

পশ্চিমবঙ্গা यश्चिम बैगाल WEST BENGAL

B 370006

Additional Registrar of Assurances III

Kolketa

v/e.211/2

Sale

Certified that the Coccine Registration The Signal Charles document sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Wolkate

Additional Registrar of Assurance • W Kolkata

1 9 MAY 2814

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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 19th day of May, 2014 (Two Thousand and Fourteen) BETWEEN ALL LOVERS OF ANIMAL SOCIETY, an association initially registered under the Registration of Societies Act, 1860 (Central Act) now under the West Bengal Societies Registration [Act, 1961 having its registered office at 30, Chowringhee Mansion, P.S. Park Street, Kolkata – 700 016, represented by its Secretary,

15092	1 6 MAY 2014
No Strapper	honar mondat
Address Ullaraya	on Chingsweak Station Read,
ANJUSHREE BA	NERJEE Hooghly-7/2/02
L.S. VENDOR HIGH COURT, KOLK	(O.S.)

1 6 MAY 2014



Additional Registrar of Assurance - IU Kolkata 1 8 MAY 2014

Identified by me. Iresh Taul Advocate High Court at Calcutta namely Ruby Gupta, daughter of Late Prasanta Kumar Sen, residing at 9/28, Central Road, P.S. Jadavpur, Kolkata – 700 032 having ALOA'S PAN No. AAAAA6967F hereinafter referred to as the **YENDOR** (the term or expression of vendor shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective members, executors, administrators, representatives and/or assigns) of the **FIRST PART**.

AND

(1) SWAPAN KUMAAR MONDAL, son of Late Sitangshu Sekhar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O.- Chinsurah (Railway Station), Dist.- Hooghly, Pin - 712102 having Pan No - AEDPM6336A. (2) SOBHA RANI MONDAL, wife of Swapan Kumaar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O.- Chinsurah, Dist.- Hooghly, Pin -712102 having Pan No - AIIPM2420Q, duly represented by her constituted attorney being her husband namely Swapan Kumaar Mondal (3) SAMARJIT MONDAL, son of Swapan Kumaar Mondal, residing at Uttarayan, Chinsurah Station Road, P.O.- Chinsurah (R.S), Dist.- Hooghly, Pin - 712102 having Pan No - AEOPM6302D, (4) ROOMA MONDAL, wife of Samarjit Mondal, residing at Uttarayan, Chinsurah Station Road, P.O.- Chinsurah (R.S), Dist.-Hooghly, Pin - 712102 having Pan No - AKZPM1482H duly represented by her constituted attorney being her husband namely Samarjit Mondal A N D (5) MONDAL CONSTRUCTION COMPANY LIMITED, a company duly incorporated under the Companies Act duly represented by one of its Director namely Samarjit Mondal having its office at Uttarayan, Chinsurah Station Road, P.O.- Chinsurah (R.S), Dist.- Hooghly, Pin - 712102 having Pan No -AAECM1125F hereinafter referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representative and/or

assigns and/or successors in office as the case may be) of the **SECOND PART**.

WHEREAS Mrs. Doris Mathews, since deceased an English Lady who resided at Chandernagore, Haridradanga, P.S. & P.O. Chandernagore, District -Hooghly, at her life time, purchased the property being ALL THAT piece or parcel of land measuring about 1.729 acres of bastu land be the same a little more or less lying and situates at Mouza - Chandernagore, Sheet No. 1, J.L. No. 1, R.S. Dag No. 70, L.R. Dag No. 119, L.R. Khatian No. 1224, at Haridradanga, Hooghly including structures standing thereon as well as one pond measuring about 0.360 acres be the same a little more or less lying and situates at Mouza - Chandernagore, Sheet No. 1, J.L. No. 1, R.S. Dag No. 69, L.R. Dag No. 118, L.R. Khatian No. 1224, at Haridradanga, Hooghly within the local limits of the Chandernagore Municipal Corporation, under Ward No. 1, A.D.S.R office at Chandernagore in the District of Hooghly, from her own capacity and/or fund and while she was in possession of the said land she got the same mutated in her name with the land department as well as with the Chandernagore Municipal Corporation. After such purchase she made constructions on the said land.

AND WHEREAS the said Mrs. Doris Mathews died on 28.02.1982 in publishing her last Will dated 26.12.1981 whereby and whereunder she bequeathed her all properties in favour of All Lovers of Animal Society, having its office at 30, Chowringhee Mansion, P.S. Park Street, Kolkata – 700 016 and in the said Will the deceased made Mr. P. B. Mukherji of 36, Ballygunge Park, Kolkata – 700019 as executor. The Will named executor made an application for grant of Letter of Administration in respect of the estate of the deceased which was registered as Letters of Administrative suit No. 8 of 1984. The Learned District Judge on 02.09.1987 granted letter of administration in favour of said Mr. P. B. Mukherji.

AND WHEREAS the Vendor by virtue of such Will and grant of Probate became owner of the property as mentioned in the Schedule below and has got possession of the said property. AND WHEREAS after getting Right, Title as well as possession over the property as mentioned in the Schedule below the VENDOR has got it's name mutated with the Land Department as well as with the Chandernagore Municipal Corporation.

AND WHEREAS the Vendor has been doing several philanthropic works and also taking several programmes for betterment of animals. Mrs. Doris Mathews, at her life time, constructed one house and other structure on the schedule land which was subsequently converted into rescue cum shelter home for animals. The vendor has been continuing with the said rescue cum shelter home for the animals.

AND WHEREAS all the members of the society reside in and around Kolkata and it is being very difficult for them to continue any work of the society after going to the present schedule landed properties and accordingly all the members have decided to setup similar type of establishment in and around Kolkata and accordingly few sites have been selected in and around Kolkata.

AND WHEREAS for betterment of the society and to improve the work of the society all the members have decided to sell the schedule property and thereafter to purchase any other property in and around Kolkata in the name of society. In order to materialize the said decision all formalities required under the law have been fulfilled and a resolution has been taken by all the members in the meeting held on 08.03.2013 and the present Secretary has been requested and authorized to complete all formalities relating to sale of the schedule property including the registration of the sale deed.

