07092/13 I 14 02600/13

भारतीय गैर न्यायिक

भारत

बीस रुपये Rs.20

रु.20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL 15AA 064827

Additional Registrar of Assurances-III
Kolkata
17 JUN 2013

THIS INDENTURE OF CONVEYANCE made this 31st day of May, Two Thousand and Thirteen;

BETWEEN

WALTER CRAVEN CERAMIC PROJECTS (INDIA) LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 1, G. T. Road, Post Office Bhadrakali, Police Station Uttarpara, District Hooghly, PIN Code-712232, (having Income Tax PAN No.AAACW3063E), hereinafter referred to as "the **VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the **ONE PART;**

AND

012828

Serial No.....

Name.....

.....

Address.....

71, Pari[illegible] (Ro[illegible] No-N)

Kolkata-700 [illegible]

Date..... Licensed Stamp Vendor S. SARKAR

12328

M. K. Banerjee

Uttarpara

0 8 MAY 2013

0 8 MAY 2013

2837

Walter Craven Ceramic Project (India) Ltd.

Managing Director

Sekhar Chakraborty

Amalendu Chakraborty

Bonhoogly (R)

South (24) Sonarpur

Kol-103

service

2 1 MAY 2013

MALAY KUMAR BANEREE, (having Income Tax PAN No.AEEPB0662F) son of Late Sunil Kumar Banerjee, residing at 121, B.R.B. G.T. Road, Post Office Bhadrakali, Police Station Uttarpara, District Hooghly, PIN Code-712232, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs successors legal representatives administrators executors and assigns) of the **OTHER PART:**

WHEREAS:-

A. One Malay Kumar Banerjee, the Purchaser herein was lawfully seized and possessed of and/or otherwise well and sufficiently entitled to various lands and properties situate lying at Mouza: Bhadrakali, J. L. No. 9, Police Station Uttarpara, District: Hooghly in the State of West Bengal.

B. The said Malay Kumar Banerjee sold and transferred various lands and properties unto and in favour of Walter Craven Ceramic Projects (India) Limited by 3(three) separate Indentures (hereinafter for the sake of brevity collectively referred to as the said **MOTHER INDENTURES**) details whereof are as follows:-

Sl. Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian No.	Area
01.	2964	190 (Part)	5443	4174 (Part)	8 Cottahs.
02.	2964	190 (Part)	5443	4174 (Part)	8 Cottahs 3 Chittacks 18 sq. ft.
03.	2961	190	5444	4174	2 Cottahs 8 Chittacks 38 sq. ft.
	2963	385	5452	4174	1 Cottah 5 Chittacks 1 sq. ft.
	2964	190	5443	4174	4 Cottahs
				Total area	**1 Bigha 4 Cottahs 1 Chittack & 12 Sq.ft.**

Additional Registrar of Assurance - III
Kolkata
31 MAY 2013

C. By and under agreement dated 28th May, 2010 made between the said Walter Craven Ceramic Projects (India) Limited therein referred to as the First Party of the One Part and the said Malay Kumar Banerjee therein referred to as the Second Party of the Other Part, the said First Party therein on the terms and conditions therein covenanted agreed to sell, convey, transfer, assign and assure unto and in favour of the Second Party therein All That piece and parcel of land containing an area of 1(One) Bighas 4 (Four) Cottahs 1 (One) Chittacks 12 (Twelve) Sq.ft., be the same a little more or less together with structures standing thereon purchased by the afore-recited Mother Indentures.

