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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 20-11-17 08AB 143254

Serial No. 6077 of 2017

EK No. 1 Vol. No. 1 Pages to

Being No. 5571 Year 2012

Cartridge Paper Issued.....

Copying Fee Ordinary.....

Copying Fee Urgent.....

Tracing Charge for Map or Plan.....

Xeroxing Charges.....

Under Article F (1) & F (2).....

Under Article G (a) & G (b).....

Value of Stamp.....

Value of Court Fee.....

Value of Cartridge Paper.....

Cost of Map or Plan.....

Cost of Xeroxing.....

Total Cost of Copy.....

Copy Prepared Since.....

Sealed and Delivered to H. Debbarma

As per Order No.....

4200  
1000  
1000  
15700  

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18700

H. Debbarma  
Record Keeper  
Registrar of Assurances-II  
Kolkata

20-11-17

A. K. Sin  
ADDL. REGISTRAR OF ASSURANCES-II  
KOLKATA

20-11-17

283789

S.L. No..... Sold To..... **SUBHASH CH. SAHA**  
Rs..... Adrs..... (Advocate)  
(Govt.) LICENSED STAMP VENDOR Sealdah Court, Kol-14  
11A, Mirza Gafib Street, Kol-87  
L. No-285, Rs.....  
Issue Date..... Sign.....

8 MAR 2012



05233/012

5521/12



23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

क्र. 10106/12

म. 1-46-08, 826L  
2/5/12



7202

M 005782

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

Additional Registrar of Assurances  
Kolkata

Additional Registrar  
of Assurances-II, Kolkata

THIS INDENTURE OF CONVEYANCE made this the 9<sup>th</sup> day of May, Two Thousand and Twelve, **BETWEEN KAMAL DHANANIA ALIAS AGARWAL**, son of Late Ramji Das Agarwal by faith Hindu, by occupation - business residing at 1, Lord Sinha Road, P.S. - Shakespere Sarani, Kolkata-700 071, having his Income Tax PAN No.AGWPDO171H, hereinafter referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors administrators and assigns) of the **ONE PART : A N D PAWAN PROPERTIES**, a registered partnership firm carrying on business on and from Premises No.10/1D, Lal Bazar Street, Kolkata-700 001, P.S. : Hare Street, having its Income Tax PAN No. AAKFPS902E, represented by its one of the Partner namely

10/5/12

14/12/12

2/5/12

1/5



NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
R# \_\_\_\_\_  
28A  
SURANJAN  
C/C  
28B

✓ Suranjan  
(S. S. NANGALIA)



3221

**JAWAN PROPERTIES**

Suranjan  
Partner



3222

✓ Kamal  
(KAMAL SHANANTA)



Identification  
Dulal Ghosh  
Coal class  
C. No. 0-78,  
High coal, cat

17 JUL 2018





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

Endorsement For Deed Number : I - 05571 of 2012  
(Serial No. 05233 of 2012)

On

Payment of Fees:

On 09/05/2012

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

Presented for registration at 10.20 hrs on :09/05/2012, at the Private residence by Mr Shyam Sunder Nangalia ,Claimant

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

Execution is admitted on 09/05/2012 by

1. Kamal Dhanania Alias Kamal Agarwal, son of Late Ramji Das Agarwal , 1, Lord Sinha Road, Kol, Thana-Shakespeare Sarani, P.O. :- ,District-Kolkata, WEST BENGAL, India, Pin :-700071, By Caste Hindu, By Profession : Business
2. Mr Shyam Sunder Nangalia  
Partner, Pawan Properties, 10/1 D, Lal bazar Street, Kol, Thana -Hare Street, P.O. :- ,District-Kolkata, WEST BENGAL, India, Pin :-700001  
. By Profession : Business  
Identified By Dulal Ghosh, son of Late K C Ghosh, High Court Cal. P.O. :- ,District-Kolkata, WEST BENGAL, India. . By Caste: Hindu, By Profession: Law Clerk

( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II

On 10/05/2012

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. 0.00/- on 10/05/2012

Amount by Draft

Rs. 160695/- is paid , by the draft number 238014, Bank Date 09/05/2012, Bank Name State Bank of India, BUDGE BUDGE, received on 10/05/2012

( Under Article A(1) = 160688/- E = 7/- on 10/05/2012 )



( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II

10/05/2012 15:16:00

EndorsementPage 1 of 2







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

Endorsement For Deed Number : 1 - 05571 of 2012  
(Serial No. 05233 of 2012)

**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.-1,46,08,326/-

Certified that the required stamp duty of this document is Rs. - 1022593/- and the Stamp duty paid as Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1022593/- is paid 23801309/05/2012 State Bank of India, BUDGE BUDGE, received on 10/05/2012

( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II



( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 2 of 2

10/05/2012 15:16:00



**MR. SHYAM SUNDAR NANGALIA**, son of Late Bhuramull Nangalia, aged about 62 years, by faith Hindu, by occupation business, residing at 32C, New Road, Block - "B", 3<sup>rd</sup> Floor, Kolkata-700 027, P.S. - Alipore, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partner and/or those who may carry on business under the name and style of Pawan Properties and their respective heirs, legal representatives, executors, administrators nominees and assigns) of the **OTHER PART** :

**WHEREAS :**

- A. In pursuance of and by virtue of a Deed of Conveyance dated March 21, 1947 and made between Satyanarain Garodia and others therein jointly referred to as the Vendors of the One Part and Md. Gulsaigal and Others therein collectively referred to as the Purchasers of the Other Part and registered at the office of the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 38, Pages 64 to 69, Being No.1093 for the year 1947 the said Satyanarain Garodia and others for the consideration therein mentioned sold transferred and conveyed ALL THAT the Municipal Premises No.46A and 46B, Theater Road (now known as Shakespeare Sarani), Kolkata - 700 017 unto and in favour of the said Md. Gulsaigal and others.
- B. By virtue of a Deed of Conveyance dated May 6, 1957 and made between the said Md. Gulsaigal and Others therein collectively referred to as the Vendors of the One Part and (1) Sankar Lal Agarwal, (2) Ramjidas Agarwal, (3) Dinanath Agarwal and (4) Harkishandas Agarwal therein collectively referred to as the Purchasers of the Other Part and registered at the office of the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 56,



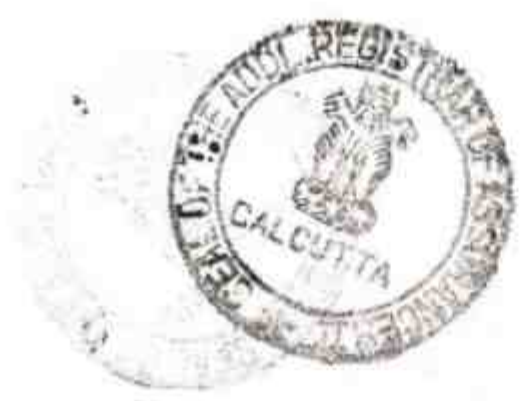
Pages 117 to 123, Being No.1558 for the year 1957 the said Md. Guisaigal and Others for the consideration therein mentioned sold transferred and conveyed ALL THAT the Municipal Premises No. 46A and 46B, Theatre Road (now known as 46, Shakespeare Sarani), Kolkata - 700 017 unto and in favour of the said (1) Sankar Lal Agarwal, (2) Ramjidas Agarwal, (3) Dinanath Agarwal and (4) Harkishan Das Agarwal absolutely and forever in equal undivided share of one-fourth each.