AND WHEREAS the Purchasers herein offered to purchase the said landed property at a total consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs) only and the Vendor placed the said offer of the Purchasers in their meeting after considering the offer made by the Purchasers as highest market price the offer of the Purchasers have been accepted by all the members in the meeting of the association.

AND WHEREAS the vendor and purchaser No. 5 herein have entered into an agreement for sale of the schedule property at a total consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs) only and time to time an amount of Rs. 1,03,50,000/ (Rupees One Crore Three Lacs and Fifty Thousand) only has been paid as advance.

AND WHEREAS the Purchaser No. 5 herein now has requested the vendor to execute the deed of conveyance in respect of ALL THAT piece or parcel of land measuring about 1.729 acres of bastu land be the same a little more or less lying and situates at Mouza – Chandernagore, Sheet No. 1, J.L. No. 1, R.S. Dag No. 70, L.R. Dag No. 119, L.R. Khatian No. 1224, at Haridradanga, Hooghly including structures standing thereon as well as one pond measuring about 0.360 acres be the same a little more or less lying and situates at Mouza – Chandernagore, Sheet No. 1, J.L. No. 1, R.S. Dag No. 69, L.R. Dag No. 118, L.R. Khatian No. 1224, at Haridradanga, Hooghly morefully described in the schedule written hereunder free from all the encumbrances in favour of all the purchasers. The vendor has agreed to execute the deed in favour of the purchasers herein.

NOW THIS INDENTURE WITNESSETH: That in pursuance of the said agreement for the property as mentioned in the schedule mentioned herein below and consideration of a sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs) paid by the PURCHASERS at or immediately before the execution

of these presents the receipt whereof the parties of the first part doth hereby admit and acknowledge as per the memo of consideration written hereunder and of and from the same and every part thereof acquit, release and discharge the PURCHASERS, their heirs, executors, administrators, representatives and assigns and every one of them and also the said property the vendor doth by these presents indefeasibly grant, sell, convey and transfer, assign assure and also deliver possession thereof unto the PURCHASERS, their heirs, executors, administrators, representatives and assigns free from encumbrances, attachment and other defects in title ALL THAT piece or parcel of land measuring about 1.729 acres of bastu land be the same a little more or less lying and situates at Mouza - Chandernagore, Sheet No. 1, J.L. No. 1, R.S. Dag No. 70, L.R. Dag No. 119, L.R. Khatian No. 1224, at Haridradanga, Hooghly including structures standing thereon as well as one pond measuring about 0.360 acres be the same a little more or less lying and situates at Mouza - Chandernagore, Seet No. 1, J.L. No. 1, R.S. Dag No. 69, L.R. Dag No. 118, L.R. Khatian No. 1224, at Haridradanga, Hooghly as fully mentioned in the schedule written hereunder together with all amenities and facilities attached thereto or to be provided therewith such as rights in all spaces, paths and passages, stairs and landings attached thereto, overhead water tank, septic tank including each and every rights, TOGETHER WITH right of ingress to and egress from the said landed property "OR HOWSOEVER OTHERWISE" the said landed property including structure with all rights now are or is or at any time heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH ALL erections walls structures fixtures ground and soil thereof, sewers, drains, ways paths, passages, water sources, lights, rights, benefits of ancient of their rights liberty easements privileges profits and advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time heretofore were held used occupied or enjoyed therewith or reputed to

belong or deemed taken or known as part, parcel and number thereof or appurtenant thereto.

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

- a) Notwithstanding anything heretofore done or suffered to the contrary the vendor has good and absolute right title and interest or authority to convey the said property as mentioned in the schedule written hereunder and all the right privileges and appurtenance hereto thereunto belong any hereby sold, conveyed and transferred to purchasers in the manner aforesaid and that the vendor has not done or knowingly suffered anything whereby the said property may be encumbered, affected or implicated in estate or otherwise.
- b) There is no encumbrances, charges, trust, liens, attachments, claims, demand whatsoever nor subsisting on the said property and that the same is not the subject matter of any suit or litigations or proceedings and has not been offered as security or otherwise to any court or revenue authority. There is no restriction and/or embargo either under any statute or under any order passed by any statutory authority or government officer including Registrar of Societies for which the vendor may be prevented for selling the said property as mentioned in the schedule below.
- c) That the title of the property is clear and the vendor has good marketable title for executing the present sale deed.

- d) That the said purchasers shall henceforth peaceably and quietly hold possess and enjoy the rents and profits derivable from and out of the said property without any hindrance interruption or disturbances from or by the vendor or any person or persons claiming to or under or in trust for vendor and without any lawfully hindrance, interruption or disturbances by any other person or persons whatsoever.
- e) That all taxes, land revenue and all other impositions payable in respect of the said property unto the act of these presents have been fully paid by the vendor as per it's liabilities and if portion of such taxes and imposition etc. found to be remained unpaid for the period unto the date hereof same shall be at liberty to the vendor and recoverable from the vendor.
- f) That the vendor at all time do and execute at the cost and expenses of the purchasers all such further acts deeds and things and assurance as may be reasonably required by the purchasers for better of further effectuating and assuring the conveyance hereby made or the title of the purchasers to the property hereby sold and conveyed.

THE VENDOR AND THE PURCHASERS DOTH HEREBY COVENANT WITH EACH OTHER as follows: -

a) All words of property used in this deed means and refers only to the property of the below details and for no reason mentions or indicates to ALL LOVERS OF ANIMAL SOCIETY otherwise or any other ALL LOVERS OF ANIMAL SOCIETY's property/ belongings/ title, etc. elsewhere. The word property used in this deed indicates the entire land, pond, building, fixtures, trees only of the details as given below.

b) The Purchasers shall not fill up the pond without obtaining written permission from the statutory authority.

