

04879/12

0547/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 245918

Certified that the Document is subject to Registration. The Signature Sheet and the endorsement sheet attached to this document are the property of the Registrar.

[Signature]
Additional Registrar
of Assurances, Kolkata
15-6-12

DEED OF CONVEYANCE

This deed of conveyance is made on this the 15th day of June.

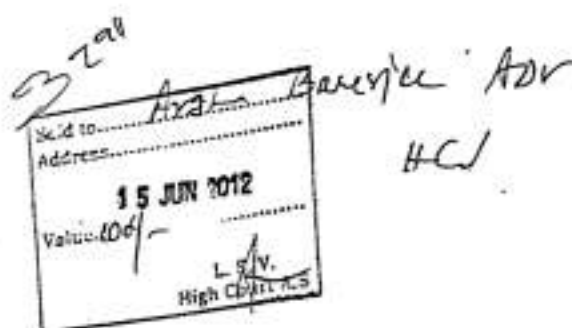
Two Thousand Twelve

BETWEEN

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kunder

Director



Identified by me.

Argha Banerjee
Adv

S/o R.N. Banerjee

2/48 Rajaygarh

P.O - Jaldhampur

Kolkata - 70032.

DESIRE REAL ESTATE PRIVATE LIMITED

Amitaya Kundu

Director



(1) SMT. ARUNA RANI GUHA, wife of Late Rabindra Nath Guha, by faith- Hindu, by Occupation- House wife, residing at ^{P.S. - Khorda} 26, Arunachal (West), P.O.- Sodepur, Kolkata- 700110, within the District- North 24 Parganas, (2) SMT. JHARNA GHOSH DASTIDAR, wife of Late Amarkanti Ghosh Dastidar, by faith- Hindu, by Occupation- ^{House wife} Retired Government Employee, ^{P.S. - Balaram} residing at 66A, Green View, Baishnabghata, Kolkata- 700084, within the District- South 24 Parganas, and (3) SMT. RADHA BHATTACHARJEE, wife of Late Samar Bhattacharjee, by faith- Hindu, by Occupation- House wife, residing at 6, Saha ^{P.S. - Tollygunge} nagar Road, Kolkata- 700026, hereinafter called and referred to as the "OWNERS/VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

DESIRE REAL ESTATE PRIVATE LIMITED, a private limited company, having its registered office at 61/17, Moore Avenue, Ground ^{P.S. - Regent Park} Floor, Kolkata- 700040, hereinafter called and referred to as the "PURCHASER" represented through its employee namely MR. VADDADI NAVIN KUMAR vide its boards resolution dated 8th June, 2012 (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

AND

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kunder

Director

Validated Navin Kumar Ghosh partner

Validated Navin Kumar

WHEREAS the Vendors herein are the absolute owners of undivided 3/5th shares of the piece or parcel of land measuring more or less 1(one) Cottah 14(fourteen) Chittaks 10(ten) sq. ft. out of 3 (three) Cottahs 2 (two) Chittaks and 16 (sixteen) Square Feet, lying at and being the Plot No. 13, Moore Avenue, Premises No. 87, Moore Avenue presently known as 87, Manick Bandyopadhyay Sarani, Kolkata- 700040, along with the structure thereon standing, and appertaining to C.S. Plot No. 421, Khatian No.286, of Mouza - Shibpur, J.L. No. 42, Touzi No. 151, Police Station- Regent Park, District- 24 Parganas (South) within the Kolkata Municipal Corporation, Ward No. 97, Kolkata- 700040. The said land has been morefully described in the Schedule-B below and is the landed property on sale.

AND

WHEREAS a Mourashi Mekarari lease or lease in perpetuity was made on the 9th day of April 1942 between Rai Dwarkanath Chakraborty Bahadur of the One Part and Mugneeram Bangur and Company, a registered Co-partnership firm, carrying on business as dealers in landed properties at No. 372/4, Russa Road South, P.S.- Tollygung, District-24 Parganas of the Other Part in respect of land being C.S. Plot No. 421 of Mouza- Shibpur (Tollygunge).

AND

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kunder

Director

WHEREAS the said Lease Deed executed by the said Rai Dwarkanath Chakraborty Bahadur in favour of Mugneeram Bangur and Company was recorded in Book No.1 Volume No. 10 at pages 249 to 256 being Deed No. 569 for the year 1942 in the office of the Sadar Joint Sub-Registry Office at Alipore.