- C. In the events as recited hereinabove each of the said (1) Shankar Lal Agarwal (2) Ramjidas Agarwal (3) Dinanath Agarwal and (4) Har Kishan Das Agarwal thus became entitled to 1/4<sup>th</sup> equal share in the said Municipal Premises No.46A and 46B, Theatre Road, Kolkata-700 017 which has since been renumbered as Municipal Premises No. 46, Shakespeare Sarani, Kolkata-700 017 (morefully and particularly mentioned and described in the First Schedule hereunder written) and shown delineated in the map or plan annexed hereto and (hereinafter referred to as the said Premises) are hereinafter referred to as the Original Owners.
- D. With an intent to undertake development of the said premises by causing a new building and/or buildings to be constructed thereon, the purchaser herein agreed to purchase and acquire and the said Original Owners agreed to sell and transfer the said premises to the Purchaser herein for the consideration and terms recorded in an Agreement dated October 13, 1982 (hereinafter referred to as "the said AGREEMENT") registered in the office of the Registrar of Assurances, Kolkata in Book No. 1, Volume No. 94, Pages 113 to 126, Being No.1285 for the year 1983.
- E. Consequent to non compliance of the terms and conditions of the said Agreement, certain disputes having arisen between the



Purchaser and the Original Owners, the Purchaser filed a suit being C.S. No.619 of 1985 in the Hon'ble High Court at Calcutta against the said original owners for specific performance of the said sale agreement (hereinafter referred to as the PURCHASER'S SUIT).

- F. During the pendency of the said Purchaser's Suit Ramjidas Agarwal (since deceased) one of the original owners who during his lifetime was entitled to undivided one fourth share or interest into or upon the said Premises filed a suit for partition of the said Premises by metes and bounds and for other consequential reliefs being C.S. No.148 of 2002 in the Hon'ble High Court, Calcutta (hereinafter referred to as the PARTITION SUIT).
- G. During the pendency of the said Purchasers Suit and the said Partition Suit the said Ramjidas Agarwal died intestate on or about April 26, 2003 leaving him surviving his wife Smt. Narayani Devi Dhanania alias Agarwal and his seven sons namely (1) Rajendra Prasad Dhanania alias Agarwal, (2) Prahlad Rai Dhanania alias Agarwal, (3) Hari Ratan Dhanania alias Agarwal, (4) Surendra Dhanania alias Agarwal, (5) Ashok Dhanania alias Agarwal, (6) Kamal Dhanania alias Agarwal and (7) Rajesh Dhanania alias Agarwal and his three married daughters namely (1) Smt. Darshana Agarwal, (2) Smt. Saroj Khemka and (3) Smt. Sumitra Sureka as his only heirs and/or legal representatives each one of them being entitled to 1/11<sup>th</sup> share in the said undivided 1/4<sup>th</sup> share i.e. undivided 1/44<sup>th</sup> share or interest into or upon the said premises.
- H. The names of the heirs of Late Ramjidas Agarwal were substituted in the said Purchaser's Suit as well as in the said Partition Suit.





- i. In the said Purchaser's Suit the heirs of the said Ramji Das Agarwal have been described as follows :
1. SMT. NARAYANI DEVI DHANANIA alias Agarwal has been described as the Defendant No.2A;
  2. RAJENDRA PRASAD DHANANIA alias Agarwal has been described as the Defendant No.2B;
  3. HARI RATAN DHANANIA has been described as the Defendant No.2D;
  4. SURENDRA DHANANIA has been described as the Defendant No.2E;
  5. ASHOK DHANANIA has been described as the Defendant No.2F;
  6. RAJESH DHANANIA alias Agarwal has been described as the Defendant No.2H;
  7. PRAHLAD RAI DHANANIA alias Agarwal has been described as the Defendant No.2C;
  8. KAMAL DHANANIA alias Agarwal has been described as the Defendant No.2G;
  9. SMT. DARSHANA AGARWAL is referred to as the Defendant No.2I;
  10. SMT. SAROJ KHEMKA is referred to as the Defendant No.2J;
  11. SMT. SUMITRA SUREKA is referred to as the Defendant No.2K;
- j. A preliminary decree dated May 6, 2005 was passed in the said Partition Suit and a Commissioner of Partition was appointed by the Hon'ble High Court, Calcutta for partitioning the said premises amongst the heirs of the said original owners.
- k. By an order dated February 18, 2011 passed by the Hon'ble High Court, Calcutta the commissioner of partition was appointed as Receiver in the said Partition Suit. Youdhister



Dhanania one of the co-owners claimed to be in occupation of a part or portion of the said Premises and he through his Counsel in Court undertook to vacate the portions in his occupation in the event of the entirety of the said Premises being sold in a vacant condition.