D. The Vendor herein has agreed to sale and transfer **ALL THAT** the piece and parcel of land containing an area of 1(One) Bighas 4 (Four) Cottahs 1 (One) Chittacks 12 (Twelve) Sq.ft., be the same a little more or less together with the structures lying thereupon at Mouza: Bhadrakali, J. L. No. 9, Police Station Uttarpara, District: Hooghly in the State of West Bengal comprised in:-

Sl. Nos.	**R.S. Dag Nos.**	**R.S. Khatian Nos.**	**L.R. Dag Nos.**	**L.R. Khatian No.**	**Area**
01.	2964	190 (Part)	5443	4174 (Part)	8 Cottahs.
02.	2964	190 (Part)	5443	4174 (Part)	8 Cottahs 3 Chittacks 18 sq. ft.
03.	2961	190	5444	4174	2 Cottahs 8 Chittacks 38 sq. ft.
	2963	385	5452	4174	1 Cottah 5 Chittacks 1 sq. ft.
	2964	190	5443	4174	4 Cottahs
				Total area	**1 Bigha 4 Cottahs 1 Chittack & 12 Sq.ft.**

together with brick built and tin shed structures having a covered area of 900 (Nine Hundred) Sq. ft., more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the said Property**" unto and in favour of the Purchaser which the Purchaser has agreed to purchase and acquire at and for a total consideration of Rs. 99,00,000/- (Rupees Ninety Nine Lacs only).

E. On or before execution of these presents, the Vendor has represented to the Purchaser and each of them that the Vendor has not created any encumbrances, mortgages, charges or liens over and in respect of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 99,00,000/- (Rupees Ninety

Additional Registrar of Assurances - III
Kolkata
31 MAY 2012

Nine Lacs only) of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor at or before the execution hereof, (which the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor acquit, release and discharge the Purchaser and also the said Property hereby sold and transferred) the Vendor doth hereby indefeasibly grant, sell, convey, transfer convey, assign and assure **ALL THAT** the piece and parcel of land containing an area of 1(One) Bighas 4 (Four) Cottahs 1 (One) Chittacks 12 (Twelve) Sq.ft., be the same a little more or less together with the structures lying thereupon at Mouza: Bhadrakali, J. L. No. 9, Police Station Uttarpara, District: Hooghly in the State of West Bengal comprised in:-

Sl. Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian No.	Area
01.	2964	190 (Part)	5443	4174 (Part)	8 Cottahs.
02.	2964	190 (Part)	5443	4174 (Part)	8 Cottahs 3 Chittacks 18 sq. ft.
03.	2961	190	5444	4174	2 Cottahs 8 Chittacks 38 sq. ft.
	2963	385	5452	4174	1 Cottah 5 Chittacks 1 sq. ft.
	2964	190	5443	4174	4 Cottahs
				Total area	**1 Bigha 4 Cottahs 1 Chittack & 12 Sq.ft.**

together with brick built and tin shed structures having a total covered area of 900 Sq. ft. lying thereupon, more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY**, unto and in favour of the Purchaser free from all encumbrances **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Land and Property or any part thereof

Additional Registrar of Assurances - III
Kolkata
31 MAY 2019

which now are or is or hereafter may be in possession power custody or control of the Vendor **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and the Vendor has already put the Purchaser in possession of the said Property which the Purchaser shall be entitled to hold, possess, enjoy, transfer and deal with without any claim, objection and hindrance of the Vendor and/ or any person(s) in trust of the Vendor.

The Vendor doth hereby declare and confirm that the Vendor by these presents has sold and transferred entirety of its rights, title and interest acquired under the said Mother Indentures.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT the piece and parcel of land containing an area of 1(One) Bigha 4 (Four) Cottahs 1 (One) Chittack 12 (Twelve) Sq.ft., be the same a little more or less together with various structures with brick wall and tin shed containing an area of 9.00 (Nine hundred) square feet lying thereupon lying thereupon at Mouza: Bhadrakali, J. L. No. 9, Police Station Uttarpara, abutting to B.G.G. Sarani, District: Hooghly in the State of West Bengal as per details as follows:-