AND

WHEREAS the said Mugneeram Bangur and Company amalgamated the land of the said C.S. Plot No.421 with other adjacent lands belonging to it and developed the same unto a colony namely "MOORE AVENUE" by constructing roads therein and drains alongside the said roads and divided the lands into small plots numbered serially for identification as 1,2,3 etc.

AND

WHEREAS the said Mugneeram Bangur and Company sold the plot of land being plot No.13, Moore Avenue measuring 3 (Three) Cottahs 2 (Two) Chittaks and 16(sixteen) Sq. ft. more or less to one Gopal Das Paul by virtue of a registered sale deed which was presented for registration before the office of the Sadar Joint Sub-Registry Office at Alipore on 18.10.1949;

AND

WHEREAS by a registered deed of security bearing even date with but executed immediately after the execution of the said conveyance the said Gopal Das Paul as the mortgagor charged in favour of the said Mugneeram Bangur and Company as the

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kunder

Director

mortgagee by way of first charge the said piece or parcel of land to secure payment of the said promised part of the price under the said conveyance together with interest.

AND

WHEREAS by a registered Deed of assignment or Transfer dated the 11th day of January, 1956 the said Mugneeram Bangur and Company for considerations therein mentioned transferred and assigned unto Bangur Land Development Corporation Limited among others the said Security dated 18th day of October 1949 for all claims of principal and interest due as on the said date as well as such amounts as might accrue thereafter.

AND

WHEREAS thereafter the said Bangur Land Development Corporation Limited instituted a suit against the said Gopal Das Paul being Title Suit No. 97 of 1960 in the Third Court of the Subordinate Judge at Alipore, 24 Parganas for recovery of Principal and interest due by enforcing the charge under the said Deed of Security;

AND

WHEREAS on the 5th day of February, 1962 the said Title Suit No. 97 of 1960 was decreed preliminarily and on 11th day of November, 1964 a final decree for sale was passed;

AND

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayn Kunder

Director

WHEREAS thereafter the said decree was put into execution in Title Execution Case No.15 of 1966, the subject land of the said Title Suit was sold in an auction and one Nagarmal Mundra, since deceased, the predecessor in interest of the Vendors purchased the same and a sale certificate was issued in his favour and he obtained symbolic possession of the same through court for reason hereinafter appearing;

AND

WHEREAS at the time of delivery of possession through court baliff it was found one Kiron Bala Ghosh having no relation with Gopal Das Paul aforesaid had erected a two-storied building on the said piece or parcel of land and was in occupation of the same;

AND

WHEREAS thereafter the said Nagarmal Mundra instituted Title suit No. 14 of 1971 in the Third Court of the Subordinate Judge at Alipore, 24 Parganas against the said Kiron Bala Ghosh for declaration of Title to and recovery of Khas Possession of the said piece or parcel of land inter alia on the allegation that the said Kironbala Ghosh had no right title and interest in the said piece or parcel of land and was a mere trespasser therein. The said suit however was dismissed whereupon the said Nagarmal Mundra preferred Title Appeal No. 563 of 1973 against the said judgement and decree dismissing the said Title suit No. 14 of 1971;

DESIRE REAL ESTATE PRIVATE LIMITED

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AND

WHEREAS on 21st day of June, 1974 the said Title Appeal No. 563 of 1973 was heard and disposed of by the Additional District Judge, Alipore, 24 Parganas, allowing the said appeal and setting aside the judgement and decree in the said Title Suit No. 14 of 1971 and directing delivery of possession of the piece or parcel of land after removing the building and structure thereon;

AND

WHEREAS thereafter on the 26th day of February, 1975 the said Kiron Bala Ghosh died leaving behind her Five daughters, namely, Smt. Aruna Rani Guha, Smt Jharna Ghosh Dastidar, Smt Santi Banerjee, Smt Radha Bhattacharjee and Smt Dipali Das Gupta as her heirs and legal representatives whereupon the said Nagarmal Mundra filed Title execution Case No. 13 of 1976 in the third Court of the Subordinate Judge, 24 Parganas for execution of the said decree passed in Title Appeal No. 563 of 1973 against the heirs and legal representatives of the said Kiron Bala Ghosh;

AND

WHEREAS said heirs and legal representatives of Kiron Bala Ghosh raised disputes about the maintainability of the said Title execution case No. 13 of 1976 and Misc case No. 17 of 1977 was started;

AND

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayn Kunder
Director

WHEREAS pending disposal of the said Title Execution Case No. 13 of 1976 and Misc Case No. 17 of 1977 the said Nagarmal Mundra died leaving behind his four sons namely (1) Radhey Shyam Mundra, (2) Sampat Kumar Mundra (3) Suresh Kumar Mundra and (4) Binod Kumar Mundra and four daughters namely (1) Tribeni Debi Maroo, (2) Tara Devi Biyani, (3) Sushila Devi Falor and (4) Santosh Devi Falor as his heirs and legal representatives.

