallick Road, Kolkata-700026, P.S. Bhowanipore, District: 24-Parganas (South), Ward No.72 of Kolkata Municipal Corporation togetherwith a three storied dilapidated building having total covered area 2100 sq.ft. i.e. Ground Floor having 700 sq.ft., First Floor having 700 sq.ft. and Second Floor having 700 sq.ft. standing thereon, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the "said property";



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AND WHEREAS the said Ashima Sarkar died testate on 23rd February, 1946 having prior to her death made and pronounced her last Will and Testament dated 11th December, 1945 whereby she bequeathed the said property in favour of her daughter Smt. Smriti Sudha Pal ;



AND WHEREAS Probate of the said Will dated 11th December, 1945 was granted by the Learned District Delegate, Alipore in Suit No.15 of 1946 on 9th December, 1946 and with the assent of the executors namely Sri Subodh Chandra Basu, Sri Jitendra Nath Sarkar, and Smt. Smriti Sudha Pal became absolute owner of the said property ;

AND WHEREAS the said Smt. Smriti Sudha Pal died intestate on 10th May, 1983 leaving behind surviving her husband namely Jyoti Prasad Pal and only son Anil Kumar Pal ;

AND WHEREAS on or about 20th August, 1995 the said Anil Kumar Pal died un-married and issueless leaving behind him surviving his father, Sri Jyoti Prasad Pal as his only heir who succeeded and inherited the right, title and interest of the said Anil Kumar Pal in the said property and became absolute owner of the said property ;

AND WHEREAS on or about 10th February, 2003 the said Jyoti Prasad Pal died testate after having made and published his last Will and Testament dated 3rd September, 1999 whereby he bequeathed all his moveable and immoveable properties in favour of Smt. Sabitri

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Biswas (Seal) and he appointed Smt. Sabitri Biswas (Seal) as the Executrix ;

AND WHEREAS the said Smt. Sabitri Biswas (Seal) (being the Executrix) applied for and obtain probate of the said Will of said Jyot Prasad Pal in pursuance of an order dated 23rd December, 2003 passed by the Ld. District Deligate at Alipore in Act 39 Case No.183 of 2003 ;

AND WHEREAS the said Executrix also being the legatees without any further act became absolute owner of the said property ;

AND WHEREAS different portions of the said property are in occupation of the occupiers (who their former tenants) who are now defaulters being respectively Sri Himangshu Mitra, Sri Sourav Ghatak, Sri Swapan Das, Mrs. Indu Mantri and Mrs. Kalpana Bose ;

AND WHEREAS the said Vendor being unable to enjoy the said property has decided to sell and transfer of the said property to the intending Purchaser subject to occupation by the said occupiers "as is where is basis" ;

AND WHEREAS the said Vendor has not created mortgage of the said property or has not encumbered the said property or has not entered into any agreement with any person to sell the said property. Save and except the occupation by the aforesaid occupiers ;

AND WHEREAS on negotiation the Vendor has agreed to sell and the Purchaser has agreed to purchase **ALL THAT** piece and parcel of land measuring about 2.68 cottah (2 cottah, 10 chittack, 40 sq.ft) a little

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to seal (over)



more or less lying and situate at 15/1B, Priyanath Mallick Road, Kolkata-700026, P.S. Bhowanipore, District: 24-Parganas (South), Ward No.72 of Kolkata Municipal Corporation togetherwith a three storied dilapidated building having total covered area 2100 sq.ft. i.e. Ground Floor having 700 sq.ft., First Floor having 700 sq.ft. and Second Floor having 700 sq.ft. standing thereon as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter called the **"said property"** at a price of Rs.27,00,000/- (Rupees Twenty Seven Lac) only as hereinafter stated ;

AND WHEREAS the Vendor has informed that she has not taken any steps against the said occupiers for recovery of possession and they are remain defaulter ;

