

01496/11

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



A 014631

25/2/11
 24/2/11
 2008 1968/11

B.D NO. 831813 D1-22/2/11-Ro-115058/-

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.

1: 217

Additional Registrar
 of Assurances-III, Kolkata

Additional Registrar of
 Assurances III Kolkata
 24 FEB 2011

Konno...
 Exc - 97 12 ch 35 Sri
 Rec No 63/A. G. T. R. J

THIS INDENTURE OF CONVEYANCE is made this the 24th day of February, 2011
 (Two Thousand and Eleven) B E T W E E N SHLOKE PROPERTIES &
INVESTMENTS PRIVATE LIMITED, a company incorporated under the provisions

50000

No. 5474 Rs.....Date 22/02/11

Name.....

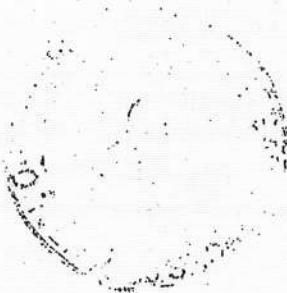
Address.....

Vender Sri. Subhankar Das
Alipore Collectory
South 24 Parganas

J. ALI
Advocate
High Court, Cal

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court
Kolkata-700027

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Sudip Bose
Advocate
7, Red cross Place
Kolkata-700001

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Additional Register of
Assurances III (Kolkata)
24 FEB 2011



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

Endorsement For Deed Number : I - 00291 of 2011
(Serial No. 01496 of 2011)

On

Payment of Fees:

On 24/02/2011

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

Rs. 22080/-, on 24/02/2011

(Under Article : A(1) = 21989/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 24/02/2011)

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.-2000000/-

Certified that the required stamp duty of this document is Rs.- 120010 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 115050/- is paid 83181322/02/2011 State Bank of India, ALIPORE COURT TREASURY BR, received on 24/02/2011

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

Presented for registration at 12.37 hrs on :24/02/2011, at the Office of the A.R.A.-III KOLKATA by Mr Atul Churial ,Executant.

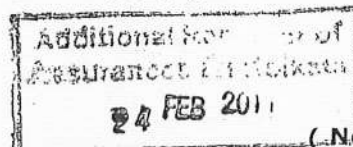
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 24/02/2011 by

1. Mr Atul Churial
Director, Shloke Properties & Inves. Pvt Ltd, A-11, 4th Floor, 234/3 A, A. J. C. Bose Road,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Private Service

Identified By Sudip Basu, son of . , 7, Red Cross Place, District:-Kolkata, WEST BENGAL, India,
P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

(Noor Baks Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III



(Noor Baks Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

24/02/2011 13:09:00



EndorsementPage 1 of 1

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A.-III KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01496 / 2011, Deed No. (Book - I , 00291/2011)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Mr Atul Churial	<i>Atul Churial</i> 24/2/11

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Atul Churial Address -4, National Library Avenue, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027	Self		 LTI	<i>Atul Churial</i> 24/2/11
			24/02/2011	24/02/2011	

Name of Identifier of above Person(s)

Sudip Basu
 7, Red Cross Place, District:-Kolkata, WEST BENGAL,
 India, P.O. :- Pin :-700001

Signature of Identifier with Date

Sudip Basu Adv 24/2/2011

25.2.11

**Additional Registrar of
 Assurances III Kolkata**
 24 FEB 2011
 (Noor Baks Mandal)

**ADDITIONAL REGISTRAR OF ASSURANCE-III
 Office of the A.R.A.-III KOLKATA**

of Companies Act, 1956, having its registered office at Office No.A-11, 4th Floor, Premises No. 234/3A, A. J. C. Bose Road, Kolkata 700020, represented by its one of the Directors MR. ATUL CHURIAL son of late Parmanand Churial, by faith Hindu, by occupation business, residing at 4, National Library Avenue, Police Station Alipore, Kolkata 700027, hereinafter called and referred to as the VENDOR (which term or expression shall mean and include its successors in office, administrators, legal representatives and assigns) of the ONE PART :-