AND

WHEREAS the heirs and legal representatives of the said Nagarmal Mundra and the heirs and legal representatives of the said Kironbala Ghosh thereafter settled all disputes among them out of court and the sole heirs and legal representatives of the said Nagarmal Mundra agreed not to pursue the Title Execution case No. 13 of 1976 and to sell the said piece or parcel of land fully described in the Schedule-A hereunder written to the legal representatives of the said Kiron Bala Ghosh.

AND

WHEREAS the said heirs and legal representatives of the said Nagarmal Mundra, sold the said land being plot No.13, Moore Avenue measuring 3 (Three) Cottahs 2 (Two) Chittaks and 16(sixteen) Sq. ft. more or less to the legal representatives of the said Kiron Bala Ghosh by virtue of a registered sale deed which was presented for registration before the office of the

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayn Kundu

Director

District Sub-Registrar, Alipore and the same had been transcribed in Book No. 1, Volume No. 269 at pages 73 to 82, being document No. 6985 for the year 1981.

AND

WHEREAS the five legal representatives and daughters of Late Kiron Bala Ghosh thus became co-owner of the land and building each having $1/5^{th}$ share therein;

AND

WHEREAS the Smt. Santi Banerjee (since Deceased), one of the co-owners and daughter of the said Kironbala Ghosh died on 16.10.2011 intestate leaving behind her only one daughter, namely, Smt. Jayati Roy, wife of Bhaskar Gati Roy as her only legal heir by virtue of the law of inheritance by which the deceased was governed.

AND

WHEREAS the aforesaid legal heirs of the deceased Sreemati Kiran Bala Ghosh ever since inheritance were in peaceful and undisturbed possession of the above mentioned property as lawful owners each having undivided $1/5^{th}$ equal share of the landed property. The said land has been morefully described in the schedule-A below.

AND

WHEREAS each of Smt. Aruna Rani Guha, Smt Jharna Ghosh Dastidar, Smt Radha Bhattacharjee, Smt Dipali Das Gupta and Smt. Jayati Roy jointly have been possessing enjoying and

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Director

occupying undivided equal $1/5^{\text{th}}$ share of the Schedule-A land measuring more or less 3 (three) Cottahs 2 (Two) Chittaks and 16 (sixteen) Square Feet, lying at and being the Plot No. 13, Moore Avenue, Premises No. 87, Moore Avenue presently known as 87, Manick Bandyopadhyay Sarani, Kolkata- 700040, along with the structure thereon standing, and appertaining to C.S. Plot No. 421, Khatian No.286, of Mouza - Shibpur, J.L. No. 42, Touzi No. 151, Police Station- Regent Park, District- 24 Parganas (South) within the Kolkata Municipal Corporation, Ward No. 97, Kolkata- 700040, peacefully and mutated their names with the records of the Government authorities and have acquired right, title, interest and/or possession over the said plot of land;

AND

WHEREAS since then the above named vendors as lawful undivided $3/5^{\text{th}}$ share of owner of the Schedule-A landed property are enjoying the same uninterruptedly and without any interference from any end and have been in physical, khas and actual possession thereof. The said land has been morefully described in the schedule-B below and is the landed property on sale.

AND

WHEREAS the Vendors at present being desirous of selling the said schedule-B landed property measuring undivided $3/5^{\text{th}}$ share of the landed property of 3 (three) Cottahs 2 (Two)

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Amitayya Kunder

Director

Chittaks and 16 (sixteen) Square Feet i.e. 1(one) Cottahs 14(forteen) Chittaks 10 (ten) sq.ft., which has been morefully described in the 'Schedule-B' below has approached the Purchaser to purchase the same at and for a consideration of Rs.8,00,000/- (Rupees Eight Lakhs only) and the purchaser in need of a plot such suitably located has accepted the offer of the Vendors and has paid the consideration amount as full and final settlement for the scheduled-B premises to which the Vendors acknowledge the receipt of the same.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs.8,00,000/- (Rupees Eight Lakhs) only, paid by the Purchaser to the Vendors herein (the receipt whereof the Vendors doth hereby admit and acknowledge) of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser, the Vendors as beneficial owners doth hereby by these present indefeasibly grant, sell, convey, transfer, assure and assign unto the Purchaser, his successor or successors-in-interest and/or assigns the said Premises (hereinafter referred to as 'the said Premises'), i.e. ALL THAT the piece and parcel of land measuring about 1(one) Cottahs 14(forteen) Chittaks 10 (ten) sq.ft. out of 3 (three) Cottahs 2 (Two) Chittaks and 16 (sixteen) Square Feet be the same a little more or less, more fully and particularly described in Schedule-B hereunder written, together with the