Sl. Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian No.	Area	Structure (sq. ft.)	Proposed nature
01.	2964	190 (Part)	5443	4174 (Part)	8 Cottahs.	200	Bastu
02.	2964	190 (Part)	5443	4174 (Part)	8 Cottahs 3 Chittacks 18 sq. ft.	300	Bastu
03.	2961	190	5444	4174	2 Cottahs 8 Chittacks 38 sq. ft.	100	Bastu
	2963	385	5452	4174	1 Cottah 5 Chittacks 1 sq. ft.	100	Bastu
	2964	190	5443	4174	4 Cottahs	200	Bastu
				Total area	**1 Bigha 4 Cottahs 1 Chittack & 12 Sq.ft.**	**900**	

1 MAY 2018

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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

1) Kaushik Mondal
29B A.K. Ist Lane - 5

2) Sekhar Chakraborty
Bonhooghly (2)
South 24 Pgs, South Pur

Walter Craven Ceramic Project (India) Ltd.

Managing Director

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

1) Sekhar Chakraborty.

2) Kaushik Mondal.

Drafted by me

Gopal Jhunjhunwala
HIGHCOURT CULCUTTA.

Sekhar Chakraborty

21 MAY 2008

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 99,00,000/- (Rupees Ninety Nine Lacs only) being the full consideration money from time to time on various dates.

WITNESSES :

① Kanishk Maoshal.
29B A.K.St
Kol-5.

② Sekhar Chakraborty
Add:- Bonhoogly (2)
South (24) parganas.
Sonar pur.
Kol - 700103.

Walter Craven Ceramic Project (India) Ltd.
Malay Kumar Banerjee
Managing Director

Additional Registrar of Assurance-III
Kolkata
31 MAY 2019

Government Of West Bengal

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

Endorsement For Deed Number : I - 02600 of 2013

(Serial No. 07092 of 2013 and Query No. 1903L000010427 of 2013)

On 31/05/2013

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

Presented for registration at 17.00 hrs on :31/05/2013, at the Private residence by Malay Kumar Banerjee ,Executant.

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

Execution is admitted on 31/05/2013 by

1. Malay Kumar Banerjee
   Managing Director, Walter Craven Ceramic Projects (India) Ltd. (P A N - A A A C W 3063 E), 1 , G. T. Road , P. O. - Bhadrakali, Thana:-Uttarpara, District:-Hooghly, WEST BENGAL, India, .
   , By Profession : Others
2. Malay Kumar Banerjee, son of Lt. Sunil Kumar Banerjee , 121 , B. R. B. , G. T. Road , P. O. - Bhadrakali, Thana:-Uttarpara, District:-Hooghly, WEST BENGAL, India, Pin :-712232, By Caste Hindu, By Profession : Others

   Identified By Sekhar Chakraborty, son of Amalendu Chakraborty, Bonhoogly (2), Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 07/06/2013

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

Registration Fees Rs. 1,09,002/- paid online on 25/05/2013 12:31PM with Govt. Ref. No. 192013140001160002 on 23/05/2013 5:21PM, Bank: State Bank of India, Bank Ref. No. 90000386 on 25/05/2013 12:31PM, Head of Account: 0030-03-104-001-16, Query No:1903L000010427/2013

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.-99,01,667/-

Certified that the required stamp duty of this document is Rs.- 693127 /- and the Stamp duty paid as: Impresive Rs.- 20/-

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

Stamp duty Rs. 6,93,127/- paid online on 25/05/2013 12:31PM with Govt. Ref. No. 192013140001160002 on 23/05/2013 5:21PM, Bank: State Bank of India, Bank Ref. No. 90000386 on 25/05/2013 12:31PM, Head of Account: 0030-02-103-003-02, Query No:1903L000010427/2013

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Government Of West Bengal

Office Of the A.R.A. - III KOLKATA

District:-Kolkata

Endorsement For Deed Number : I - 02600 of 2013

(Serial No. 07092 of 2013 and Query No. 1903L000010427 of 2013)

On 17/06/2013

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.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance-III
Kolkata (Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III
17 JUN 2013