- L. By an Order dated April 4, 2011 passed by the Hon'ble High Court, Calcutta a direction was given to the Receiver not to disturb the possession of any of the parties in occupation of any part or portion of the said Premises.
- M. Upon the death of Ramjidas Agarwal his undivided one fourth share or interest devolved upon his heirs and/or legal representatives and the Vendor being one of the heirs and/or legal representatives of the said late Ramjidas Agarwal became entitled to undivided  $1/44^{\text{th}}$  share or interest into or upon the said Premises (hereinafter referred to as the UNDIVIDED SHARE more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written).
- N. While the said Purchaser's Suit was pending, the Vendor being entitled to undivided  $1/44^{\text{th}}$  share or interest into or upon the said Premises agreed to sell and transfer the said undivided share unto and in favour of the Purchaser at and for a consideration of Rs.13,00,000/- (Rupees thirteen lacs only) and as such a Terms of Settlement was executed between the Purchaser and the Vendor and was filed in Title Suit being C.S. No. 619 of 1985 being G.A. No. 3054 of 2005. However, before hearing of the said application for passing of a decree in terms of the said Terms of Settlement the Vendor resiled from the said Terms of Settlement and by an Order dated March 7, 2011 the Vendor was permitted to withdraw from the said Terms of Settlement.



- O. The Purchaser being aggrieved preferred an appeal from the said Order dated March 7, 2011 and by an Order dated March 13, 2012 passed by their Lordships Hon'ble Justice Kalyan Jyoti Sengupta and Hon'ble Justice Joymalya Bagchi in APO No. 136 of 2011; C.S. No. 619 of 1985 their Lordships passed the decree and directed the Vendor to sell and transfer his undivided share into or upon the said Premises unto and in favour of the Vendor herein upon payment of a further sum of Rs.2,60,000/- (Rupees two lacs sixty thousand only) which amount has been duly paid by the Purchaser to the Vendor.
- P. In the events as recited hereinabove the Purchaser has made full payment of the said sum of Rs.15,60,000/- [Rupees fifteen lacs sixty thousand only] by cheques drawn on Andhra Bank, Ezra Street (Kolkata Main Branch) to the Vendor in terms of the said Decree details whereof are as follows :

Vendor Name	Cheque/Pay Order No.	Amount (Rs.)	Cheque/Pay Order dated	Encashed on
Kamal Dhanania	819975	10,00,000.00	26.05.2005	27.05.2005
"	819989	2,00,000.00	30.07.2005	01.08.2005
"	819990	1,00,000.00	10.08.2005	12.08.2005
"	178665	2,60,000.00	12.03.2012	

- Q. The Purchaser has now requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the said Undivided Share and/or the entirety of the right title interest of the Vendor into or upon the said Premises which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.