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Director

rights, interests, benefits, privileges thereof OR HOWSOEVER otherwise the said premises now or heretofore was or is situated butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever in respect of the said premises or any part thereof belonging to or anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, reminder and reminders, rents, issues and profits thereof and every part thereof AND all the estate right, title, inheritance, use, trust, property, claims, demands whatsoever both at all and equity of the Vendors into and upon the said premises and every part thereof AND all deeds, pattas, muajments, writings and evidences of title which is in any way related to the said premises or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Owners/Vendors their heirs, executors, administrators, legal representatives and assigns or any person from whom their or they can may or procure the same without any lawful action or suit at law or in equity TO ENTER INTO AND HOLD, OWN, POSSESS AND ENJOY the said premises and every part thereof hereby granted, sold, conveyed, transferred, assured and assigned or expressed and intended to do so to be

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with their right, and appurtenances unto and to the use of the Purchaser, his successors or successors-in-interest and/or assigns forever freed and discharged from or otherwise by the Owners/Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owners/Vendors from to these presents AND the Owners/Vendors doth hereby for themselves, their heirs, executors, administrators, legal representatives, successors and assigns covenant with the Purchaser, his successors or successors-in-interest and/or legal representatives and/or assigns THAT notwithstanding any act, deed or thing whatsoever by the Owners/Vendors or any of their predecessors and ancestors in title did or executed or knowingly suffered to the contrary the Owners/Vendors had at all times heretofore and now has got good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assure and assign or express or intend to do so to be unto and to the use of Purchaser, his successor or successors-in-interest legal representatives and assigns in the manner as aforesaid AND THAT the Purchaser, his successors or successors-in-interest and/or legal representatives and/or assigns shall at all time hereafter peaceably and quietly possess and enjoy the said premises and every part thereof and receive the rents issues and profits thereof without any lawful eviction, hindrances and interruption, claim or demand

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Director

whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming from under or in trust of the Owners/Vendors or from or under any of his predecessors or ancestors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Owners/Vendors well and sufficiently save, indemnify of, from and against all and all manner of claims, charges, liens, debts, attachments, encumbrances whatsoever made or suffered by the Owners/Vendors or any of their ancestors or predecessors in title or person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Owners/Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said premises or any part thereof from under or in trust for the Owners/Vendors or any of their ancestors and predecessors in title shall and will from time to time at all times hereafter at the request and cost of the Purchaser, his successors or successors-in-interest and/or legal representatives and/or assigns do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further, better and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser, his successors and successors-in-interest and/or legal representatives according to the true intent, meaning of these presents as shall

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Amitayya Kunder

Director

or may be reasonably required AND FURTHER MORE THAT the Owners/Vendors and all their heirs, executors, administrators, legal representatives, successors and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser his successors or successors-in-interest and/or legal representatives and/or assigns against all losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Owners/Vendors or any breach of the covenants hereunder contained.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3 (three) Cottahs 2 (Two) Chittaks and 16 (Sixteen) Square Feet, lying at and being the Plot No. 13 Moore Avenue, Premises No. 87, Moore Avenue presently known as 87, Manick Bandopadhyay Sarani, Kolkata- 700040, along with the structure ~~thereon~~ ^{thereon} standing, and appertaining to C.S. Plot No. 421, Khatian No. 286, of Mouza - Shibpur, J.L. No. 42, Touzi No. 151, Police Station- Regent Park, District- South 24 within the Kolkata Municipal Corporation, Ward No. 97, Kolkata- 700040, together with proportionate share of land and common passage, common services, common facilities of the building together with easement rights, and which has been delineated by REDY border in the annexed plan or map attached

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kunder

Director

Vaddadi Navin Kumar

hereto forming part of this Indenture and the said property is being butted and bounded as follows:-

ON THE NORTH: 20' Wide Road.

ON THE SOUTH: Tolly's Nullah.

ON THE EAST: Plot No.12/1.

ON THE WEST: Plot No. 13/1.

