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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 245830

Q-13409/15

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to this document are the part of this document.

*WKS*  
Additional District sub-Registrar  
Cossimbare, Dum Dum, North 24 P.W.

18 JUN 2013



**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this the 17<sup>th</sup> day of July, Two Thousand and Thirteen, (2013)

BETWEEN

Visit our  
No: 01305



(1) **MRS. LAILEE SAHA**, wife of Late Mohan Lal Saha, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at Tower I, Flat No. 19E South City 375 Prince Anwar Shah Road, Police Station- Jadavpur, Kolkata- 700068, (2) **SHRI VIKRAM SAHA** son of Late Mohan Lal Saha by faith -Hindu, by Nationality- Indian, by occupation-Business, residing at Tower I, Flat No. 19E South City 375 Prince Anwar Shah Road, Police Station- Jadavpur, Kolkata- 700068, (3) **MRS. MONALI DAS (SAHA)** wife of Sri Promit Das daughter of Late Mohan Lal Saha, by faith-Hindu, by occupation- Housewife, residing at Tower I, Flat No. 19E South City 375 Prince Anwar Shah Road, Police Station- Jadavpur, Kolkata- 700068, hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, legal representatives and assigns) represented by (Vendor No.1) namely **MRS. LAILEE SAHA** as constituted attorney for (Vendors No. 2 & 3 ) namely **SHRI VIKRAM SAHA & MRS. MONALI DAS (SAHA)** of the **ONE PART**.

**AND**

**M/S AATREYEE NIRMAN PRIVATE LIMITED**, incorporated under the Companies Act, 1956 having its Registered Office at 9/12, Lal Bazar Street, 3<sup>rd</sup> Floor, Block- C, Mercantile Building, Police Station- Lal Bazar, Kolkata - 700001, represented by its Managing Director **SMT. JAYATI ROY**, wife of Indrajit Roy, by faith - Hindu, by Nationality- Indian, by

occupation- Business, residing at 50, Garoksha Basi Road, Police Station- Dum Dum, Kolkata- 700 028, District- North 24 Parganas, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and successors in office and assign) of the **OTHER PART.**

**WHEREAS** the previous owner Priyobrata Ghosh acquired certain property by his own purchase measuring an area 1.80 Decimal land appertaining to J.L. No.2, R.S. No.102, Touzi No.172 and 174 in Mouza- Uttar Nimta, C.S. Khatian No. 1238, C.S. Dag No.8221 measuring an area 1.01 Acre and C.S. Khatian No.935 C.S. Dag No.8227, measuring an area .06 Acre and C.S. Khatian No.1448, C.S. Dag No.8222, measuring an area .25 Acre and C.S. Khatian No.1449, C.S. Dag No.8222, measuring an area .24 Acre and C.S. Khatian No.1449, C.S. Dag No.8222, measuring an area .24 Acre Total an area 1.80 Acre Land in Mouza Uttar Nimta, Additional District Sub Registry Office at Cossipore Dum Dum, District North 24 Parganas.

**AND WHEREAS** the said previous owner got the said land (property) mutated in his name in the local North Dum Dum Municipality and B.L. & L.R.O. office.

**AND WHEREAS** the said previous owner Priyobrata Ghosh transferred his said property by a Sale Deed dated 10.05.1948 and 11.09.1950 to M/s. Associated Building Society Pvt. Ltd.



incorporated under the Companies Act, 1956 having its registered office at 170, Rash Behari Avenue, P.S.- Kalighat, Kolkata-700026.

**AND WHEREAS** the said owner M/s. Associated Building Society Pvt. Ltd. by virtue of the above Sale Deed was a beneficial owner and in peaceful possession seized and possessed of the aforesaid property absolutely and mutated in the company name under the North Dum Dum Municipality and B.L. & L.R.O. office.

**AND WHEREAS** Mohan Lal Saha (Now deceased) son of Late Chandi Charan Saha through his natural guardian Smt. Radha Rani Saha purchased on 08.11.1950 from M/s. Associated Building Society Pvt. Ltd. for valuable consideration of the land (property) in Mouza Uttar Nimta, J.L. No.2, R.S. No.102, Touzi No.172 and 174, C.S. Khatian No.935, Dag No.8227 area 04 decimal and C.S. Khatian No.1448, Dag No.8222 area .15 Decimal and C.S. Khatian No.1449, Dag No.8222 area .29 Decimal total measuring area .48 decimal approx 1 Bigha 9 Cottahs 0 Chittacks 28.8 sq.ft. (more or less) land with one Two storied building and five structures by a registered Deed of Conveyance which was registered in the office of Sub-Registry Cossipore Dum Dum, recorded in Book No.I, Volume No.65, Pages 71 to 75, Deed No.4001 in the year 1950.