**NOW THIS INDENTURE WITNESSETH** as follows :

- I. **THAT** in consideration of the decree dated March 13, 2012 **AND** in further consideration of a sum of Rs.15,60,000/- (Rupees Fifteen lacs sixty thousand) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) the said vendor doth hereby sell transfer convey assure and assign unto and to the purchaser **ALL THAT** his undivided 1/44<sup>th</sup> share or interest into or upon **ALL THAT** the Municipal Premises No.46, Shakespeare Sarani, Kolkata - 700 017 (previously known as 46A and 46B, Shakespeare Sarani) (hereinafter referred to as the undivided share morefully and particularly mentioned and described in the Second Schedule hereunder written) containing an area of 2 Bigha 0 Cottahs 08 Chittacks 20 Sq.ft. (be the same a little more or less) and/or the entirety of the right title and interest of the Owner into or upon the entirety of the said Premises **TOGETHER WITH** all buildings and structures situated and standing thereon (more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter referred to as the said Undivided Share) absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **OR HOWSOEVER OTHERWISE** the said Undivided Share 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 **TOGETHER WITH** all benefits and advantages of ancient and other rights 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 Undivided Share or any part or portion thereof belonging to or in anywise appertaining thereto 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 appertaining thereto **AND** the reversion or reversions remainder or remainders and all the rents issues and profits of the said premises and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said Undivided Share 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 anyways exclusively relates to or concerns the said Undivided Share and/or the said Premises or any part or portion thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor and/or Owner or any person or persons from whom the Vendor and/or the Owner can or may procure the same with or without any action or suit both at law or in equity **AND** further all right title and interest of the Vendor in the agreement dated October 13, 1982 stand extinguished in terms of the said decree dated March 13, 2012 **AND** the purchaser shall be entitled to take physical possession of the share of the vendor upon partition of the said premises amongst the co-owners thereof in place and stead of the vendor.

- II. **AND** the Vendor do hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said undivided 1/44<sup>th</sup> share and every part thereof, free from all



encumbrances charges and liabilities of whatsoever nature **AND** the Vendor do hereby covenant with the Purchaser that the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Undivided Share hereby granted sold conveyed transferred.

III. **AND THAT NOTWITHSTANDING** any act deed or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful vendor of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Undivided Share 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 **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has good right full and absolute power to grant sell convey transfer assure and assign the said Undivided Share hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions as aforesaid **AND THAT** the Vendor have put the Purchaser in their place and stead in the partition suit in respect of the of the said Undivided Share of the Vendor.

IV. **AND** the Vendor have represented that undivided share hereby sold and transferred is free from all encumbrances and that the Vendor are legally competent to sell and transfer the same and the Purchaser shall step into the shoes of the Vendor and shall be entitled to obtain possession of the shares of the Vendor from the other co-owners or from other persons and receive and take the rents issues and profits thereof without any lawful eviction



interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust or the Vendor or from under or in trust for any of their predecessors in title **AND THAT** the Purchaser 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 lispendens whatsoever suffered or made or liabilities created in respect of the said Undivided Share by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or any of their predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said Undivided Share and/or premises relating to the period after the date of decree.

- V. **AND THIS DEED FURTHER WITNESSETH** that the Vendor doth hereby covenant with the Purchaser that the Purchaser shall be entitled to obtain vacant possession of the said premises from the Receiver or any other person and/or persons who may be in possession of any part or portion of the said Premises.
- VI. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said lands comprised in the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Act, 1961 **AND THAT** no notice,



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which is or may be subsisting, has been served on the Vendor, for the acquisition of the said Undivided Share and/or premises or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said Undivided Share and/or premises or any part thereof **AND THAT** no other suit and/or proceeding is pending in any court of law affecting the said Undivided Share and/or premises and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

- VII. **AND FURTHER THAT** the Vendor having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon the said Undivided Share and/or premises or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Undivided Share and every part thereof unto and to the use of the Purchaser.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PREMISES)**

**ALL THAT** the message tenement and hereditaments **TOGETHER WITH** the piece and parcel of revenue redeemed land containing an area of 2 Bigha 0 Cottahs 8 Chittacks 20 sq. ft. (be the same a little more or less) whereon or any part whereof the same is erected and built being Municipal Premises No.46, Shakespere Sarani (earlier known as premises Nos. 46A and 46B, Theatre Road), Kolkata-





700 017, within Police Station - Shakespere Sarani, within Ward No.63 of The Kolkata Municipal Corporation in the South Division of Kolkata and butted and bounded as follows, that is to say :