SCHEDULE ABOVE REFERRED TO (Description of the Property)

ALL THAT piece or parcel of land measuring about 1.729 acres i.e. 5 (five) Bighas 4 (four) Kathas 9 (nine) Chitak 30 (thirty) Sq. Ft. of bastu land be the same a little more or less lying and situates at Mouza - Chandernagore, Sheet No. 1, 3.L. No. 1, R.S. Dag No. 70, L.R. Dag No. 119, R.S. Khatian No. 31, L.R. Khatian No. 1224, at Haridradanga, Hooghly including structures measuring about 2769 sq. ft. super built up area standing thereon as well as one pond measuring about 0.360 acres i.e. 1 (one) Bigha 1 (one) Katha 12 (twelve) Chitak 21 (twenty one) Sq. Ft. be the same a little more or less lying and situates at Mouza - Chandernagore, Sheet No. 1, J.L. No. 1, R.S. Dag No. 69, R.S. Khatian No. 31, L.R. Dag No. 118, L.R. Khatian No. 1224, both at Haridradanga, P.S. Chandernagore, District - Hooghly corresponding to holding Nos. respectively 854/709 and 855/710 as it appears from mutation certificate dated 08.10.1987 within the local limits of the Chandernagore Municipal Corporation, under Ward No. 1, A.D.S.R office at Chandernagore in the District of Hooghly as shown in the map annexed to this deed which is butted and bounded in the manner as follows: -

ON THE NORTH L.R. Plot Nos. 103, 105, 106, 107, 109 and 110

Amby Say - Sanay it would

ON THE SOUTH

Municipal Road and Municipal Drain

ON THE EAST

L.R. Plot Nos. 111, 113, 115 and 116, Kacha

Drain on Dag No. 117.

ON THE WEST

Municipal Drain.

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

SIGNED, SEALED AND DELIVERED By the parties at Kolkata in Presence of : -

WITNESSES:

1. Sumit banguly.
Hazidora clanga
Mannafrukur 15 Lane
P.S. Chandannagore
Hooghly.

2. Druabandu Chonthury
Advirate
Wish Count at Calcitta.

Dratted by me Amal Kuman Saha Dorreate 2018h Comt, Calculta. ALOA AKOL-18

Signature of the Vendor

Swafan kumaan mondal
Soleha keni mondal
by the pen of lonstituted attorney
Swafan kumaan mondal
Samayit wondal
Rooma wondal
hythe Pen of the constituted attorney
Samayit wondal

Signature of the Purchasers. 103.1407

For MONDAL CONSTRUCTION CO. LTD.
Samayif wonder

Director

Signature of Purchaser Mo. 5

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of **Rs. 1,50,00,000/-** (Rupees One Crore fifty Lacs) as full and final payment of the total consideration for the said premises.

By way of RTGS dated 17.04.2013 from Central Bank of India	Rs. 10,00,000/-
By way of RTGS dated 10.05.2013 from State Bank of India	Rs. 5,00,000/-
By way of RTGS dated 08.08.2013 from State Bank of India	Rs. 3,00,000/-
By way of NEFT dated 27.09.2013 from ICICI Bank Ltd	Rs. 1,00,000/-
By way of RTGS dated 27.11.2013 from ICICI Bank Ltd	Rs. 2,00,000/-
By way of RTGS dated 28.12.2013 from State Bank of India	Rs. 2,00,000/-
By way of NEFT dated 30.01.2014 from State Bank of India	Rs. 50,000/-
By way of RTGS dated 28.02.2014 From ICICI Bank Ltd.	Rs 28,00,000/-
By way of RTGS dated 07.03.2014 From ICICI Bank Ltd.	Rs 12,00,000/-
By way of RTGS dated 05.04.2014 From ICICI Bank Ltd.	Rs 10,00,000/- /
By way of RTGS dated 12.04.2014 From State Bank of India.	Rs 5,00,000/-
Cash on different dates	Rs. 15,00,000/-

5,00,000/-By way of RTGS dated 08.05.2014 From ICICI Bank Ltd. By way of RTGS dated 10.05.2014 5,00,000/-From Union Bank of India. Rs. 10,00,000/-By way of Demand Draft No. 827285 dated 15.05.2014 Union Bank of India. By way of Demand Draft No. 827286 Rs. 13,00,000/- / dated 15.05.2014 drawn on Union Bank of India Rs. 7,00,000/-By way of Demand Draft No. 032516 dated 15.05.2014 drawn on Central Bank of India Rs. 15,00,000/-By way of Bank Draft No. 207412 dated 16.05.2014 drawn on ICICI Bank Ltd Towards Tax on the property Rs. 1,50,000/-Rs. 1,50,00,000/-_______

WITNESSES:

1. Divabaud Choutway

High Count at Calcutte.

2. Amal Kuman Saha

Admente

2478h Count, Calcutta

(Rupees One Crore Fifty Lacs only)

ALL LOYERS OF ANIMALS SECURITY

ALOA / BOL-18

Signature of the Vendor

DEED PLAN

DEED PLAN OF THE LAND AT MOUJA- CHANDERNAGORE MOHALLA - HARIDRADANGA, SHEET NO. - 01, J.L. NO. - 01,R.S. DAG NO. - 69 & 70, L.R. DAG NO. - 118,119, L.R. KH. NO. - 1224, UNDER CHANDERNAGORE MUNICIPAL CORPORATION, DIST. - HOOGHLY.

TOTAL AREA OF LAND & POND = 06BIGHA-06KATHA-06CH.-06SFT.

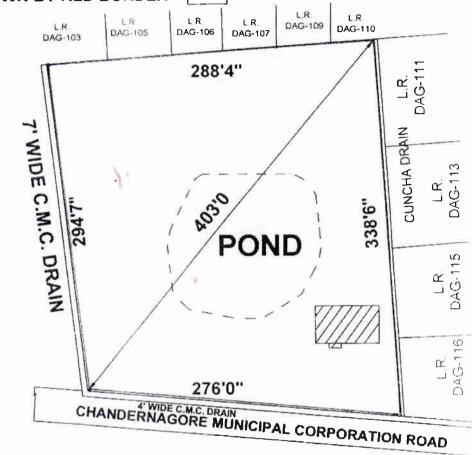
THE LAND AREA EXCLUDING POND=05BIGHA-04KATHA-09CH.-30SFT.