**AND WHEREAS** Mohan Lal Saha (Now deceased) was a beneficial owner who seized and possessed of the said property morefully described in the Schedule herein below and got the said property mutated in his name in the local North Dum Dum Municipality and B.L.R.O. & L.R.O. office.

**AND WHEREAS** Mohan Lal Saha (Now deceased) died intestate on 06.08.2012 leaving behind his legal heirs being his wife namely Mrs. Lailee Saha (Vendor No.1), one son namely Sri Vikram Saha (Vendor No.2) and one Daughter namely Mrs. Monali Das (Vendor No.3) who inherited 1/3<sup>rd</sup> undivided share each in the said property equally.

**AND WHEREAS** the said owners Mrs. Lailee Saha, Sri Vikram Saha and Smt. Monali Das as beneficial **OWNERS** are seized and possessed of the said property absolutely.

**AND WHEREAS** the said **VENDORS/OWNERS** namely Mrs. Lailee Saha, Sri Vikram Saha and Smt. Monali Das propose to sell a portion of land with one two storied old Building and structures in Mouza Uttar Nimta, C.S. Khatian No. 935, 1448 and 1449, R.S. Khatian No. 2728 and C.S. & R.S. Dag No. 8222 total land measuring an area of 23 Cottahs out of .48 Decimal of land about 1 Bigha 9 Cottahs 0 Chittacks 28.8 sq.ft. more or less, Pargana Kolkata more particularly described in the Schedule herein below



and depicted in the plan annexed at price of Rs.80,00,000/- (Rupees Eighty Laces) only on "as is where is and what is basis."

**AND WHEREAS** the Purchaser being satisfied on the title and terms of sale of the said portion of land with one two storied old Building and structures has agreed to purchase the said portion of the land with one two storied old Building and structures at the sum of Rs.80,00,000/- (Rupees Eighty Laces) only.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs.80,00,000/- (Rupees Eighty laces) only paid by the **PURCHASER** to the **VENDORS** as detailed below in the Memo of Consideration of lawful money of Indian in hand well and truly paid to the **VENDORS** by the **PURCHASER** (the receipt whereof the **VENDORS** doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit release and for ever discharge the said land hereditaments and premises as well as the said purchaser) the **VENDORS** doth hereby well transfer convey assign and assure unto and the Purchaser **ALL THAT** the Bastu Land hereditaments messuage tenants measuring 23 Cottahs with structure out of .48 Decimal about 1 Bigha 9 Cottahs 0 Chittacks 28.8 sq.ft. more or less with building and structures situate lying at or being C.S. & R.S. Dag No. 8222, C.S. Khatian No. 935, 1448 and 1449, R.S. Khatian No. 2728 in Mouza- Uttar Nimta, J.L. No.2, R.S. 102, Touzi No. 172 and 174, fully described in the

Schedule hereunder written and delineated in the map or plan annexed hereto and thereon bounded by Red colour hereinafter referred to as the said land or "as is where is and what is basis", vest together with all sorts of easement and all original documents of title **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or are at any time hereafter was or were situate butted bounded called known numbered described or distinguished together with all things thereon and thereunto belonging and with the same usually held used occupied or enjoyed and all ways paths passages including right to take water gas and electric, lines under ground or overhead sewers drain, water courses lights privileges and all easements appendages and appurtenances whatsoever to the said land hereditaments belonging to or in anywise appertaining or reputed to be known to be piece or parcel thereof which now is or are or heretofore was or were held used occupied or enjoyed therewith the reversion or reversions remainder or remainders rents issues and profits and all the rights title interest property claims demand whatsoever of the **VENDORS** in out of or upon the said land and every part thereof and all deeds pattahs muniments and evidence of title written and other documents exclusively relating to or concerning the same or any part thereof which are or hereafter shall or may be in the possession or control of the **VENDORS** also **TO HAVE AND TO HOLD** the said Bastu land meassuage tenements and hereditaments hereby sold granted transferred conveyed assigned



and assured and every part thereof unto and to the use of the Purchaser absolutely and for every. The **VENDORS** doth hereby covenant with the Purchaser that the **VENDORS** have good right full power and absolute authority to grant convey transfer and assure the said land and every part thereof unto and to the **PURCHASER** in manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and every part thereof and receive and realise the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **VENDORS** their heirs assigns successors or any person claiming lawfully or equitably claiming from through under or in trust for his and that freed and cleared and/or freely and clearly and absolutely acquitted exonerated and forever discharge and release or otherwise by and at the cost and expenses of the **VENDORS** well and sufficiently saved defended kept harmless and indemnified of from against all manner of claims charges debts proceeding and encumbrances whatsoever created made done occasioned or suffered by the **VENDORS** or any person or persons lawfully equitably claiming from or under or in trust for the **VENDORS** as aforesaid and further that the **VENDORS** and all persons having or lawfully or equitably claiming any estate or interest in the said land or any part thereof from or through under or in trust for the **VENDORS** as aforesaid shall and will from time to time and at all time hereafter at the request and costs of the Purchaser or any person or persons claiming through him



