



पश्चिम बंगाल WEST BENGAL

00AB 332631

2285  
Date - 05-07-16

F(I) .....	2.00.00
F(II) .....	2.00.00
G(a) .....	135.00.00
G(b) .....	
Plan Comparing Charge .....	
Xerox Charge .....	
MISC Expx .....	20.00

Total Rs. - 162.00.00

Dist. Sub-Register-II  
South 24-Farganas Alipore



2/2/1930

03/9/16



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F 12045/13



म प्रसिद्धिपत्रिका पश्चिम बंगाल WEST BENGAL

19/11/13

9/24878/13

Certified that the document is duly registered & registered. The signature sheet and endorsement sheets attached with the document are the part of this document.

DEED OF CONVEYANCE

District/Sub-District-II  
Alipora, Section 24 Parganas

THIS DEED OF CONVEYANCE is made on this 31st day of October

19 NOV 2013

Two Thousand Thirteen between M/S. LINE ACCESSORIES PVT.

LTD., a Company with limited liabilities incorporated under the

Companies Act, 1956 having its Registered Office at 2/1, Ram Saran

Poddar Lane, Behala, Kolkata - 700 053 represented by its Director

namely Mr. Amitabha Sarkar (PAN AXSPS6043G) son of Late Ranjan

Sarkar, hereinafter called and referred to as the "VENDOR" (which term

or expression shall unless excluded by or repugnant to the subject or

context be deemed to mean and include its successors-in-Office, legal

representatives and assigns) of the ONE PART.

Amitabha Sarkar,

For Modern Financial Services Ltd

...p/2

K. D. Jais  
Director

MODCON REALTY PRIVATE LIMITED  
Director

MODCON REALTY PRIVATE LIMITED

Director

Serial 9155 Date 18/09/10  
Name Madam RENUK Puri Ltd  
Address Flat No-12, 12/B, Sakinaka, Tagore Road  
No. 10001

A. K. PURKAYASTHA (Posting Officer)  
Alipore Police Court, Room-27

Vol-19



Secretary, Choudhary  
S. C. Choudhary,  
P. S. Regent Bazar  
17/A, N. M. Ghosh Lane  
Kolkata 40  
Bihar

District Sub-Registrar-II  
Alipore, West Bengal, India

19 NOV 2010





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A N D

M/S. MODCON REALTY PVT. LTD., a Private Limited Company registered under the provision of the Companies Act, 1956, having its Registered Office at Flat No. 12 at 12/B, Suren Tagore Road, P.S. Gariahat, Kolkata - 700 019, represented by its one of the Directors namely Mr. Tapan Guha Roy (PAN ADCPG4203G), Son of Late Jitendra Nath Guha Roy, resident of 10/4, Panchanantala Road, P.S. Thakurpukur, Kolkata - 700 041, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Successors-in-Office, legal representatives and assigns) of the SECOND PART AND

M/S. MODERN FINANCIAL SERVICES LTD. a Company incorporated under the Companies Act, 1956 having its Registered Office at 53B, Mirza Ghalib Street, Kolkata - 700 016 represented by its Director namely Mr. Sanjib Koyal (PAN AMRPK3187H) son of Late Rabindra Nath Koyal hereinafter referred to as the "CONFIRMING PARTY" (which expression shall mean and include its successors in interest and/or assigns) of the THIRD PART.

WHEREAS ALL THAT piece and parcel of Bastu Land measuring 2 (two) Cottahs, be the same a little more or less, together with Tile Shed Structure standing thereon alongwith all easement and using rights over the said property and over the adjacent Passage, including all trees, plants, ways, paths, privileges, advantages, appurtenances, etc. situated and lying at Mouza-Punja Sahapur, Pargana-Magura, J.L. No. 9 under A.D.S.R.O, Behala, R.S. No. 180, Touzi No. 93, comprised in R.S. Dag No. 573/2544, under R.S. Khatian No. 958, at present within the limits of The Kolkata Municipal Corporation, previously within the limits of South Suburban Municipality and which has since been known as Holding No.12 or 12/12, B.L.Saha Road, at present within

imitabha Sarkar

Koyal

PRIVATE LIMITED

the limits of The Kolkata Municipal Corporation now as Premises No. 12, B.L. Saha Road, K.M.C. Ward No. 117, being its Assessee No. 411170100121, P.S. Behala, in the District of South 24 Parganas, which is more fully and particularly described in the Schedule hereunder written, is the subject matter of sale, free from all sorts of encumbrances, charges, attachments whatsoever.