THE SCHEDULE 'B' ABOVE REFERRED TO
(DESCRIPTION OF THE LAND OF THE PURCHASER)

ALL THAT piece and parcel of undivided $3/5^{th}$ share of the landed property measuring more or less 1(one) Cottahs 14(fourteen) Chittaks 10 (ten) sq.ft. out of 3 (three) Cottahs 2 (Two) Chittaks and 16 (sixteen) Square Feet along with old dilapidated structure standing thereon measuring undivided 300 sq.ft. out of total 500 sq.ft., lying at and being the Plot No. 13, Moore Avenue, Premises No. 87, Moore Avenue presently known as 87, Manick Bandopadhyay Sarani, appertaining to C.S. Plot No. 421, Khatian No. 286, of Mouza - Shibpur, J.L. No. 42, Touzi No. 151, Police Station- Regent Park, District- South 24 Parganas, within the Kolkata Municipal Corporation, Ward No. 97, Kolkata- 700040 together with proportionate share of land and common passage, common services, common facilities of the building

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kundu

Director

together with easementary rights, and the said property is being butted and bounded as follows:-

ON THE NORTH: 20' Wide Road.

ON THE SOUTH: Tolly's Nullah.

ON THE EAST: Plot No. 12/1.

ON THE WEST: Plot No. 13/1/1.

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

SIGNED SEALED AND DELIVERED

In the presence of the following:-

WITNESS:

1. Panchal Shyam Chandra
Folk name: Pandip K. Shyam Chandra
105 Raktal Das Paddy Rd
Kolkata - 27

Aruna Devi Guha
Shilpa Ahoi
Radha Shakti Chatterjee

(SIGNATURE BY THE VENDORS)

2.
Argha Banerjee,
s/o R. N. Banerjee,
2/48 Arjuna, P.O.
P.O. - Jaldhara,
Kolkata - 700 32.

DESIRE REAL ESTATE PRIVATE LIMITED
Vadokoli Narin Kumar
Director

PAN NO. AEIPV-7597K
(SIGNATURE OF THE PURCHASER)

DESIRE REAL ESTATE PRIVATE LIMITED
Amitayya Kunder
Director

Drafted by:

Argha Banerjee,
Adv.
High Court, Calcutta

MEMO OF CONSIDERATION

Date	Pay Order/Draft	Bank	Amount
08.06.2012	041031	United Bank of India	5,00,000/-
08.06.2012	041032	United Bank of India	3,00,000/-
Total			Rs. 8,00,000/-

(RUPEES EIGHT LAKHS) ONLY

WITNESS:

1. Pradip Shyam Choudhury Roshni Bhattacharya
 Father's name - Pradip K. Shyam Choudhury
 105 Bakshi Das Auddy Rd
 Kolkata - 72

2. Anil Banerjee,
 S/O R. N. Banerjee,
 2/48 Bijaygarh,
 P.O. - Jangipur,
 Kolkata - 700032













































(SIGNATURE OF THE VENDORS)

DESIRE REAL ESTATE PRIVATE LIMITED
 Vaidhvi Navin Kumar
 Director

(SIGNATURE OF THE PURCHASER)

DESIRE REAL ESTATE PRIVATE LIMITED
 Amitayya Kunder
 Director

SPECIMEN FORM FOR TEN FINGERPRINTS

	Nung Paul Guba						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
	Rajesh Anand Bhatnagar						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
	Rajesh Bhatnagar						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
	Vardada Navin Kumar						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							