TYHE AREA OF WATER BODY (POND) = 01BIGHA-01KATHA-12CH.-21SFT.

THE AREA COVERED BY PUCCA ROOF AT G.F. = 1400SFT.

THEAREA COVERED BY PUCCA ROOF AT F.F. = 1369SFT.

THE AREA IS SHOWN BY RED BORDER



OWNER'S SIG.

Stickan ta Nag

DRAWN BY

SRIKANTA NAG CIVIL ENGINEER PLANER, ESTIMATOR H.C.M. LISENCE NO.- 06.

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. 06112 / 2014, Deed No. (Book - I , 01798/2014)

🗓 Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Samarjit Mondal Uttarayan , Chinsurah Station Road , P. O Chinsurah (Railway Station), District:-Hooghly, WEST BENGAL, India, Pin :-712102	19/05/2014	LTI 19/05/2014	Samarjit wondo

of the person(s) admitting the Execution, at Office.

il No.	Admission of Execution By	Status	Photo	Finger Print	Signatur e
Ruby Gupta Address -9/ 28 , Central Road , P. S Jadavpur, Kolkata, District:, WEST BENGAL, India, Pin:-700032	Self		LTI	Andey Cong	
		1	19/05/2014	19/05/2014	
2	Swapan Kumaar Mondal Address -Uttarayan , Chinsurah Station Road , P. O Chinsurah (Railway Station), District:-Hooghly, WEST BENGAL, India, Pin :-712102	Self and as Attorney		LTI	hafan Kumaan
			19/05/2014	19/05/2014	
3	Samarjit Mondal Address -Uttarayan , Chinsurah Station Road , P. O Chinsurah (Railway Station), District:-Hooghly, WEST BENGAL, India, Pin 1-712102	Self and as Attorney	2	LTI	Sangy t word
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		19/05/2014	19/05/2014	
4	Samarjit Mondal Address -Uttarayan , Chinsurah Station Road , P. O Chinsurah (Railway Station), District:-Hooghly, WEST BENGAL, India Pin :-712102	Self	3		a can'it soud
	. / 12102		19/05/2014	19/05/2014	

Name of Identifier of above Person(s)

Iresh Paul High Court , Calcutta, District:-Kolkata, WEST BENGAL, Signature of Identifier with Date

Great squil 19/05/26

Additional Registratrol Assurance Sikalox

(Sanaly (State) Office of the A.R.A. - III KOLKATA

Page 1 of 1

19/05/2014

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

District:-Kolkata

Endorsement For Deed Number: L-01798 of 2014 (Serial No. 06112 of 2014 and Query No. 1903L000009000 of 2014)

On 19/05/2014

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule the Article number: 23, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 2,76,147/- paid online on 13/05/2014 5:43PM with Govt Re-192014150002092611 on 13/05/2014 5 42PM, Bank: ICICI Bank, Bank Ref. No. 5901731 13/05/2014 5:43PM, Head of Account: 0030-03-104-001-16, Query No:1903L000009000/2014

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 assessed at Rs.-2,50,96,734/-

Certified that the required stamp duty of this document is Rs.- 1756781 /- and the Stamp duty the Impresive Rs.- 5000/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 17,51,781/- paid online on 13/05/2014 5:43PM with Govt. Rel N. 192014150002092611 on 13/05/2014 5 42PM, Bank: ICICI Bank, Bank Ref. No. 5901731 13/05/2014 5:43PM, Head of Account: 0030-02-103-003-02, Query No:1903L000009000/2014

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1963)

Presented for registration at 12.56 hrs. on: 19/05/2014, at the Office of the A.R.A. - III KOLKA-Samariit Mondal, one of the Claimants.

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

Execution is admitted on 19/05/2014 by

- Ruby Gupta Secretary, All Lovers Of Animal Society, 30 , Chowringhee Mansion , P. S. - Park Street & District:-., WEST BENGAL, India, Pin :-700016. . By Profession # Others
- 2. Swapan Kumaar Mondal, son of Lt. Sitangshu Sekhar Mondal, Uttarayan, Chinsurah Station Roll O. - Chinsurah (Railway Station), District: Hooghly, WEST BENGAL, India, Pin :-712102, By Hindu, By Profession: Business

ADDITIONAL REGISTRANA ASSURANCE THE EndorsementPage 1 of 2

1----

Appropriate Control Assurement

19/05/2014 14:06:00

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

Endorsement For Deed Number: 1 - 01798 of 2014 (Serial No. 06112 of 2014 and Query No. 1903L000009000 of 2014)

- 3. Samarjit Mondal, son of Swapan Kumaar Mondal, Uttarayan, Chinsurah Station Road Chinsurah (Railway Station), District:-Hooghly, WEST BENGAL, India, Pin :-712102, By Caste Handa By Profession: Business
- Samarjit Monda! Director, Mondal Construction Company Ltd., Ultarayan, Chinsurah Station Road, P. O. - Chinsulation Railway Station), District:-Hooghly, WEST BENGAL, India, Pin:-712102. , By Profession : Business

Identified By Iresh Paul, son of ... High Court , Calcutta, District:-Kolkata, WEST BENGAL, Index ... High Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

- 1. Swapan Kumaar Mondal, son of Lt. Sitangshu Sekhar Mondal , Uttarayan , Chinsurah Station Ros. 🔠 O. - Chinsurah (Railway Station), District Hooghly, WEST BENGAL, India, Pin :-712102 By 1 1810 Hindu By Profession: Business as the constituted attorney of Sobha Rani Mondal is admitted by
- 2. Samarjit Mondal, son of Swapan Kumaar Mondal, Uttarayan, Chinsurah Station Road, P. Chinsurah (Railway Station), District:-Hooghly, WEST BENGAL, India, Pin:-712102 By Caste Hindur By Profession: Business, as the constituted attorney of Rooma Mondal is admitted by him.