AND WHEREAS one Baijnath Prasad Chowdhury, Son of Late Nathuni Chowdhury of 115, Tollygunge Circular Road, Kolkata - 700 053, was the Owner and occupier of ALL THAT piece and parcel of land measuring 2 (two) Cottahs, be the same a little more or less, together with Tile Shed Structure standing thereon alongwith all easement and using rights over the said property and over the adjacent Passage, including all trees, plants, ways, paths, privileges, advantages, appurtenances etc. situated and lying at Mouza-Punja Sahapur, Parganas-Magura, J.L. No. 9 under A.D.S.R.O. Behala R.S. No. 180, Touzi No. 93, comprised in R.S. Dag No. 573/2544, under R.S. Khatian No. 958, within the limits of South Suburban Municipality at present within the limits of The Kolkata Municipal Corporation and which has since been known as Holding No. 12 or 12/2, B.L. Saha Road as also 2/2, Ram Saran Poddar Lane, Kolkata, P.S. Behala, in the District of South 24 Parganas, free from all sorts of encumbrances, charges, attachments whatsoever.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 14<sup>th</sup> day of April, 1987, registered in the Office of District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 111, Pages 307 to 318, Being No. 5537 for the year 1987, said Sri Baijnath Prasad Chowdhury, therein referred to as the Vendor of the One Part, sold, conveyed, transferred and assigned ALL THAT pieced and parcel of Land measuring 2 (two) Cottahs be the same a little more or less, together with Tile Shed Structure standing thereon alongwith all easement and using rights over the said property and over the adjacent passage, including all trees, plants, ways, paths, privileges.

*Amitabha Sarkar.*

*Kajal*

MUGGY REGISTRATION OFFICE

*Amitabha Sarkar*



advantages, appurtenances, water courses etc. situated and lying at Mouza-Punja Sahapur, Pargana – Magura, J.L. No. 9 under A.D, S.R.O. Behala, R.S. No.180, Touzi No. 93, comprised in R.S. Dag No. 573/2544, under R.S. Khatian No. 958, within the limits of South Suburban Municipality at present within the limits of The Kolkata Municipal Corporation and which has since been known as Holding Nos. 12 or 12/12, B.L. Saha Road, as also 2/2, Ram Saran Poddar Lane, Calcutta, P.S. Behala, in the District of South 24 Parganas to M/s. Line Accessories Pvt. Ltd. the aforesaid Vendor herein, therein referred to as the Purchaser of the Other Part and the consideration mentioned therein, free from all sorts of encumbrances, charges, attachments whatsoever.

AND WHEREAS after purchasing the aforesaid property the Vendor herein duly mutated its name in the Assessment Records of The Kolkata Municipal Corporation and since then said property known and numbered as KMC Premises No. 12, B.L. Saha Road, KMC Ward No. 117, being its Assessee No. 411170100121 which is more fully mentioned and described in the Schedule hereunder written and have seized and possessed of or otherwise well and sufficiently entitled to the same as its absolute owner thereof.

AND WHEREAS the Vendor has entered into an agreement for sale of the said premises with the Confirming Party M/s. Modern Financial Services Ltd. by way of an agreement for sale dated 3<sup>rd</sup> April, 2013 and the Confirming Party has duly nominated M/s. Modcon Realty Pvt. Ltd. to be their nominee purchaser in terms of the said agreement.