<b>ON THE NORTH</b>	:	By Shakespeare Sarani;
<b>ON THE SOUTH</b>	:	By Premises No. 1, Auckland Square;
<b>ON THE EAST</b>	:	By Premises No. 48, Shakespeare Sarani (known as Kala Mandir);
<b>ON THE WEST</b>	:	By partly Premises No. 44, Shakespeare Sarani, (IDBI Building) and Partly Premises No.2, Auckland Square;

**OR HOWSOEVER OTHERWISE** the said premises butted bounded called known numbered described and distinguished as hereinbefore stated and the situation whereof has been shown and delineated in the map or plan annexed hereto.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(THE SAID UNDIVIDED SHARE)**

**ALL THAT** the Undivided 1/44<sup>th</sup> share or interest held by the **VENDOR** being 1/44<sup>th</sup> share or interest into or upon the said premises consisting of (i.e. Bastu Land 0.5211 katha and semi commercial land 0.4 katha; 115 sq. ft. residential pucca structure and 115 sq. ft. residential pucca structure, 230 sq.ft. residential Tin Shed structure, 50 sq. ft. semi-commercial Pucca structure, 50 sq. ft semi-commercial Tin Shed structure standing thereon) at the premises No.46, Shakespere Sarani, P.S. - Shakespere Sarani, within the town of Kolkata (more fully and particularly mentioned and described in the First Schedule hereinbefore written) and/or the entirety of the right title and interest of the **VENDOR** into or upon the said premises.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED AND DELIVERED** by the **VENDOR** at Kolkata in the presence of:

**WITNESSES:**

1. ANUJ TAPARIA  
184, Harish Mukherjee Rd  
Kolkata - 26

*Anuj Taparia*

2. Dulal Ghosh  
87, Market St  
KOL - 87

*Kamal Dhonanta*  
(KAMAL DHONANTA)  
(VENDOR)

**SIGNED AND DELIVERED** by the **PURCHASER** at Kolkata in the presence of:

**WITNESSES:**

1. ANUJ TAPARIA  
184, Harish Mukherjee Rd  
Kolkata - 26

*Anuj Taparia*

2. Dulal Ghosh  
87, Market St  
KOL - 87

PAWAN PROPERTIES

*Pawan*  
Partee  
(PURCHASER)



MEMO OF CONSIDERATION

**RECEIVED** of and from the within named **PURCHASER** the within mentioned sum of Rs.15,60,000/- being the entirety of the consideration amount payable to the Vendor under these presents as per memo below :

By several Cheques aggregating Rs.15,60,000/- all drawn on Andhra Bank, Ezra Street (Kolkata Main Branch), Kolkata, as per details given below :-

Cheque/Pay Order No.	Dated	Amount
819975	26.05.2005	Rs. 10,00,000.00
819989	30.07.2005	Rs. 2,00,000.00
819990	10.08.2005	Rs. 1,00,000.00
178665	12.03.2012	Rs. 2,60,000.00
Total :		Rs. 15,60,000.00

(Rupees Fifteen Lacs Sixty thousand only)

**WITNESSES :**

1. ANUJ TAPARIA  
184, Havink Mulher Road  
Kolkata - 76
2. *[Signature]*  
Sudal Anesh  
87, M. M. Ch. St.  
KOL - 87

*[Signature]*  
(KAMALDHANANJA)  
(VENDOR)

Drafted by :

*[Signature]*  
Singhvi Co.,  
Advocates High Court at Calcutta





Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name S. S. NANGALIA

Signature [Signature]



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KAMAL BHANAWA

Signature [Signature]



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature .....