DESIRE REAL ESTATE PRIVATE LIMITED

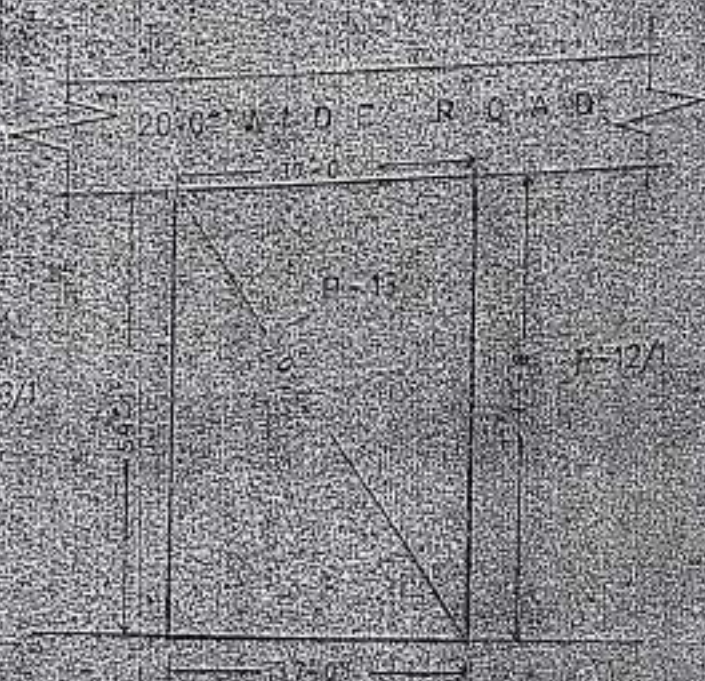
Amita Kundra

Director

PLAN OF PLOT NO. 13 OF MOORE AVENUE PART OF DAG NO. 421
 MOUZA-SIBPUR J.C. NO. 42 TOLUZI NO. 151 P.O. S.P.S. REGENT PARK
 PREMISES NO. 87 MANICK PANDOPADHYAY SARANI MOORE AVENUE
 WARE NO. 97 UNDER KOLKATA MUNICIPAL CORPORATION

SCALE 1" = 10' 0"

AREA OF LAND 2 CH. 10 80 FT. (MORE OR LESS)
 SHOWN IN RED COLOUR



TOLLYS NALLAH

SIG. OF VENDORS

SIG. OF PURCHASER

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kunder

Director



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

Endorsement For Deed Number : I - 05412 of 2012
(Serial No. 04879 of 2012)

On

Payment of Fees:

On 15/06/2012

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. 45539.00/-, on 15/06/2012

(Under Article : A(1) = 45441/- ,E = 14/- ,J = 55/- ,M(a) = 25/- ,M(b) = 4/- on 15/06/2012)

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.-41,31,667/-

Certified that the required stamp duty of this document is Rs.- 289237 /- and the Stamp duty paid as Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid 90000408/06/2012 State Bank of India, CALCUTTA MAIN BRANCH, received on 15/06/2012
2. Rs. 49000/- is paid, by the draft number 900005, Draft Date 08/06/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 15/06/2012
3. Rs. 49000/- is paid 90000008/06/2012 State Bank of India, CALCUTTA MAIN BRANCH, received on 15/06/2012
4. Rs. 49000/- is paid 90001608/06/2012 State Bank of India, CALCUTTA MAIN BRANCH, received on 15/06/2012
5. Rs. 49000/- is paid 90002408/06/2012 State Bank of India, CALCUTTA MAIN BRANCH, received on 15/06/2012
6. Rs. 44237/- is paid 90003508/06/2012 State Bank of India, CALCUTTA MAIN BRANCH, received on 15/06/2012

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



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

15/06/2012 15:20:00

EndorsementPage 1 of 2

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kundu

Director



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

Endorsement For Deed Number : I - 05412 of 2012
(Serial No. 04879 of 2012)

Presented for registration at 13.52 hrs on :15/06/2012, at the Office of the A.R.A. - I KOLKATA by
Vaddadi Navin Kumar, Claimant.

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

Execution is admitted on 15/06/2012 by

1. Aruna Rani Guha, wife of Lt. Rabindra Nath Guha, 26, Arunachal (West), Kolkata, Thana:-Khardaha,
P.O. :- Sodepur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110, By Caste Hindu, By
Profession : House wife
2. Jhama Ghosh Dastidar, wife of Lt. Amarkanti Ghosh Dastidar, Balshnabghata, 66 A, Green View,
Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
By Caste Hindu, By Profession : House wife
3. Radha Bhattacharjee, wife of Lt. Samar Bhattacharjee, 6, Sahansagar Road, Kolkata,
Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By
Caste Hindu, By Profession : House wife
4. Vaddadi Navin Kumar
Director, Desire Real Estate Pvt. Ltd., 61/47, Moore Avenue, Kolkata, Thana:-Regent Park, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040,
By Profession : Others
Identified By Argha Banerjee, son of R. N. Banerjee, 2/48, BIJOY GARH, Kolkata, Thana:-Jadavpur,
P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste: Hindu, By
Profession: Advocate.