Identified By Iresh Paul, son of ... High Court . Calcutta, District:-Kolkata, WEST BENGAL India 1898 Caste: Hindu, By Profession: Advocate

> (Sanatan Maity) ADDITIONAL REGISTRAR OF ASSURANCE AND

> > Adenianal Registration 4. Kolkata

1 9 MAY 2014

(Sanatan Marry) ADDITIONAL REGISTRAR OF ASSURANCE III

EndorsementPage 2 of 2

19/05/2014 14:06:00

Govt. of West Bengal Directorate of Registration & Stamp Revenue e-Challan

GRN:

19-201415-000209261-1

Payment Mode

Online Payment

GRN Date: 13/05/2014 17:42:09

Bank .: ICICI Bank

BRN:

590173135

BRN Date: 13/05/2014 17:43:28

DEPOSITOR'S DETAILS

ld No.: 1903L000009000/3/2014

Name:

Swapan Kumar Mondal And Four Others

Contact No.:

26861848

Mobile No.:

+91 9830263826

E-mail:

mcclbmcs@gmail.com

Address:

Uttarayan, Chinsurah, Hooghly, 712102

Applicant Name:

Swapan Kumar Mondal And Four Others

Office Name:

A.R.A. - III KOLKATA, Kolkata

Office Address:

Status of Depositor:

Buyer/Claimants

Purpose of payment / Remarks;

Requisition Form Filled in Registration Office

PAYMENT DETAILS

SI. No.	Identification	Head of A/C Description	Head of A/C	Amount[₹	
	140.	Beschpheri	7/14(20) 7/15(6)	3500	
1	1903L000009000/3/2014	Property Registration - Stamp duty	0030-02-103-003-02	175178	
2	1903L000009000/3/2014	Property Registration - Registration Fees	0030-03-104-001-16	276 -	

202792

In Words:

Rupees Twenty Lakh Twenty Seven Thousand Nine Hundred Twenty Eight only

ALL LOVERS OF ANIMALS SOCIETY

ALOA

(Regd No., 18224/ 425 of 1949-50)

SudhindraNath Banerjee

(President)

Ruby Gupta (Secretary)

Registered Office:

30. Chowringhee Mansion Kyd Street

Kolkata- 16

Tel = 91-33-30241708 9830227554

Dated: 07/01/2014

Sub: Resolution passed in the Meeting of ALOA's Executive Committee & its Members on the 7th of Jan 2014 in Confirming the DRAFT DEED,,, between the seller & buyer ..., as against the previous 02 resolutions of 8th March 2013, for immediate Sale of Society's remaining solid Land of 43.74 cottals +/-, alongwith the Water-Tank measuring about 21.6 cottals +/- at ALOA's Chandannagar property / Shelter Home. AND prior to this the 15th April 2012 to Sell off the excess unused min 60 cottals +/- of solid Land, lying vacant, useless for long time ... both for Rescuing ALOA urgently out of the deadly crisis of serious Financial Instability and Debts, forcing for the complete Closure of ALOA.

In view of the same, the Secretary is granted. Signing Authority on behalf of ALOA to complete the sale of the entire Land-Property at Chandannagar. The DRAFT DEED be authenticated and / or veted by the Secretary.

RESOLUTION

THE SOCIETY'S EXECUTIVE COMMITTEE & ITS MEMBERS, IN ITS T.C MEETING ON THE 7th OF JAN 2014 AT KYD STREET OFFICE CUM CLINIC, HAVE UNANIMOUSLY PASSED THE RESOLUTION, CONFIRMING THE DRAFT DEED., OF THE ENTIRE LAND AREA OF ALOA'S CHANDANNAGAR SHELTER CUM RESCUE HOME., AS MUTUALLY FINALISED, ACCEPTED, AGREED UPON BY BOTH OPERATING PARTIES SUCH AS SELLER & BEYER BASED ON ITS EARLIER RESOLUTIONS TO SELL OFF MENTIONED LAND AREA UNDERTAKEN ON THE 08th OFM MARCH 2013 FOLLOWING THE PRIOR ON 15th APRIL 2012 (AS RECORDED IN SOCIETY'S MINUTES BOOK AT SUTH AT THE ENTIRE AREA OF ALOA'S CHANDANNAGAR PROPERTY USED AS THE SOCIETY'S SHELTER CUM. RESCUE HOME, IN WARD NO 1, HARIDRADANGA, UNDER CHANDANNAGAR MUNICIPAL CORPORATION, BEYERGENTLY SOLD AT BEST AVAILABLE PIRICE., IN ORDER TO RESCUE ALOA OUT OF THE DEADLY CRISIS OF SERIOUS FINANCIAL INSTABILITY AND DEBTS. FORCING THE COMPLETE CLOSURE OF ALOA'S YEAR OF DANIMAL RESCUE, PROTECTION & REHABILITATION ORGANISATION.

ADDITIONALLY ALL THE MEMBERS OF ALOA PRESENT AT THE MEETING UNANIMOUSLY DECIDED. TO AUTHORISE & EMPOWER THE PRESENT SUCKETARY SMITRUBY GUPTA ALL SIGNATORY ALTHORITY ON BEHALF OF ALOA & COMMITTEE, FOR DISPENSING AND ATTENDING TO ALL OFFICIAL, LEGAL, SECRETARIAL & ADMINISTRATIVE MATTERS OF ALOA PERTAINING TO THE COMPLETE SALE OF ALOA CHANDANNAGAR LAND-PROPERTY. SHE IS ALSO CONFERRED THE AUTHORITY TO FINALISE THE DRAFT DEED AND ALLY DOCUMENTS PERTAINING TO SALE-COMPLETION, BY GOVERNING BODY/EXECUTIVE COMMITTEE MEMBERS.

PROPERTY DETAILS - SOLID LAND AREA PLUS WET LAND (POND), 3 STOREYED CONCRETE BUILDING VARIETY FULL GROWN TREES, CONCRETE BOUNDARY WALL ..., OF ALOA / ALD LOVERS OF ANIMALS SOCIETY SHELTER CUM RESCUE HOME AT CHANDANNAGAR WARD NO L. HARIORADANGA, POPULARLY CALLED MEMSAHEBER BAGAN BART

PROPERTY AREA FOR SALE - AS PER SCHEDULE IN THE DRAFT DEED.