A N D

MESSRS LARICA ESTATES LIMITED, a Company within the meaning of the Companies Act, 1956 having its' registered office at 7, Red Cross Place, Kolkata 700001, Police Station Hare Street, represented by its one of the Directors, MR. SATISH CHANDRA LAKHOTIA son of Mr. R.N. Lakhotia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Saday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the PURCHASER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, administrators, legal representatives and assigns) of the OTHER PART :-

WHEREAS :-

1. By virtue of Bengali Deed of Partition dated 17.1.1956, registered before the Sub-Registrar at Srempore and noted in it's Book No.1, Volume No. 2, Pages 222 to 239, being No. 217, one Jatindra Nath Chattopadhyaya became the absolute owner of the ALL THAT piece and parcel of land measuring an area 09 Cottahs 12 Chittacks 35 square feet more or less including one pond now being used for cultivation of fish therein comprised in Dag Nos.8088 and 8089 under Khatian

No. 2982 at Mouza Konnagar J.L. No.7, Police Station Uttarpara, Sub -Division Srerampore, in the District of Hooghly along with other property or properties.

2. The said Jatindra Nath Chattopadhaaya while being seized and possessed of the said property executed and registered a Deed of Settlement on 17.1.1964 and the said deed was duly registered at the office of the Sub-Registrar at Serempore and recorded in its book No.1, Being No.196 for the year 1964, whereby and where under the said Jatindra Nath Chattopadhyaya settled the aforesaid property in favour of his four sons namely Hari Nath Chattopadhaya, Raghu Nath Chattopadhaya, Shambhu Nath Chattopadhaya and Shib Nath Chattopadhaya, on condition that the said Jatindra Nath Chattopadhaya and his wife Smt. Annapurna Chattopadhaya, would have the life interest therein.
3. The Jatindra Nath Chattopadhaya died in the year 1966 and his wife Smt. Annapurna Chattopadhaya died on 31.12.1971 and after the death of Jatindra Nath Chattopadhaya and Annapurna Chattopadhaya the aforesaid Hari Nath Chattopadhaya, Raghu Nath Chattopadhaya, Shambhu Nath Chattopadhaya and Shib Nath Chattopadhaya became the joint owners of the aforesaid property, each having 1/4th share or interest therein.
4. The said Hari Nath Chattopadhaya by and under a registered Kobala dated 12.6.1972, sold, transferred and conveyed his 1/4th share or interest of the said property unto and in favour of Sri Shambhu Nath Chattopadhaya and the said deed was duly registered at the office of the Sub-Registrar at Srerampore and recorded in Book No.1, being No. 2813 for the year 1972 and thus the said Shambhu Nath Chattopadhaya became the absolute owner of the 50% share of the aforesaid property.

5. By and under a deed of Kobala dated 16.1.1996, registered at the office of the Sub-Registrar at Serampore and noted in its Book No.1, Deed No.142 for the year 1996, the said Shambhu Nath Chattopadhyaya, sold, conveyed and transferred a portion of his share in the said property measuring an area 01 Cottah 02 Chittacks 9 Square feet more or less comprised in Dag No.8089 under Khatian No.2982 at Mouza Konnagar, J.L. No.7, unto and in favour of Raghu Nath Chattopadhaya and Shib Nath Chattopadhaya and remained in remaining portion of land measuring an area 03 Cottahs 11 Chittacks 25 Square feet.
6. The Shambhu Nath Chattopadhaya died intestate on 24th January 1997, leaving behind surviving his wife Smt. Sumitra Chatterjee, two sons namely Goutam Chatterjee and Uttam Chatterjee as his only legal heirs and successors who jointly inherited the said property measuring an area 03 Cottahs 11 Chittacks 25 Square feet and while being seized and possessed of the same, by a deed of Sale dated 07.08.1998, jointly sold conveyed and transferred unto and in favour of the Raghu Nath Chattopadhaya and Shib Nath Chattopadhaya. The said Kobala was duly registered at the office of the A.D.S.R. Sreerampur and noted in its Book No. 1, being No.4475 for the year 1998.
7. By virtue of settlement as well as purchase the aforesaid Raghu Nath Chattopadhaya and Shib Nath Chattopadhaya became the joint owners of the said property each having undivided 50% share therein and while had been possessing and enjoying the said property the aforesaid Raghu Nath Chattopadhaya and Shib Nath Chattopadhaya jointly by and under Deed of Conveyance dated 13th March 2007, sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area 09 Cottahs 12 Chittacks 35 Square feet more or less comprised in Dag Nos.8088 and 8089 under Khatian No. 2982 at Mouza Konnagar J.L. No.7, Police Station Uttarpara, Sub -Division Sreerampur, in the District of