AND WHEREAS at or before the execution of these presents, the Purchaser has fully satisfied as to the title of the Vendor and in respect of the **SCHEDULE** below property and also inspected the building and physical accommodation thereto and further inspected all papers, documents and deeds relating to the said premises and searched and verified the same from every corner and satisfied themselves in this regard and shall not raise any question or objection in any manner whatsoever and if raise any objection it will be treated as well and void in the eye of law and at every court of law.

to seal (over)

NO.7 THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.27,00,000/- (Rupees Twenty Seven Lac) only well and

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B. K. DATTA
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truly paid by the Purchaser to the Vendor before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchaser and the said property) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of land measuring about 2.68 cottah (2 cottah, 10 chittack, 40 sq.ft) a little more or less lying and situate at 15/1B, Priyanath Mallick Road, Kolkata-700026, P.S. Bhowanipore, District: 24-Parganas (South), Ward No.72 of Kolkata Municipal Corporation together with a three storied dilapidated building having total covered area 2100 sq.ft. i.e. Ground Floor having 700 sq.ft., First Floor having 700 sq.ft. and Second Floor having 700 sq.ft. standing thereon as more fully and particularly described in the **SCHEDULE** hereunder written and hereinbefore and hereinafter called the "said property" **TOGETHERWITH** all the legal incidents thereof **TOGETHERWITH** all sewers, areas, drains, ditches, paths, passages, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages, appurtenances and profits whatsoever standing and being in my upon or belonging thereto or any part thereof with which the same now are or is or at any time or times, heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever



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both at law and equity or otherwise of the Vendor into upon or in respect of the said property and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively power or control of the Vendor or her heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE TO HOLD** the same and the inheritance thereof in fee simple in possession unto and to the use of the Purchaser or their heirs, executors, administrators or legal representatives and assigns absolutely and forever.

VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER

as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the said property hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any denial dispute and claim or demand whatsoever by the Vendor and/or any other person lawfully equitably claiming from under or in trust for the Vendor.



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Purchaser purchases the property on "as is where is basis" and the Vendor shall be no way liable for payment of existence of Municipal liabilities and/or taxes related to the said property .

c) That the said property freely ,clearly and absolutely exonerated and forever released and discharged otherwise by the vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate title, charge and encumbrances, mortgages, claims, demands, lis-pendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the vendor.

d) That the Vendor and/or all person lawfully or equitably claiming any estate right, title or interest whatsoever in the said property or any part thereof from under or in trust for the Vendor or from or under any of the Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such lawful acts, deed and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

e) That no part of the said property being conveyed under these presents is vested with Government or Semi-Government Authority and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid.



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f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the said property as the Purchaser may direct all the title deeds, documents and writing for evidencing of title in respect of the said property, and also furnish to the Purchaser copies of or extracts from the said title deeds, documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled

g) That the Purchaser doth hereby undertake to pay all outstanding rates and taxes, Government revenue and all other impositions whatsoever due and payable by the Vendor or any of her Predecessors-in-Title in respect of the said property up to the date indemnified in respect of all costs, charges and expenses arising in respect thereof, ;

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 2.68 cottah (2 cottah, 10 chittack, 40 sq.ft) a little more or less lying and situate at 15/B, Priyanath Mallick Road, Kolkata-700026, P.S. Bhowanipore, District: 24-Parganas (South), Ward No.72 of Kolkata Municipal Corporation togetherwith a three storied dilapidated building having total covered area 2100 sq.ft. i.e. Ground Floor having 700 sq.ft., First Floor having 700 sq.ft. and Second Floor having 700 sq.ft. standing thereon as shown in the PLAN annexed hereto and delineated within RED Border thereon and butted and bounded as follows:-



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ON THE NORTH 15/B, Priyanath Mallick Road.
 ON THE SOUTH 15/2, Priyanath Mallick Road.
 ON THE EAST 15/1A, Priyanath Mallick Road.
 ON THE WEST By KMC Road.



OR HOWSOEVER OTHERWISE the same was heretofore and is now and shall hereafter be called known numbered described expressed so to be.