100

BUYER - M/S MONDAL CONSTRUCTIONS

REPRESENTED BY - DIRECTORS

SELLER - ALOA / ALL LOVERS OF ANIMALS SOCIETY

REPRESENTED BY - SECRETARY

PAYMENT MODE - DRAFT

FAVOUR OF - ALOA7 ALL LOVERS OF ANIMALS SOCIETY

Resolution Confirming DRAFT DEED (FINAL COPY) For SALE OF LAND, Chandranager

THE COMMITTEE HAS ALSO RESOLVED TO INVEST THE SALE PROCEEDS IN NATIONALISED BANKING SCHEMES SO AS TO EARN MONTHLY INTERESTS ON THE PRINCIPAL, WHICH WOULD THUS ENABLE THE COMMITTEE TO RUN THE DAILY EXPENSES OF THE ANIMALS OF THE SOCIETY.

THEREFORE IN ORDER TO COMPLETE THE ABOVE TASK URGENTLY & SUCCESSFULLY BY ALL LEGAL MEANS THE COMMITTEE MEMBERS HAVE ENTRUSTED AND EMPOWERED UNANIMOUSLY THE SECRETARY SMT RUBY GUPTA TO COMPLETE THE ABOVE TASK EFFECTIVELY . SHE IS ALSO BEING GRANTED THE SIGNING AUTHORITY ON BEHALF OF ALOA AND ALL ITS MEMBERS TO COMPLETE THE TASK .

IN CONSENSUS TO THE ABOVE, THE COMMITTEE MEMBERS SIGNED BELOW AS A MARK OF ACCEPTANCE AND WILLINGNESS IN TOTALITY TO THE MATTER ABOVE.

Dhruben Banerjee also D.N Balierjee

COMMITTEE MEMBERS PRESENT & CONSENTING:

PRESIDENT - SudhindraNath Banerjee also S.N Banerjee

VICE PRESIDENT [H] - Kali Mukherjee also K.K Mukherjee

VICE PRESIDENT [Executive] - Shibu Mukherjee also S.B Mukherjee

VICE PRESIDENT [H] - A.K Dutta

SECRETARY - Ruby Gupta also R. Gupta

ALL LOVERS OF ANIMALS SOCIE

JOINT SECRETARY Vijaya Mukherjee

ADVISOR [Gen] - Smt Philo Joseph

ADVISOR [Med] - Dr K.K Maulik

COMMITTEE MEMBER -

TREASURER -

COMMITTEE MEMBER -

COMMITTEE MEMBER -

COMMITTEE MEMBER -COMMITTEE MEMBER -COMMITTEE MEMBER - ANIMALS SOCIETA

Secretar

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A. K. Gphosh.
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ALL LOVERS OF ANIMALS SOCIETY

4.L.O.A

(Rend No. 18224/ 425 of (949-50).

Sudhinara Nash Baneriec (President)

Ruby (mpta: (Secretary)

Registered Office : 30. Chowringhee Munsion Kyd Street Kolkata- 16

Tel - 91-33-30241708 98302 354

Dated: 15TH April 2012

Sub: Resolution passed by ALOA's Committee Members as on date the 15th Apr 2012, for sale of Society's own Land of min 60 cottahs/ more lying unused, excess & vacant at ALOA's chandannagar property for very long time.

THE SOCIETY'S COMMITTEE MEMBERS, HAVE UNANIMOUSLY PASSED THE RESOLUTION AS ON DATE THE 15TH April 2012 (AS RECORDED IN SOCIETY'S MINUTES BOOK ALSO.) THAT AN AREA OF MINIMUM 60 COTTAHS/ MORE OF UNUSED EXTRA VACANT LAND., LYING USELESS FOR VERY LONG TIME., WITHIN THE BIGGER PERIPHERY OF THE SOCIETY'S CHANDANNAGAR PROPERTY., PARTLY USED AS THE SOCIETY'S SHELTER CUM RESCUE HOME., IN WARD NO. 1., HARIDRADANGA., UNDER CHANDANNAGAR MUNICIPAL CORPORATION., BE URGENTLY SOLD AT BEST AVAILABLE MARKET VALUE FOR THE LAND., IN ORDER TO SAVE THE SOCIETY FROM PERMANENT CLOSURE.

IT IS INEVITABLE THAT IF THE SOCIETY'S OFFICE SHUTS DOWN., THEN NOTHING LINKED AND DEPENDANT ON THE SOCIETY'S OFFICE SHALL SURVIVE WHICH AS WELL INCLUDES THE HELPLESS, SICK AND ABANDONED ANIMALS., BEING TREATED AT SOCIETY'S SHELTER HOME., CHANDANNAGAR.

THE SOCIETY HAS BEEN FACING SEVERE FINANCIAL CRISIS FOR YEARS AND HAD BEEN FOR SO LONG RUNNING ON THE MERCY OF ITS VERY FEW WILLING MEMBERS TO DONATE FOR THE CAUSE.

EXPENSES ARE RUNNING HIGH WITH STAFF SALARY, FOOD, MEDICINES, DOCTOR'S FEES & TREATMENT, MAINTENANCE OF THE HUGE PROPERTY, ELECTRICITY BILLS & REPAIRS. CIVIL & MECHANICAL REPAIRS, AMBULANCE FUEL & MAINTENANCE ETC. ONLY AT STAND-ALONE CHANDANNAGAR. SHELTER HOME.

SOCIETY'S OTHER ESTABLISHMENTS EXPENSES ARE ADDITIONS TO THESE AND ARE SEPERATELY CALCULATED. HOWEVER ON MONTHLY BASIS WHEN ALL THESE ARE PUT TOGETHER IT TANTAMOUNTS TO A HUGE FIGURE WHICH CANNOT BE EARNED FROM BEGGING DONATIONS EVERYTIME UNLESS OTHERWISE SOCIETY IS MADE INDEPENDENT AND SELF SUSTAINABLE. TO MAINTAIN ALL THESE EXPENSES BY ITSELF...