Hooghly within the limits of the Konnagar Municipality unto and in favour of **SHLOKE PROPERTIES & INVESTMENTS PRIVATE LIMITED** (the Vendor herein), a Company incorporated under the provisions of Companies Act, 1956 having its registered office at A-11, 4th Floor, premises No. 234/3A, A.J.C. Bose Road, Kolkata 700020 and the said deed was duly registered at the office of the ADSR Srerampur and recorded in its Book No.1, Being No.2300 for the year 2007.

AND WHEREAS in the premises the Vendor hereto became the absolute and lawful owner in respect of ALL THAT piece and parcel of land measuring an area 09 Cottahs 12 Chittacks 35 Square feet more or less comprised in Dag No.8088 and 8089 under Khatian No. 2982 at Mouza Konnagar J.L. No.7, Police Station Uttarpara, Sub Division Srerampore in the District Hooghly, within the limits of the Konnagar Municipality and forming as municipal Holding No. 63/A, G. T. Road (East) under Police Station Uttarpara and as such lawful owner the said Vendor/Company got its name recorded in the books and records of the Office of the Municipal Councilors, Konnagar, Hooghly and has been in uninterrupted peaceful khas possession by making payment of municipal rates and taxes to the authorities concerned free from all encumbrances and attachments whatsoever.

AND WHEREAS the vendor declared to sale ALL THAT piece and parcel of land measuring an area 09 Cottahs 12 Chittacks 35 Square feet more or less comprised in Dag No.8088 and 8089 under Khatian No. 2982 at Mouza Konnagar J.L. No.7, Police Station Uttarpara, within the limits of the Konnagar Municipality and forming as municipal Holding No.63/A, G. T. Road (East), morefully mentioned in the schedule hereunder written (hereinafter for the sake of brevity referred to as :the said property") at or for the total consideration of Rs.20,00,000.00 (Rupees Twenty lakhs) only and the purchaser has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH as follows: -

In pursuance of the said agreement and in consideration of the said sum of Rs.20,00,000.00 (Rupees twenty lacks) only in full paid to the Vendor by the purchaser (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the Vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece and parcel of land measuring an area 09 Cottahs 12 Chittacks 35 Square feet more or less comprised in Dag Nos.8088 and 8089 under Khatian No. 2982 at Mouza Konnagar J.L. No.7, Police Station Uttarpara, within the limits of the Konnagar Municipality and forming as municipal Holding No.63/A, G.T. Road (East), District Hooghly which is specifically mentioned in the Schedule hereunder written and more particularly delineated in the site map or plan annexed hereto **OR** **HOWSOEVER OTHERWISE** the same is or was situated butted called known numbered described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use possession inheritance trust claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with yards fences water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO** **HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in

possession free from all and every nature of encumbrances attachments charges lien, lispens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

a) Notwithstanding any act deed matter or thing whatsoever by the Vendor or its predecessor- in- title or interest done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled to the said land with structure and that the Vendor acquired indefeasible title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the purchasers for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property hereby granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the Vendor.

c) The Vendor shall keep the purchasers free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchasers against all estate claims demands charges mortgages, liens lispens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor as aforesaid.

d) The Vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

e). That the vendor on this day with the execution of this Deed handovers and delivers the peaceful possession of the property hereby conveyed unto and to the Purchaser herein and the Vendor also delivers the title Deed, link deeds, and other documents and writings in respect of the said property in favour of the Purchaser herein and the vendor herein cleared up all the taxes and imposition charged and/or levied by the Konnagar Municipality and other authority concern in respect of the Schedule mentioned property up to the date of registration and thereafter the purchaser shall pay and bear all the taxes and imposition of the property.