IN WITNESS WHEREOF the parties hereto have signed and delivered these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

Balitra Seal (Business)

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

ORVASHI DISTRIBUTORS PVT. LTD.

Vikas Agarwal
 DIRECTOR
 (VIKASH AGARWAL)

Witnesses :

1. Shyam Sundar Dhalia
 SHYAM SUNDAR DHALIA
 BHC, AURBINDO SARINI
 KOLKATA - 700005
2. Jitendra Ch. Bhattacharjee Adv.
 Hoogly Judge Court at Chinsura.

Drafted by:

Sutanu Karmakar

Advocate, High Court at Calcutta

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RECEIVED by the VENDOR from the PURCHASER
a sum of Rs.27,00,000/- (Rupees Twenty Seven Lac)
only towards consideration money as per
memo below :

Rs.27,00,000.00

MEMO OF CONSIDERATION

By Cash

Rs.27,00,000.00

Rs.27,00,000.00

(Rupees Twenty Seven Lac) only

Sabitri Seal (Bscas)

Witnesses :

1. *Shyam Sundar Dhebia*
SHYAM SUNDAR DHEBIA.

2. *Tirthaji Ch. Bhattacharjee*
41 R. A. Bhattacharjee



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Site Plan

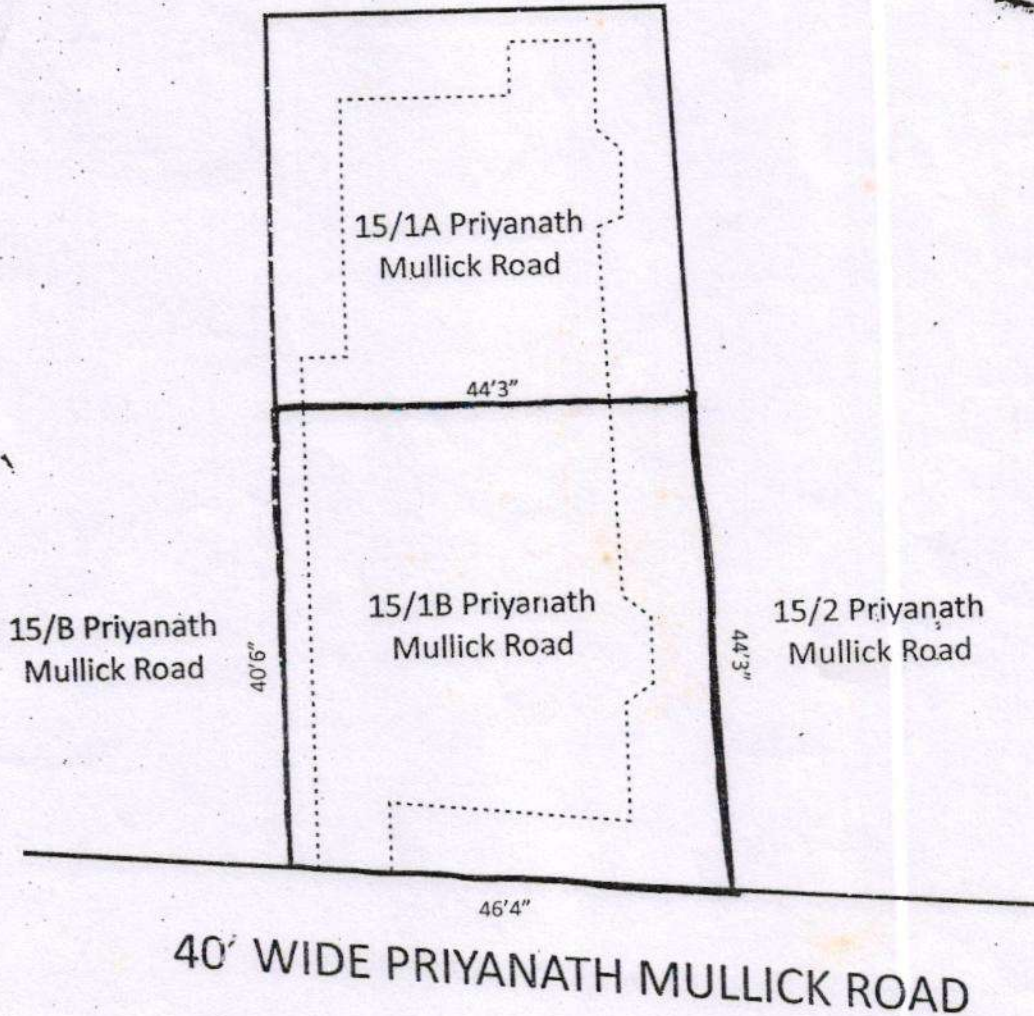
premises No. 15/1B, Priyanath Mullick Road, Kolkata - 700 026