ANNUAL ACCOUNTS AND AUDITS SHOW HUGE DEFICITS IN RATIOS OF INCOME-TO-EXPENDITURE. THE CONDITION OF THE SOCIETY IS GOING FROM WORSE TO WORST AND IT IS INEVITABLY AFFECTING THE GENERAL CONDITION OF THE HELPLESS ANIMALS WHO ARE ON VERGE OF DYING DUE TO STARVATION AND LACK OF MEDICAL & GENERAL CARE.

THEREFORE IN ORDER TO SAVE THE SOCIETY, THE MEMBERS HAVE EXTENSIVELY DISCUSSED, EVALUATED AND FINALLY DECIDED <u>UNANIMOUSLY</u>, AS PER <u>RESOLUTION DATED 15TH APRIL 2012</u>, TO SELL OFF THE ABOVE DESCRIBED LAND OF MINIMUM 60 COTTAHS/ MORE . LYING VACANT & UNUSED FOR LONG TIME , BY OBTAINING COURT'S PERMISSION, TO INTERESTED BUYER/S AT BEST AVAILABLE RATE FOR THE SAME .

1ST RESOLUTION FOR LAND, SALE. (1/2
RESOLUTION TO SELL LAND (60 CoHs)' 1/2

THE COMMITTEE HAS ALSO RESOLVED TO INVEST THE SALE PROCEEDS IN NATIONALISED BANKING SCHEMES SO AS TO EARN MONTHLY INTERESTS ON THE PRINCIPAL, WHICH WOULD THUS ENABLE THE COMMITTEE TO RUN THE DAILY EXPENSES OF THE ANIMALS OF THE SOCIETY.

THEREFORE IN ORDER TO COMPLETE THE ABOVE TASK URGENTLY & SUCCESSFULLY BY ALL LEGAL MEANS THE COMMITTEE MEMBERS HAVE ENTRUSTED AND EMPOWERED UNANIMOUSLY THE SECRETARY SMT RUBY GUPTA TO COMPLETE THE ABOVE TASK EFFECTIVELY . SHE IS ALSO BEING GRANTED THE SIGNING AUTHORITY ON BEHALF OF ALOA AND ALL ITS MEMBERS TO COMPLETE THE TASK .

IN CONSENSUS TO THE ABOVE, THE COMMITTEE MEMBERS SIGNED BELOW AS A MARK OF ACCEPTANCE AND WILLINGNESS IN TOTALITY TO THE MATTER ABOVE.

COMMITTEE MEMBERS PRESENT & CONSENTING:

PRESIDENT - SudhindraNath Banerjee also S.N Banerjee

VICE PRESIDENT [H] - Kali Mukherjee also K.K Mukherjee

VICE PRESIDENT [Executive] - Shibu Mukherjee also S.B Mukherjee

VICE PRESIDENT [H] A.K. Dutta

SECRETARY - Ruby Gupta also R. Gupta

IT SECRETARY Vijaya Mukherjee

Dhruben Banerjee also D.N Batierjee.

ADVISOR [Gen] - Smt Philo Joseph

ADVISOR [Med] - Dr. K.K. Maulik

COMMITTEE MEMBER -

TREASURER -

COMMITTEE MEMBER -

COMMITTEE MEMBER -

COMMITTEE MEMBER -COMMITTEE MEMBER -COMMITTEE MEMBER - A. K. Gphost. Sharilendra

President

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ALL LOVERS OF ANIMALS SOCIETY

ALOA

(Regal No., 18224, 425 of 1949-50)

Sudhindra Nath Banerjee (President)

Kuby Gupta (Secretary)

Dated: 08/03/2013

 \underline{Sub} : Resolution passed in the Meeting of ALOA's Executive Committee & its Members on the 8^{th} of March 2013, for immediate Sale of Society's remaining solid Land of 43.74 cottahs $\pm/-$, alongwith the Water-Tank measuring about 21.6 cottahs $\pm/-$ at ALOA's Chandannagar property / Shelter Home . in Addition.... to the earlier Resolution adopted on 15^{th} April 2012 to Sell off the excess unused min 60 cottahs $\pm/-$ of solid Land . lying vacant , useless for long time .,, both for Rescuing ALOA urgently out of the deadly crisis of serious Financial Instability and Debts , forcing for the complete Closure of ALOA , a 63 year old Animais Rescue , Protection & Rehabilitation Organization . In view of the same , the Secretary is granted. Signing Authority on behalf of ALOA to complete the sale of the entire Land-Property at Chandannagar.

THE SOCIETY'S EXECUTIVE COMMITTEE & ITS MEMBERS, AT ITS E.C MEETING, HAVE UNANIMOUSLY PASSED THE RESOLUTION. ON DATE THE 08th MARCH 2013, IN ADDITION TO THE EARLIER RESOLUTION OF 15th April 2012 (AS RECORDED IN SOCIETY'S MINUTES BOOK ALSO.) THAT THE ENTIRE AREA OF ALOA'S CHANDANNAGAR PROPERTY USED AS THE SOCIETY'S SHELTER CUM RESCUE HOME, IN WARD NO.). HARIDRADANGA, UNDER CHANDANNAGAR MUNICIPAL CORPORATION, BE URGENTLY SOLD AT BEST AVAILABLE PRICE. FOR THE LAND, IN ORDER TO RESCUE ALOA URGENTLY OUT OF THE DEADLY CRISIS OF SERIOUS FINANCIAL INSTABILITY AND DEBTS., FORCING THE COMPLETE CLOSURE OF ALOA., A 63 YEAR OLD ANIMAL. RESCUE. PROTECTION & REHABILITATION ORGANISATION.

ADDITIONALLY ALL THE MEMBERS OF ALOA PRESENT AT THE MEETING UNANIMOUSLY DECIDED TO AUTHORISE & EMPOWER THE PRESENT SECRETARY. SHE RUBY GUPTA, ALL SIGNATORY AUTHORITY ON BEHALF OF ALOA & COMMITTEE, FOR DISPENSING AND ATTENDING TO ALL OFFICIAL, LEGAL SECRETARIA: & ADMINISTRATIVE MATTERS OF ALOA INCLUDING THE COMPLETE SALE OF ALOA CHANDANNAGAR. AND PROPERTY, FOLLOWED BY REHABILITATION PROGRAMME OF THE INMATES.