*For Line Accessories Pvt. Ltd.*  
Amitabha Sarkar  
Director

*Koyal*

MODCON REALTY PRIVATE LIMITED

*[Signature]*

AND WHEREAS the Confirming Party has nominated the Purchaser and the Vendor at the request of the Confirming Party has agreed to sell ALL THAT piece and parcel of Bastu land measuring 2 (two) Cottahs, be the same a little more or less, together with Tile Shed Structure standing thereon alongwith all easement and using rights over the said property and over the adjacent Wide Passage, including all trees, plants, ways, paths, privileges, advantages, appurtenances situated and lying at Mouza-Punja Sahapur, Parganas - Magura, J.L. No. 9 under A.D.S.R.O. Behala R.S. No. 180, Touzi No. 93, comprised in R.S. Dag No. 573/2544, under R.S. Khatian No. 958, at present within the limits of The Kolkata Municipal Corporation, previously within the limits of South Suburban Municipality and which has since been known as Holding No. 12 or 12/12, B.L. Saha Road, at present within the limits of The Kolkata Municipal Corporation, known as Premises No. 12, B.L. Saha road, KMC Ward No. 117, being its Assessee No. 411170100121, P.S. Behala, in the District of South 24 Parganas, which is more fully and particularly described in the Schedule hereunder written, at or for a total consideration sum of Rs. 40,10,000/- (Rupees Forty lakhs ten thousand only) free from all sorts of encumbrances, charges, attachments whatsoever.

AND WHEREAS the aforesaid Purchaser has agreed to purchase the said schedule mentioned property by the said total consideration sum of Rs. 40,10,000/- (Rupees Forty lakhs ten thousand only).

For M/s Accessorie & Pvt. Ltd.

Amitabha Sarkar

Director

For M/s

Ltd

K. D. Das

Director

MCDON REALTY PRIVATE LIMITED

Director

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS :**

That in pursuance of the said Agreement and in consideration of the said sum of Rs. 40,10,000/- (Rupees Forty lakhs ten thousand only) is truly paid by the Purchasers to the Vendors and the Confirming Party (the receipt whereof is acknowledged in the attach memo of consideration) and of and from the same and every part thereof release, acquit and forever discharge the Purchaser and the said property) the Vendor do hereby absolutely and indefeasibly grant, convey, transfer, assign and assure unto and to the Purchaser **ALL THAT** the said Property; which is more fully mentioned and described in the Schedule hereunder written **TOGETHERWITH** all sorts of easement right over the said property **OR HOWSOEVER** the said property and all right, title, interest, use, possession, inheritance, trust, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said plot of land with Structure and the reversion or reversions, remainder or remainders and according to the nature and tenure thereon and every part thereof according to the true intent and meanings of this Deed together with all trees, plants, grounds, soils, yard, fences, ways paths and passages thereto and all easements right, title and interest belonging or anywise appertaining to or usually hold, used, occupied, enjoyed or reputed to belong or to be appurtenant thereto and copies of all related deeds, pattas muniments, writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred, assigned and assured or intended so to be unto and to the use of the Purchaser absolutely and forever as and for an indefeasible title or interest in fee simple in possession free from all and every nature of encumbrances, attachment, charges, liens, lispence, claims, debts, demands, liabilities and trust whatsoever but

*For the Accessories Pvt. Ltd.*

*Amritabha Sarkar*  
Director

For Modera

*Koyal*  
Director

MODERA REALTY PRIVATE LIMITED  
*Modera*



nevertheless subject to separation and getting mutation and payment of rent and taxes as applicable **NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendor or its Successors-in-Office done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled to the said Property and acquired, good right, full power and absolute authority and indefeasible title to grant, sell, convey, assure or any kind of transfer the said property and the same hereby sold, transferred, conveyed or expressed or intended so to be unto and to the use of the Purchaser for a perfect title without any manner of dispute or hindrance or condition or use, trust or other such things to alter, defect, encumber or make void the same and the Purchaser shall and may at all times thereafter peaceably and quietly hold, own, possess and enjoy the said property hereby sold, granted, conveyed, transferred, assigned and use the same without any lawful eviction, interruption, claims or demand whatsoever from or by the Vendor or any person or person lawfully or equitably claiming any right or interest from under or in trust for the Vendor and the Vendor shall keep the Purchaser free and clear, freely and clearly and absolutely acquitted, exonerated, discharged and released and save harmless and keep indemnified the Purchaser against all claim, demand, charges, mortgages, liens, lispendence, debts, hypothecate, attachments and encumbrances whatsoever made or suffered by the Vendor or any persons lawfully or equitably claiming from under or in trust for the Vendor as aforesaid and the Purchaser have every right to make any kind or nature of development and the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and execute all such acts, deeds, declaration, rectification, modifications, matters and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use and