(Sadhan Chandra Das)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDITIONAL REGISTRAR
OF ASSURANCE-I OF KOLKATA
(Sadhan Chandra Das)
5 JUN 2012

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

15/06/2012 15:20:00

Endorsement Page 2 of 2



DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kundu









Director

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 04879 / 2012

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Vaddadi Navin Kumar 61/17, Moore Avenue, Kolkata, Thana:-Regent Park, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	 15/06/2012	 LTI 15/06/2012	Vaddadi Navin Kumar 15/6/2012

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Aruna Rani Guha Address -26, Arunachal (West), Kolkata, Thana:-Khardaha, P.O. :- Sodepur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110	Self	 15/06/2012	 LTI 15/06/2012	Aruna Rani Guha
2	Jharna Ghosh Dasgupta Address -Baishnabghata, 66 A, Green View, Kolkata, Thana:-Jadavpur, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 15/06/2012	 LTI 15/06/2012	Jharna Ghosh Dasgupta
3	Radha Bhattacharjee Address -6, Sahanaagar Road, Kolkata, Thana:-Tollygunge, P.O. :-, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 15/06/2012	 LTI 15/06/2012	Radha Bhattacharjee
4	Vaddadi Navin Kumar Address -61/17, Moore Avenue, Kolkata, Thana:-Regent Park, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	Self	 15/06/2012	 LTI 15/06/2012	Vaddadi Navin Kumar 15/6/2012

Name of Identifier of above Person(s) _____
 Argha Banerjee
 2/48, BIDY GARH, Kolkata, Thana:-Jadavpur, P.O. :-
 District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032



Signature of Identifier with Date
 Argha Banerjee
 15.06.2012
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
 15 JUN 2012
 (Sadhana Chandra Das)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA
 Office of the A.R.A. - I KOLKATA

FORM NO. 68

[See third proviso to rule 114B]

Form of declaration to be filed by a person who does not have either a permanent account number or General Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (h) of rule 11B

1. Full name and address of the declarant ARUNA RANI GUHA
26, Arunachal West, Ledepur, Panikati,
N-24 parganas; P-3- Barnackpore.
2. Particulars of transaction
3. Amount of the transaction
4. Are you assessed to tax? Yes/No
5. If yes,
 - (i) Details of Ward/Circle/Range where the last return of income was filed?
 - (ii) Reasons for not having permanent account number/General Index Register Number?
6. Details of the document being produced in support of address in column (1)

Certification

I, do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verily today, the day of

Date :

Place :

Aruna Rani Guha

Signature of the declarant


Instructions: Documents which can be produced in support of the address are :-



- (a) Ration Card
- (b) Passport
- (c) Driving license
- (d) Identity Card issued by an institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by an authority of Central Government, State Government or local bodies showing residential address.
- (g) Any other documentary evidence in support of his address given in the declaration.

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kundu

Director


 ELECTION COMMISSION OF INDIA
 ઉચ્ચ નિર્વાચન કમિશન
 IDENTITY CARD WH/20/185/006002
 નિર્વાચન કાર્ડ

Elector's Name	IGUNA ANJANA
Father's Name	IGUNA ANJANA
Father/Mother	
Husband's Name	IGUNA ANJANA
પતિ/પત્ની/માતા/પિતા નામ	
Sex	F
જિલ્લો	જિલ્લો
Age as on 1.1.1995	28
સરનામું નંબર	28

Anura Dami Jaha

DESIRE REAL ESTATE PRIVATE LIMITED
 Amitayya Kunder
 Director

Address PART NO.: 203
PANBATI
NORTH 24 - PARGANAS

প্লট নং ১০০
পানি ১০১
উত্তর ১০ - পূর্ব ১০০

F. R. K. Kundu
Electoral Registration Officer

নির্বাহক-নির্বাচন অধিদপ্তর
For 1-15-PANBATI Assembly Constituency
১০১-পানি ১০১ বিধানসভা নির্বাচন কেন্দ্র

Place : BARRACKPUR

স্থান : বারাকপুর

Date : 05/07/95

তারিখ : ০২/০৭/৯৫

DESIRE REAL ESTATE PRIVATE LTD.
Amitayya Kundu
Director

FORM NO. 63

(See third proviso to rule 114B)

Form of declaration to be filed by a person who does not have either a permanent account number or General Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (b) of rule 11B

1. Full name and address of the declarant JHARNA GHOSH DASTIDAR
Brij, Panchinpara, Ward - 110, Jadavpur
S. 24 parganas.
2. Particulars of transaction
3. Amount of the transaction
4. Are you assessed to tax? Yes/No
5. If yes,
 - (i) Details of Ward/Circle/Range where the last return of income was filed?
 - (ii) Reasons for not having permanent account number/General Index Register Number?
6. Details of the document being produced in support of address in column (1)

Perforation

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verify today, the _____ day of _____

Date: _____

Place: _____

Signature of the declarant

Instructions: Documents which can be produced in support of the address are :-

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by an institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by an authority of Central Government, State Government or local bodies showing residential address.
- (g) Any other documentary evidence in support of his address given in the declaration.