KMC Ward No.: 72 P.S.: Bhowanipore

Area: 2 Kottahs 10 Ch. 40 Sq. ft. (more or less)



N ←



UBVASHI DISTRIBUTORS PVT. LTD.

[Signature]
DIRECTOR

Purchaser

[Signature]

Vendor

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SPECIMEN FORM FOR TEN FINGERPRINTS



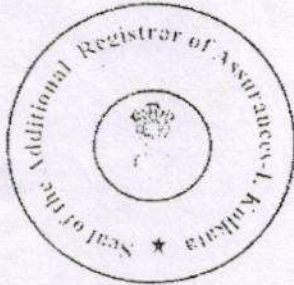
Sl. No.	Signature of the executants and/or purchaser Presents					
1.						
		(LEFT HAND)				
		(RIGHT HAND)				
3.						
		(LEFT HAND)				
		(RIGHT HAND)				
4.	<p>TRUE COPY ATTESTED BY ME P. K. DATTA NOTARY PUBLIC REGN. NO. 1101 of 1990 GOVT. OF INDIA</p>					
		(LEFT HAND)				
		(RIGHT HAND)				



30 APR 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 3374 to 3390
being No 03828 for the year 2010.



DK
(Dines Kumar Mukhopadhyay) 20-April-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal



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E. K. DATTA
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REGN. No. 1101 of 1996
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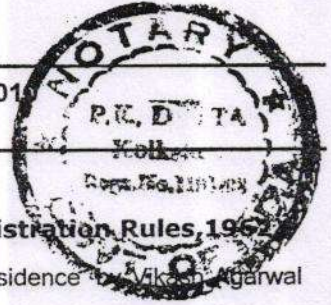
30 APR 2010

17 0 2010



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

Endorsement For Deed Number : I - 03828 of 2010
(Serial No. 02850 of 2010)



On 13/04/2010

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

Presented for registration at 17.15 hrs on :13/04/2010, at the Private residence of Vikash Agarwal, Claimant.

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

Execution is admitted on 13/04/2010 by

1. Sabitri Biswas (Seal), wife of Alope Kumar Seal , Chatterjee Bagan, Thana:-Chinsurah, District:-Hooghly, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
2. Vikash Agarwal
Director, Urvashi Distributors Pvt. Ltd., 11/1/1/ C, EAST TOPSIA ROAD, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- .
, By Profession : Business

Identified By Tirthesh Ch. Bhattacharjee, son of Lt. Ramesh Chandra Bhattacharjee, Tola Fatak, Thana:-Chinsurah, District:-Hooghly, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 16/04/2010

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:

Fee Paid in rupees under article : A(1) = 72490/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 16/04/2010

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.-6590222/-

Certified that the required stamp duty of this document is Rs.- 461335 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 461230/- is paid 14474725/03/2010 State Bank of India, CHOWRINGHEE, received on 16/04/2010

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30 APR 2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I of
Assurance of Kolkata

16 APR 2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

16/04/2010 16:07:00

Endorsement Page 1 of 1



30 APR 2010



DATED THIS DAY OF 2010

BETWEEN



SMT. SABITRI BISWAS (SEAL)

VENDOR

-AND-

URVASHI DISTRIBUTORS PVT. LTD.

PURCHASER

DEED OF CONVEYANCE

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