*For Accessories Pvt. Ltd.*

*Ambabehn Sarkar,*

*Director*

For Modern Financial Services Ltd

*K. K. K. K.*  
Director

MODCON REALTY PRIVATE LIMITED  
*[Signature]*

enjoyment of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required and the Vendor doth hereby covenant with the Purchaser that unless prevented by fire or unavoidable circumstance upon every reasonable request and at the cost of the Purchaser produce or cause to be produced at any trial, hearing, commission or examinations or as the occasion shall require to produce the Original Deeds, documents and relevant papers retained by the Vendor and that the Vendor re-assure and confirm that the property hereby sold is free from all sorts of encumbrances and the Vendor also paid all the relevant rates and taxes up to the date of handing over possession of the said property and that the subject matter of sale is not under any litigation or under any Scheme or Alignment or by way of Acquisition or Requisitioned by the State Govt. or any other Corporate body and authority or by K.M.D.A., P.W.D. nor any Case is pending against the said property and the Purchaser have got every right to sell, gift, transfer or make any Project whatsoever of the said property or part thereof as its absolute owner and occupier. Be it further stated by the Vendor that the Purchaser shall be entitled to enjoy all right of ingress and egress and all easement and using rights over the said property and adjacent Road or common passages, hereby sold, conveyed and transferred and the Purchaser shall have right or authority to take connections and installation of electric, telephone, gas, cable, Internet connections, water, drainage and sewerage connections over and through the said adjacent Road or passage.

For: M. S. B. Associates Pvt. Ltd.

Amitabha Sarkar

For: M. S. B. Associates Pvt. Ltd.

*K. Gupta*

Signature

MODCON REALTY PRIVATE LIMITED  
*M. S. B. Associates Pvt. Ltd.*  
Transaction



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SCHEDULE OF PROPERTY REFERRED TO ABOVE:

ALL THAT piece and parcel of Bastu land admeasuring 2 (two) Cottahs, be the same a little more or less together with tile shed admeasuring 200 sq.ft. standing thereon along with all easement and using rights over the said property and over the adjacent Passage, including all trees, plants, ways, paths, privileges, advantages, appurtenances, etc. situated and lying at Mauza-Punja Sahapur, Pargana-Magura. J.L.No. 9, under A.D.S.R.O. Behala, R.S. No.180, Touzi No. 93, comprised in R.S. Dag No. 573/2544, under R.S.Khatian No. 958, at present within the limits of The Kolkata Municipal Corporation, previously within the limits of South Suburban Municipality and which has since been known as Holding No. 12 or 12/12, B.L. Saha Road, at present within the limits of The Kolkata Municipal Corporation, known as Premises No. 12, B.L. Saha Road, K.M.C. Ward No. 117, being its Assessee No. 411170100121, P.S.Behala, in the District of South 24 – Parganas, which is butted and bounded as follows :

ON THE NORTH BY : Ram Saran Poddar Lane/B.L. Saha Road

ON THE SOUTH BY : Land of M/S. Line Accessories Pvt. Ltd.

ON THE EAST BY : Passage and the premises of Ram Chandra Shaw.

ON THE WEST BY : Partly by Building of Sri Bhola Missir and partly by the house and shop room of Ramuchit Shaw and beyond thereafter by public Road towards further West by B.L.Saha Road.

For M/S. Line Accessories Pvt. Ltd.

Amitabha Sarkar,

19/12/2018

K. S. Saha  
MODCON REALTY PRIVATE  
THANKY

IN WITNESS WHEREOF THE PARTIES have hereunto sets and subscribed their respective hands and seals on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the PARTIES at KOLKATA

in the presence of :

WITNESSES:

1. Selva-Raj Chakraborty.  
121A.H. N. Ghosh Lane  
PS Rajendrapark 107-40
2. Anitama Ratan Gupta  
53B, Mirza Ghalib Street  
K2-16

For Liza Accessories Pvt. Ltd.

Amitabha Sarkar.

Director

SIGNATURE OF THE VENDOR  
authorized vide Board Resolution  
dated 21.09.2013

MODCON REALTY PRIVATE LIMITED

SIGNATURE OF THE PURCHASER  
Authorized vide Board Resolution dt.