and requiring the same do execute or cause to be done or executed all such documents deeds writings matters and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto the purchaser or his successor or heirs in manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring an area **23 Cottahs more or less with one two storied old building measuring an area 2010 Sq.ft. and 3 (three) structures(tile shed) measuring an area 510 Sq.ft. out of .48 decimal** land with Building and Structure constructed in the year 1950 situate lying at and being Municipal **Holding No.68(60) Dr. S.C. Roy Sarani**, comprised in C.S. Khatian No. 935, 1448 and 1449, R.S. Khatian No.2728,C.S. & R.S. Dag No. 8222, in **Mouza-Uttar Nimta**, J.L. No.2, R.S. 102, Touzi No. 172 and 174, Parganas Kolkata, **Police Station- Nimta**, Kolkata-700051, under North Dum Dum Municipality Ward No.11, Additional District Sub-Registry office at Cossipore Dum Dum, District North 24 Parganas and delineated in the Map or Plan annexed hereto and thereon Bordered in '**RED**'.

**BUTTED AND BOUNDED**

**ON THE NORTH** : Dag No. 8222 (P),8221 (P)

**ON THE SOUTH** : Dag No. 8222 (P).

**ON THE EAST** : Canal.

**ON THE WEST** : S.C. Roy Sarani Road.

IN WITNESSES WHEREOF the said VENDORS has hereunto set its common seal and executed these present the day of month and year first above written.

**SIGNED SEALED AND DELIVERED**

by **VENDORS** at Kolkata in the presence of :

1. Tapan K. Mookherjee  
Advocate  
509 Jodhpur Park  
Kolkata-700068
2. Adish Kumar Saha  
52, Sirir Bhaduni St.  
Birati, Kolkata-700051

*Lailee Saha*

**LAILEE SAHA**

For Self and as Constituted Attorney of Shri Vikram Saha vide Power of Attorney copied in Book No. IV, Volume No. 9, Pages 426 to 434, Being No. 05683 for the year 2012 and Mrs. Monali Das (Saha) Vide Power of Attorney copied in Book No. IV, Volume No. 8, Pages 705 to 713, Being No. 04987 for the year 2012 both registered at the office of the Registrar of Assurances - III, Kolkata.

(PAN NO - AISPS9566P)

**SIGNED SEALED AND DELIVERED**

by **PURCHASER** at Kolkata in the presence of :

1. Tapan K. Mookherjee  
Advocate  
509 Jodhpur Park  
Kolkata-700068
2. Adish Kumar Saha  
52, Sirir Bhaduni St.  
P.O. - Birati, Kolkata-700051

For Aatreyee Nirman Pvt. Ltd.

*Ta. - (JAYATI)*  
Director Director  
AANCA11890

Drafted by me :

*Biplab K. Chakraborty*

( B.k. Chakraborty )

Advocate

Barakat Civil Court



**RECEIVED** from within mentioned **PURCHASER** within mentioned sum of Rs.80,00,000/- (Rupees Eighty Lacs) only being the full consideration money as per Memo below.

**MEMO OF CONSIDERATION**

<b>Dated</b>	<b>by Cheque Draft</b>	<b>Amount</b>
① 17.06.2013	041015	40,00,000/-
② 14.09.2013	375377	20,00,000/-
③ 19/11/13	375379	20,00,000/-

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**Total Rs. 80,00,000/-**  
=====