f). That the vendor doth hereby accorded it's consent to the purchaser for mutation of the said property in the Municipal books and records and all other Government and/or Semi Government and/or other statutory body and/or authority.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 09 (Nine) Cottahs 12 (Twelve) Chittacks 35 (Thirty Five) Square Feet more or less (out of which pond measuring 03 Cottahs 11 Chittaks 25 Square feet more or less now being used for cultivation of fish therein AND Bagan land measuring an area 06 Cottahs 01 Chittak 10 Square feet more or

less) comprised in Dag Nos.8088 and 8089 under Khatian No.2982 at Mouza Konnagar J.L. No.7, lying or situate at and being Municipal Holding No. 63/A, G. T. Road (East), within the limits of Konnagar Municipality, A.D.S.R.O.-Serampore Police Station Uttarpara in the District of Hooghly TOGETHER WITH all sorts of easement rights or the road and/or passage and all other benefits, facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or plan annexed hereto in RED border line thereon and part and parcel of this deed and butted and bounded as follows :-

ON THE NORTH:- D. Waldie Factory.

ON THE SOUTH :- Common Passage.

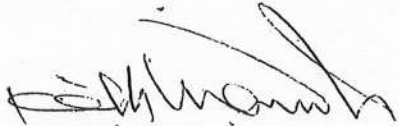
ON THE EAST :- D.Waldie Factory .

ON THE WEST :- Partly land of other's and partly common Passage.

IN WITNESS WHEREOF the VENDOR through its director put hand and seal on the day month and first above written.

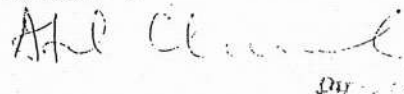
SIGNED SEALED AND DELIVERED
in the presence of
WITNESSES:-

1. Sudip Basu Advocate
71 Red cross Place, K/H-700001.

2. 
234/3A A.T.C. Road
Kolkata - 700020

3. Manish Lakhotia
7/1 GURUSADAY Road
Kolkata 700012

FOR SIGNATURE


Director

SIGNATURE OF THE VENDOR

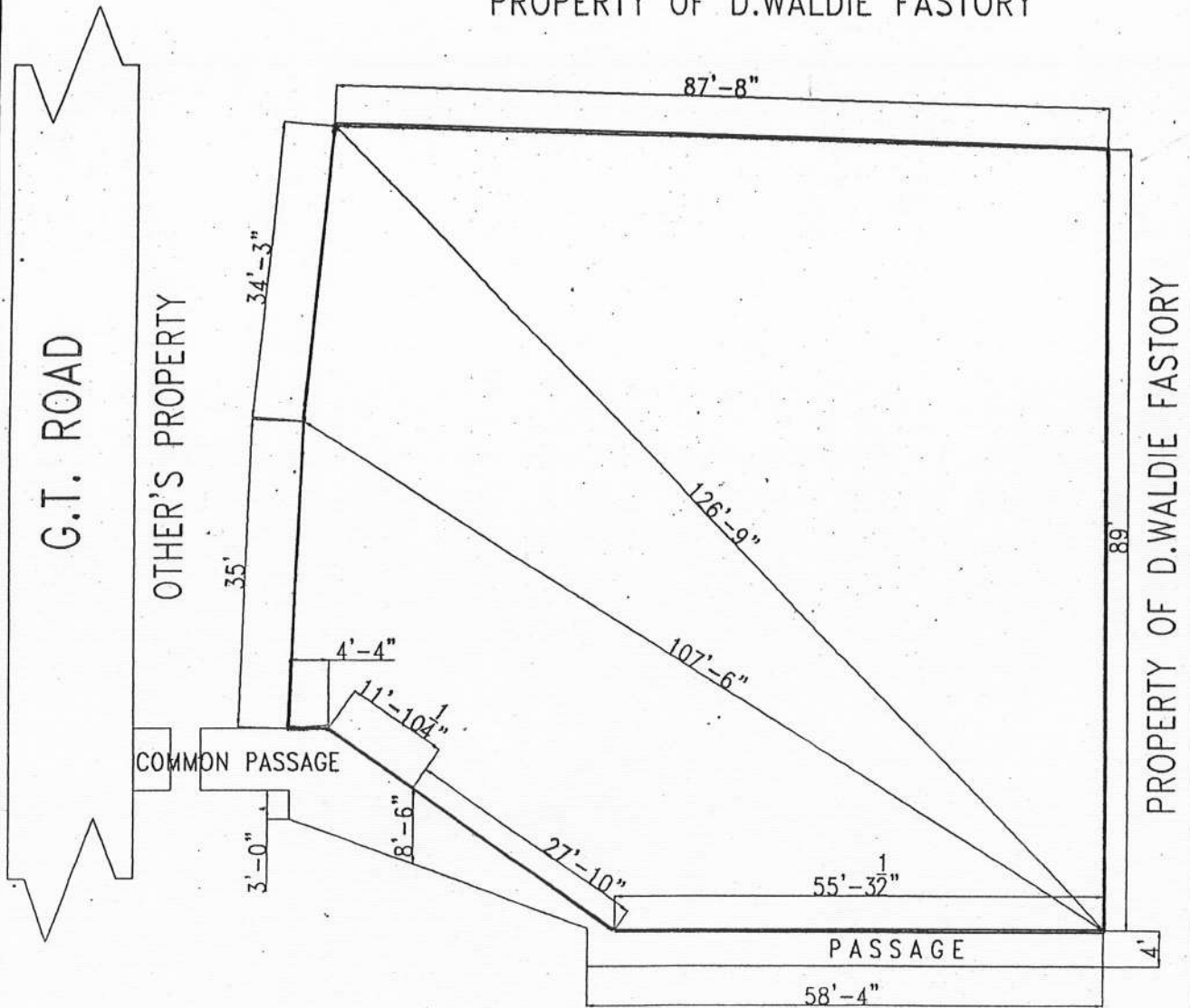
SITE PLAN OF DAG NO. 8088 & 8089 UNDER KHATIAN NO. 2982,
 AT MOUZA - KONNAGAR, J.L. NO. 7, MUNICIPAL HOLDING NO.
 63/A, G.T. ROAD (EAST), KONNAGAR MUNICIPALITY, P.S. UTTARPARA,
 DIST: HOOGHLY;
 SCALE : 20'-0" = 1"