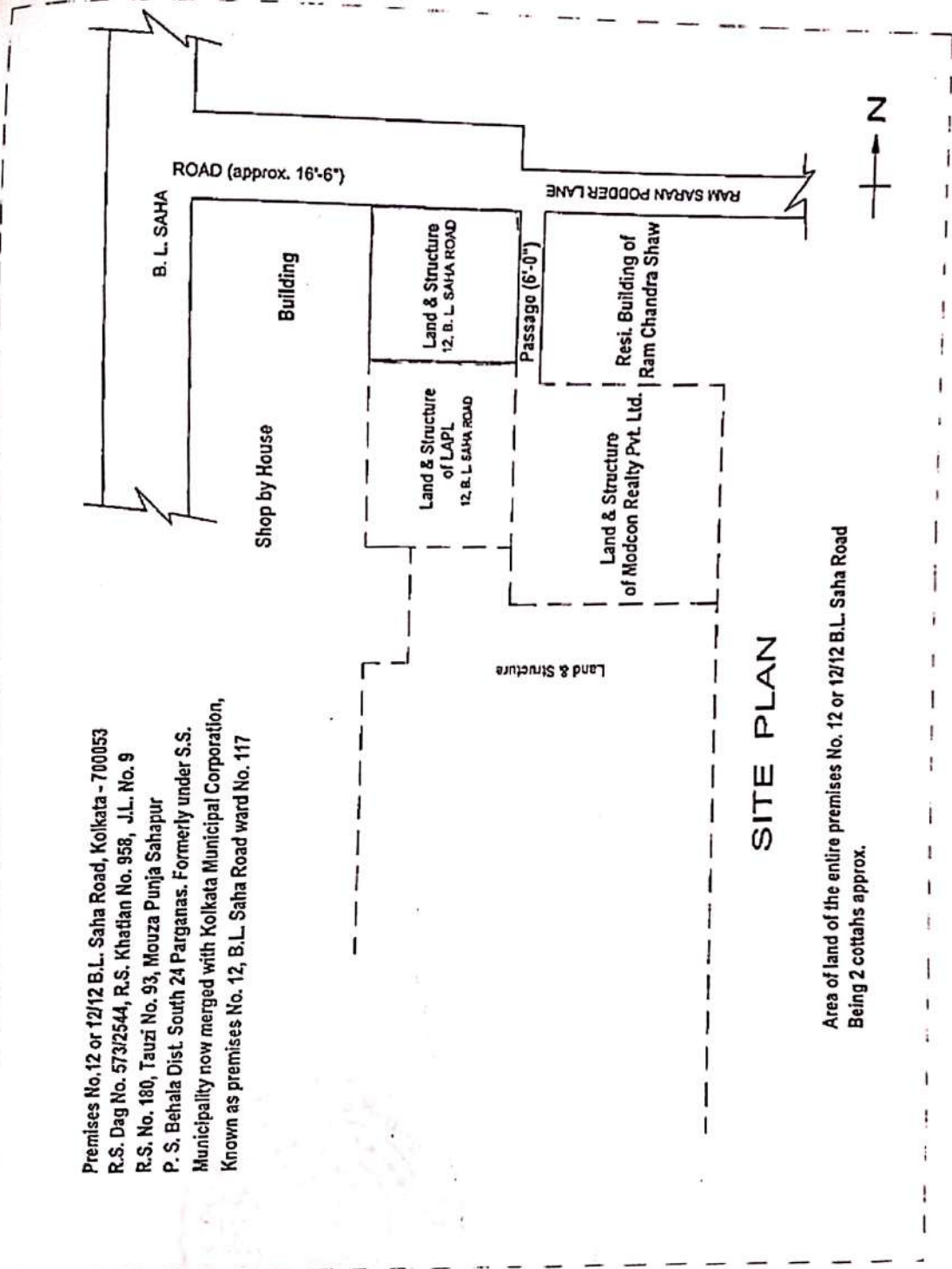
For Modern Financial Services Ltd

K. Sanyal

Director

SIGNATURE OF THE CONFIRMING PARTY  
authorized vide Board Resolution dt. 20.09.2013





Premises No. 12 or 12/12 B.L. Saha Road, Kolkata - 700053  
 R.S. Dag No. 5732544, R.S. Khatian No. 958, J.L. No. 9  
 R.S. No. 180, Tauzi No. 93, Mouza Punja Sahapur  
 P. S. Behala Dist. South 24 Parganas. Formerly under S.S.  
 Municipality now merged with Kolkata Municipal Corporation,  
 Known as premises No. 12, B.L. Saha Road ward No. 117

**SITE PLAN**

Area of land of the entire premises No. 12 or 12/12 B.L. Saha Road  
 Being 2 cottahs approx.