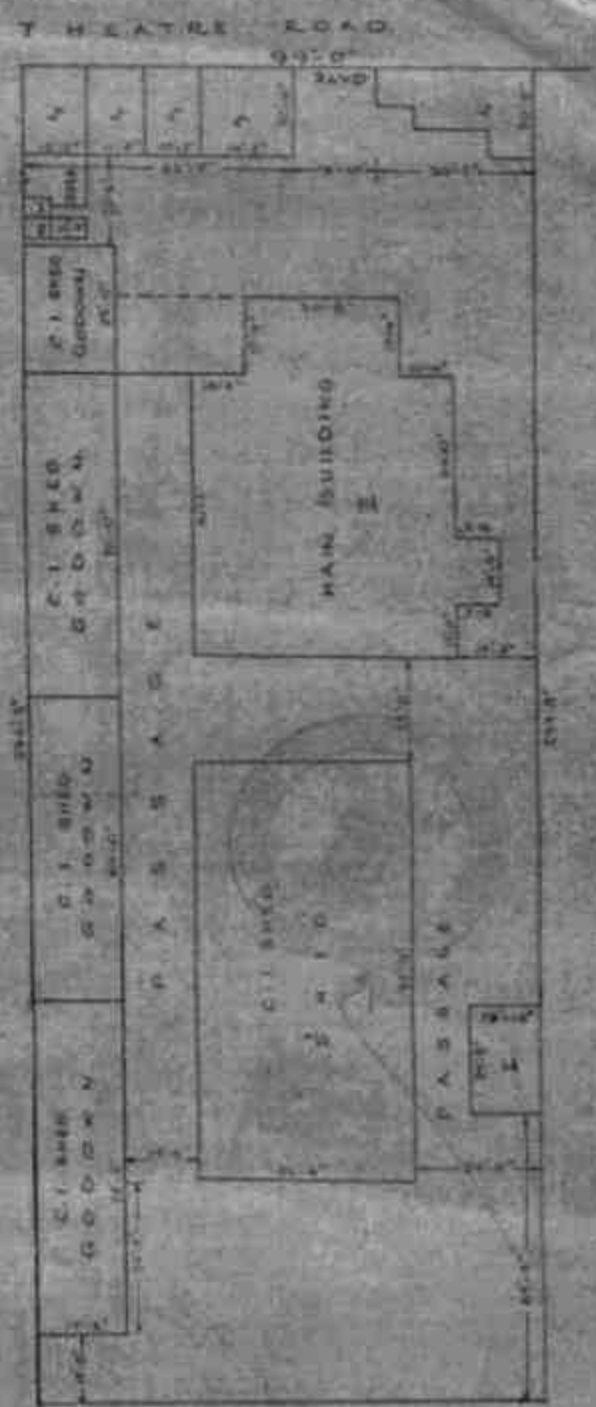




SITE PLAN OF PREMISES NO 46, SHAKESPEARE SARANI  
EARLIER KNOWN AS 46A AND 46B SHAKESPEARE SARANI  
KOLKATA - 700017.

AREA OF LAND - 28-04-84-20547 M<sup>2</sup>.

SCALE = NTS



*(Handwritten Signature)*  
(KAMAL BHANUNTA)

SIG. OF VENDOR

PAWAN PROPERTIES

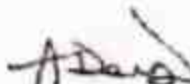
SIG. OF PURCHASER



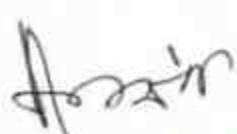
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 3574 to 3594  
being No 05571 for the year 2012.

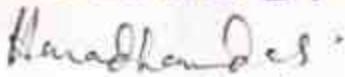


  
(Abani Kumar Dey) 24-May-2012  
ADDL. REGISTRAR OF ASSURANCES-II CERTIFIED TO BE A TRUE COPY  
Office of the A.R.A. - II KOLKATA  
West Bengal

Digitally signed by DULAL CHANDRA SAHA  
Date: 2015.06.23 12:04:19 +05:30  
Reason: Digitally e-Signing the Completion Certificate of the Deed.

  
ADDL. REGISTRAR OF ASSURANCES-II,  
KOLKATA

**CHECKED BY**

  
20.11.12

20.11.12