Govt of West Bengal
Directorate of Registration & Stamp Revenue
eChallan

GRN: 19-201314-000116000-2
GRN Date: 23/05/2013 17:21:02
BRN : 90000386

Payment Mode Counter Payment
Bank : State Bank of India
BRN Date: 25/05/2013 12:31:01

DEPOSITOR'S DETAILS

Id No. : 1903L000010427/4/2013
[Query No./*/Query Year]

Name : Ajay Banerjee
Contact No. :
Mobile No. : +91 9830436699
E-mail : banerjee.aj@gmail.com
Address : 121, BRB. GT Road, Uttarpara, Hooghly, PIN 712232
Applicant Name : Gopal Jhunjhunwala
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

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1903L000010427/4/2013	Property Registration Stamp duty	0030-02-103-003-02	693127
2	1903L000010427/4/2013	Property Registration Registration Fees	0030-03-104-001-16	109002
		Total		802129

In Words : Rupees Eight Lakh Two Thousand One Hundred Twenty Nine only

SPECIMEN FORM FOR TEN FINGER PRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Additional Registrar of Assurances-III
Kolkata
31 MAY 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 7117 to 7129
being No 02600 for the year 2013.

Additional Registrar of Assurances-III, Kolkata ★ Seal of the

(Sanatan Maity) 19-June-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

28/6/13

- Façade of the buildings
- Soft and hard landscaping in open areas as per architect's design
- Boundary wall with gate and finish as per architect's design
- Security booth and pump room"

Execution and Delivery

In Witness Whereof the Parties have executed this Agreement on the date mentioned above.

(Malay Kumar Banerjee) (Sanjay Banerjee)

(Ajay Banerjee)

[Owners]

REGENT HIRISE PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

Regent Hirise Private Limited

RIYA ENCLAVE PVT. LTD.

Director.

Riya Enclave Private Limited

[Developers]

Witnesses:

Signature

Name ABHIJIT GHOSH

Father's Name PRADIP KR GHOSH

Address 15A/1 SURAH EAST RD. KOLKATA 700010

Signature

Name Gopal Jhunjhunwala

Father's Name Lt. S.S. Jhunjhunwala

Address 204 A.J.C. Bose Rd Kol-17

Drafted by
Gopal Jhunjhunwala
Ad.
High Court, Calcutta

Additional Registrar of Assurances-III
Kolkata
26 JUN 2013

- Façade of the buildings
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(Ajay Banerjee)

[Owners]

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DIRECTOR / AUTHORISED SIGNATORY

Regent Hirise Private Limited

RIYA ENCLAVE PVT. LTD.

Director.

Riya Enclave Private Limited

[Developers]

Witnesses:

Signature

Name ABHIJIT GHOSH

Father's Name PRADIP KR GHOSH

Address 15A/1 SURAH EAST RD. KOLKATA 700010

Signature

Name Gopal Jhunjhunwala

Father's Name Lt. S.S. Jhunjhunwala

Address 204 A.J.C. Bose Rd Kol-17

Drafted by
Gopal Jhunjhunwala
Adv.
High Court, Calcutta

Additional Registrar of Assurances-III
Kolkata
26 JUN 2013

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(Ajay Banerjee)

[Owners]

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DIRECTOR / AUTHORISED SIGNATORY

Regent Hirise Private Limited

RIYA ENCLAVE PVT. LTD.

Director.

Riya Enclave Private Limited

[Developers]

Witnesses:

Signature	Signature
Name ABHIJIT GHOSH	Name Gopal Jhunjhunwala
Father's Name PRADIP KR GHOSH	Father's Name Lt. S.S. Jhunjhunwala
Address 15A/1 SURAH EAST RD. KOLKATA 700010	Address 204 A.J.C. Bose Rd Kol-17

Drafted by
Gopal Jhunjhunwala
Advocate
High Court, Calcutta

Additional Registrar of Assurances-III
Kolkata
26 JUN 2013