LAND AREA : POND: 3K. 11 CH. 25 SQFT
 BAGAN: 6K. 01 CH10 SQFT

TOTAL LAND : 09.K. 12CH 35 SQFT (SHOWN IN RED BORDER LINE)



PROPERTY OF D.WALDIE FASTORY



For Shloke Properties & Investments Pvt. Ltd

A. H. Choudhary
 Director

R E C E I V E D from within named Purchaser the within mentioned sum of Rs.20,00,000.00 (Rupees Twenty lakhs) only as full and final consideration, as per memo below :-

M E M O

Paid by banker's Cheque, bearing no.
013030 dated 23-02-2011, issued by AXIS
BANK LTD. Sarat Bose Road Branch,
Kolkata.....

Rs.20,00,000.00

Total Rs. 20,00,000.00

(Rupees twenty lakhs) Only

WITNESSES :

1. Sudip Bandyopadhyay
Advocate

2. Kailash Chand Jain

3. Manish Lakhotia

For Shloke Properties & Investments

Atul Chandra
Director












SIGNATURE OF THE VENDOR

Drafted & Prepared
by me, at my office :-

J. Ali












[JIARAT ALI],
Advocate,

Calcutta High Court
Office:-Larica Business Centre,
7, Red Cross Place, Ground floor,
Room No. 1, Kolkata 700001.

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name _____

Signature Aful Chinnal

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name _____

Signature Satish Ch. Kahlulu

Dated the 24th Day of FEBRUARY, 2011

**DEED
OF
CONVEYANCE**

B E T W E E N

SHLOKE PROPERTIES & INVESTMENTS
PRIVATE LIMITED

.....VENDOR

A N D

M/S. LARICA ESTATES LIMITED

.....PURCHASER

POND & BAGAN AT HOLDING NO. 63A, G. T. ROAD,
HOOGHLY

Drawn by:-

JARAT ALI,

Advocate

Larica Business Centre,
7, Red Cross Place, Room No. 1,
Ground floor, Kolkata 700001.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4851 to 4866
being No 00291 for the year 2011.



(Signature)

(Noor Baks Mandal) 25-February-2011
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A.-III KOLKATA
West Bengal