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kundu

Director

ELECTION COMMISSION OF INDIA
ভাৰতীয় নিৰ্বাচন কমিছন

IDENTITY CARD
পৰিচয় পত্ৰ

WB / 18 / 105 / 001417



Elector's Name
নিৰ্বাচকৰ নাম
Father/Mother/
Husband's Name
পিতৃ/মাতৃ/স্ত্রী
Sex
লিংগ
Age as on 1.1.1995
১.১.১৯৯৫-ৰ বয়স

Ghosh Dasidhar Jyotsna
গোস্বামী দাসীদেৱী জ্যোত্সনা

Amar
অমর
F
মহিলা
52
৫২

ghosh Dasidhar Jyotsna

DESIRE REAL ESTATE PRIVATE LIMITED
Amitayya Kundu
Director

Address

Biji Pashchimpara, Ward 119, Jadavpur,
South 24 Parganas

Address

বুজি পশ্চিমপারা, ওয়ার্ড ১১৯, জদাবপুর,
দক্ষিণ ২৪ পরগণা

অমিত্রায় কুন্ডু

Facsimile Signature
Electoral Registration Officer
নিরাকারিত্বের অফিসার

For 108-JADAVPUR Assembly Constituency

১০৮-জদাবপুর
বিধানসভা কেন্দ্র

Place Allpore
নাম আলিপুর
Date 18.08.95
তারিখ ১৮.০৮.৯৫

Shri Challa Jadhav

DESIRE REAL ESTATE PRIVATE

Amitrayu Kundu
Director

FORM NO. 61

(See third proviso to rule 114B)

Form of declaration to be filed by a person who does not have either a permanent account number or General Index Register Number and who makes payment in cash in respect of transaction specified in clauses (a) to (h) of rule 11B

1. Full name and address of the declarant Radha Bhattacharyya
6A Sehanagore Road, Kolkata,
2. Particulars of transaction
3. Amount of the transaction
4. Are you assessed to tax? Yes/No
5. If yes,
6. (i) Details of Ward/Circle/Range where the last return of income was filed?
(ii) Reasons for not having permanent account number/General Index Register Number?
6. Details of the document being produced in support of address in column (1)

Declaration

I, _____ do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verily today, the _____ day of _____

Date: _____

Place: _____

Radha Bhattacharyya

Signature of the declarant


Instructions: Documents which can be produced in support of the address are :-

- (a) Ration Card
- (b) Passport
- (c) Driving License
- (d) Identity Card issued by an institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by an authority of Central Government, State Government or local bodies showing residential address.
- (g) Any other documentary evidence in support of his address given in the declaration.



DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kundu

Director


ELECTION COMMISSION OF INDIA
 ভাৰতীয় বিধান কমিশন
IDENTITY CARD
 পরিচয় কার্ড

WS/23/149/ 270329


Electors Name	: RADHA BHATTACHARYA
নির্বাচকের নাম	: রাধা ভট্টাচার্য
Father/Mother/ Husband's name	: SUKUNATH
পিতা/মাতা/ স্বামীর নাম	: সুকুনথ
Sex	: FEMALE
লিঙ্গ	: মহিলা
Age as on 1.1.1995 : 42	
১.১.১৯৯৫ বয়স : ৪২	

Radha Bhattacharya

DESIRE REAL ESTATE PRIVATE LIMITED
Amitayya Kundu
 Director

Address: 88 KUMARJHAR ROAD
CALCUTTA.

পরিচয়: ৬ এ শাহমসখর রোড
কলিকতা



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অফিসার
For NARAYAN
হাসবিহারী

Assembly Constituency
বিধানসভা নির্বাচন কেন্দ্র

Place : CALCUTTA
স্থান : কলিকতা
Date : 18.4.1985
তারিখ : ১৮.৪.১৯৮৫

DESIRE REAL ESTATE PRIVATE LIMITED
Amitayya Kundu
Director

APPROVAL REGISTAR
11/11/1985

DATE THIS 15TH DAY OF JUNE, 2012

DEED OF CONVEYANCE

BETWEEN

SMT. ARUNA RANI GUHA & ORS.
----- VENDORS

AND

DESIRE REAL ESTATE LIMITED.
----- PURCHASER

MR. ARGHA BANERJEE
Advocate
6, Old Post Office Street
Room No. 66, Ground Floor
Kolkata- 700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 4494 to 4524
being No 05412 for the year 2012.



(Sadhan Chandra Das) 20 June 2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kundu

Director