*Signature*

*Amitabha Sarkar*  
*20.12.20*

MODCON REALTY PRIVATE LIMITED

*Signature*



Government Of West Bengal  
Office Of the D.S.R. - I SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 12045 of 2013  
(Serial No. 12294 of 2013 and Query No. 1602L000024818 of 2013)

On 19/11/2013

**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.

**Payment of Fees:**

Amount By Cash

Rs. 44145.00/-, on 19/11/2013

( Under Article : A(1) = 44099/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 19/11/2013 )

**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.-40,10,000/-

Certified that the required stamp duty of this document is Rs.- 280720 /- and the Stamp duty paid as:  
Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 279720/- is paid , by the draft number 875448, Draft Date 13/11/2013, Bank :  
State Bank of India, BALLYGUNGE RAILWAY STN, received on 19/11/2013

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

Presented for registration at 13.03 hrs on :19/11/2013, at the Office of the D.S.R. - I SOUTH  
24-PARGANAS by Tapan Guha Roy ,Clalmant.

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

Execution is admitted on 19/11/2013 by

1. Amitabha Sarkar  
Director, M/ Line Accessories Pvt. Ltd., 2/1, Ram Saran Poddar Lane, Thana:-Behala, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700053.  
, By Profession : Business
2. Sanjib Koyal  
Director, M/s Modern Financial Service Ltd., 53 B, Mirza Ghalib Street, District:-South 24-Parganas,  
WEST BENGAL, India, Pin :-700016.  
, By Profession : Others
3. Tapan Guha Roy  
Director, M/s Modcon Realty Pvt. Ltd., 12/B, Suran Road, Thana:-Gariahat, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700049.  
, By Profession : Others



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II  
Endorsement Page 1 of 2

19/11/2013 13:49:00







Government Of West Bengal  
Office Of the D.S.R. 4 | SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 12045 of 2013  
(Serial No. 12294 of 2013 and Query No. 1602L000024818 of 2013)

Identified By Sekhar Roy Chowdhury, son of Lt. S C Roy Chowdhury, 12/ A, N N Ghosh Lane,  
Thana-Regent Park, District.-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste:  
Hindu, By Profession: Others.

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II



19/11/2013 13:49:00

EndorsementPage 2 of 2









**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 12294 / 2013**

**I. Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Tapan Guha Roy 10/4, Panchanantala Road, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041	 19/11/2013	 LTI 19/11/2013	<i>Tapan Guha Roy</i> <i>Shimery</i>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amitabha Sarkar Address -2/1, Ram Saran Poddar Lane, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053	Self	 19/11/2013	 LTI 19/11/2013	<i>Amitabha Sarkar</i> 19/11/13
2	Sanjib Koyal Address -53 B, Mirza Ghalib Street, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016	Confirming Party	 19/11/2013	 LTI 19/11/2013	<i>Koyal</i> 19/11/13
3	Tapan Guha Roy Address -10/4, Panchanantala Road, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041	Self	 19/11/2013	 LTI 19/11/2013	<i>Shimery</i>

**Name of Identifier of above Person(s)**  
 Sekhar Roy Chowdhury  
 12/ A, N N Ghosh Lane, Thana:-Regent Park,  
 District:-South 24-Parganas, WEST BENGAL, India, Pin  
 :-700040

**Signature of Identifier with Date**

*Sekhar Roy Chowdhury*  
19/11/13

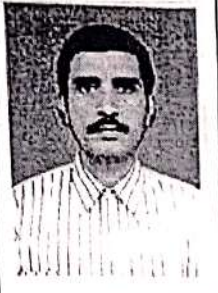
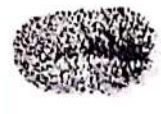













		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name ..... *PR. LING. ASSOCIATES PVT. LTD.*

Signature ..... *Amitabh Sarkar*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ..... *Kojal*

Signature ..... *Kojal*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ..... *Tapen Kumar Roy* PRIVATE LIMITED

Signature ..... *Tapen Kumar Roy* Director