THE SOCIETY HAS BEEN FACING SEVERE FINANCIAL CRISIS FOR YEARS AND HAD BEEN FOR SO LONG RUNNING ON THE MERCY OF ITS -VERY FFW WILLING MEMBERS TO DONATE FOR THE CAUSE BORROWING & LOANING HAVE AS WELL BEEN OPTIONS SOUGHT FOR .

EXPENSES ARE RUNNING HIGH WITH STAFF SALARY, FOOD, MEDICINES, DOCTOR'S FEES & TREATMENT, MAINTENANCE FOR THE HUGE PROPERTY, ELECTRICITY BILLS & REPAIRS, CIVIL & MECHANICAL REPAIRS, AMBULANCE FUEL & MAINTENANCE FTC ONLY AT STAND-ALONE CHAMDANNAGAR SHELTER HOME SOCIETY'S OTHER ESTABLISHMENT'S EXPENSES ARE ADDITIONS TO THESE AND ARE SEPERATELY CALCULATED. HOWEVER ON MONTHLY BASIS WHEN ALL THESE ARE PUT FOGETHER IT TANTAMOUNTS TO A BUGE FIGURE WHICH CANNOT BE FARNED FROM BEGGING DONATIONS EVERYTIME UNLESS OTHERWISE SOCIETY IS MADE INDEPENDENT AND SELF SUSTAINABLE. TO MAINTAIN ALL THESE EXPENSES BY ITSELF FROM ITS INDIGENOUS FUNDS...

IN ADDITION TO THE ABOVE DUE TO IMPROPER MAINTANENCE OF AMBULANCE WHICH IS THE ONLY OFFICIAL MEANS OF TO FRO TRAVEL FROM KYD STREET HEAD OFFICE CUM CITY CLINIC UNTO SHELTER HOME IN CHANDANNAGAR, LEADING TO PRACTICALLY NON-VISITS OF ADMINISTRATORS THE GENERAL ADMINISTRATION AT RESCUE HOME IS HEAVILY AFFECTED, LEADING TO LAWLESSNESS, INDISCIPLINE AND ANARCHY ... ALSO ANIMAL FEED, MEDICATION, CLINICAL HEALTH CONDITIONS & GENERAL UPKEEP OF THE INMATES ARE HUGELY COMPROMISED AT THE COST OF THOUSANDS & THOUSANDS OF RUPEES BEING SENT TO THE STAFF RESPONSIBLE FOR MAINTAINING LAW & ORDER AND GENERAL MAINTANENCE OF THE HOME.

THEREFORE IN ORDER TO SAVE THE SOCIETY, THE MEMBERS HAVE EXTENSIVELY DISCUSSED. EVALUATED AND FINALLY DECIDED <u>UNANIMOUSLY</u>, AS PER <u>RESOLUTION DATES ABOVE</u>. TO SELL OFF THE ENTIRE LAND-PROPERTY OF ALOA'S SHELTER-CUM-RESCUE HOME AT CHANDANNAGAR. TO INTERESTED BUYER IS AT THE BEST AVAILABLE RATE, TERMS & CONDITIONS FOR THE SAME

IND RESOLUTION FOR LAND SALE (43.74 Cott + 21.6 cott)

RESOLUTION TO SELL REMAINING LAND-PROPERTY, POND,
IN ADDITION TO PREVIOUS 60 COTTAH SALE.

THE COMMITTEE HAS ALSO RESOLVED TO INVEST THE SALE PROCEEDS IN NATIONALISED BANKING SCHEMES SO AS TO EARN MONTHLY INTERESTS ON THE PRINCIPAL, WHICH WOULD THUS ENABLE THE COMMITTEE TO RUN THE DAILY EXPENSES OF THE ANIMALS OF THE SOCIETY.

THEREFORE IN ORDER TO COMPLETE THE ABOVE TASK URGENTLY & SUCCESSFULLY BY ALL LEGAL MEANS THE COMMITTEE MEMBERS HAVE ENTRUSTED AND EMPOWERED UNANIMOUSLY THE SECRETARY SMT RUBY GUPTA TO COMPLETE THE ABOVE TASK EFFECTIVELY. SHE IS ALSO BEING GRANTED THE SIGNING AUTHORITY ON BEHALF OF ALOA AND ALL ITS MEMBERS TO COMPLETE THE TASK.

IN CONSENSUS TO THE ABOVE, THE COMMITTEE MEMBERS SIGNED BELOW AS A MARK OF ACCEPTANCE AND WILLINGNESS IN TOTALITY TO THE MATTER ABOVE.

ALOA /

COMMITTEE MEMBERS PRESENT & CONSENTING:

SudhindraNath Baneriee also S.N Baneries

VICE PRESIDENT [H] - Kali Mukherjee also K.K Mukherjee

VICE PRESIDENT [Executive] - Shibit Milkherjee also S.B Mukherjee

VICE PRESIDENT [H] -A.K Dutta

Ruby Gupta also R. Gupta ALL LOVERSION ANIMALS SOCIET

JOINT SECRETARY - Vijaya Mukherjee

Smt Philo Joseph

ADVISOR [Med] -Dr K.K Maulik

COMMITTEE MEMBER -

TREASURER -

ADVISOR [Gen] -

COMMITTEE MEMBER -

COMMITTEE MEMBER -

COMMITTEE MEMBER -COMMITTEE MEMBER -COMMITTEE MEMBER -

OVERS OF ANIMALS SOCIETY

President

Dhruben Banerjee also D.N Banerjee

SPECIMEN FORM FOR TEN FINGERPRINT

SI No.	Signature of the executants/ presentants					
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 4 Page from 3855 to 3880 being No 01798 for the year 2014.



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(Sanatan Maity) 20-May-2014 ADDITIONAL REGISTRAR OF ASSURANCE-III Office of the A.R.A. - III KOLKATA West Bengal



Additional Registrar of Assurance • LLL Kolkate

2 0 MAY 2014