**(Rupees Eighty Lacs) only**

**WITNESSES :**

1. Tapan K. Mohanti  
Advocate  
509 Jodhpur Park  
Col. 700068

*Signature*

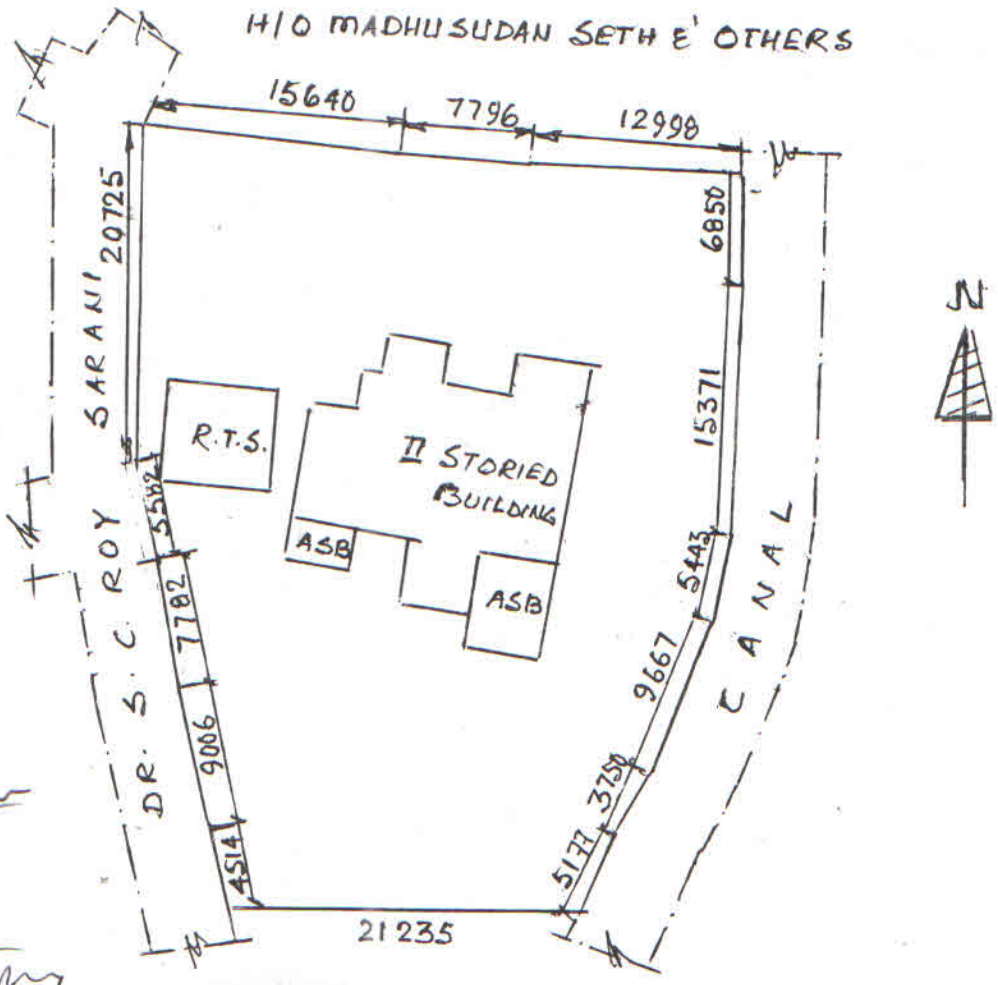
2. Ashish Kumar Sankar For self & as (constituted attorney of  
Vikram Jha, Mohali, Dist. (Gurgaon))

\_\_\_\_\_  
**SIGNATURE OF THE VENDORS**

SITE PLAN OF LAND WITH STRUCTURE, MOUZA-UTTARNIMTA, TAUZI-172E'174  
 R.S.DAG NO - 8222 (P). R.S. KHATIAN NO - 938, 1448 & 1449, WARD NO-11 R.S.  
 NO-102, P.S - NIMTA, J.L-2, LIMIT OF NORTH DUM. DUM. MUNICIPALITY.

DIST-24P65(N)

TOTAL LAND AREA = 23KH-0CH-0SFT. (ONLY)  
 GROUND FLOOR AREA = 1005 SFT.  
 1ST FLOOR AREA = 1005 SFT.  
 3 NOS. RTS AREA = 510 SFT.



*Filed file*  
 For sale to  
 Composed attorney  
 of Vikram Lal  
 Monali Das (lata)

For Aatreyee Nirman Pvt. Ltd.

*(Signature)* Director  
*(Signature)* Director

SIG. OF VENDOR

SIG. OF PURCHASER

*Debasish Dutta*  
 17/08/13  
**DEBASISH DUTTA**  
 (Plan Maker)





Government Of West Bengal  
Office Of the A.D.S.R. COSSIPORE DUMDUM  
District:-North 24-Parganas

Endorsement For Deed Number : I - 07039 of 2013  
(Serial No. 07715 of 2013 and Query No. 1506L000013409 of 2013)

**Payment of Fees:**

Amount By Cash

Rs. 2.00/-, on 18/06/2013

Amount by Draft

Rs. 125896/- is paid , by the draft number 062601, Draft Date 18/06/2013, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 18/06/2013

( Under Article : A(1) = 125884/- ,E = 14/- on 18/06/2013 )

**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.-1,14,44,096/-

Certified that the required stamp duty of this document is Rs.- 801107 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 800110/- is paid , by the draft number 062602, Draft Date 18/06/2013, Bank : State Bank of India, BANGUR AVENUE BRANCH, received on 18/06/2013

( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM



( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM  
EndorsementPage 2 of 2