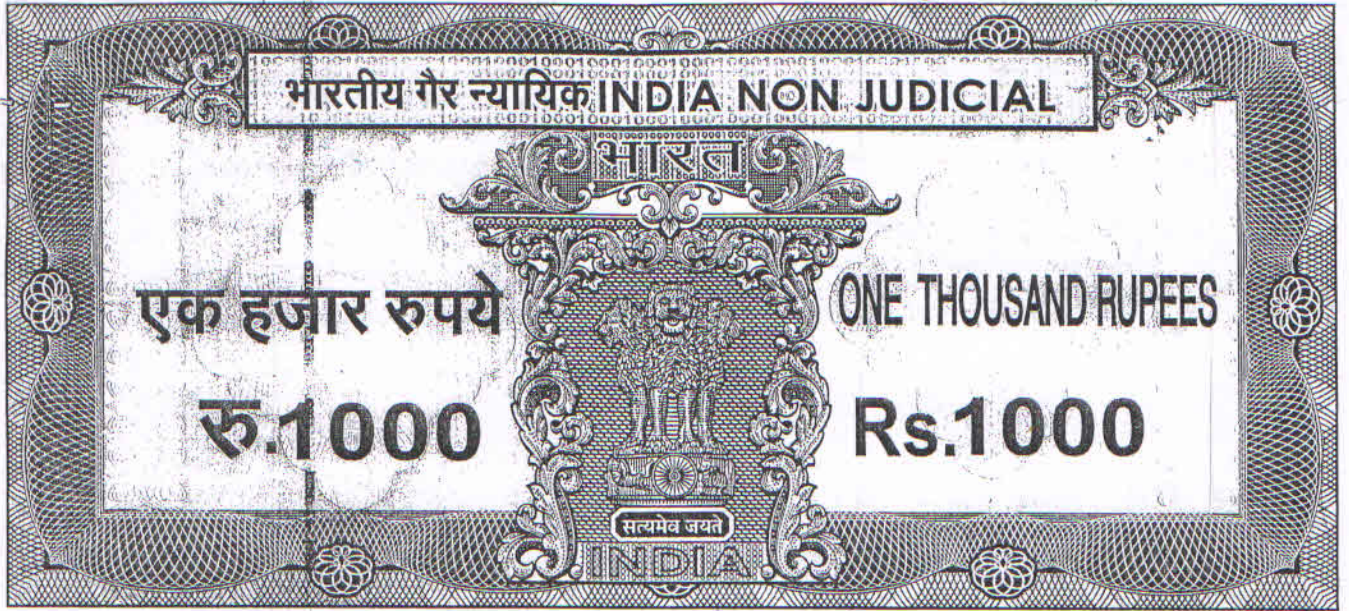


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 370674

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

17 MAY 2011

Adl. Dist. Sub-Registrar
Alipore, South 24 Parganas

THIS INDENTURE is made on this 16th day of May, Two Thousand and Eleven, BETWEEN (1) SMT. SHEFALI PRAMANIC, wife of Late Gour Chandra Pramanic, (2) MR. PARTHA PRAMANIC, son of Late Gour Chandra Pramanic, both residing at 57/1A, Sarat Bose Road, P.S. Bhowanipur, Kolkata - 700 025 (3) MR. DILIP KUMAR PRAMANIC, son of Late Kanailal Pramanic permanently residing at 57/1A, Sarat Bose Road and at present residing at 13, Kalicharan Mukherjee Road, Uttarpara, Bhadrakhali, Dist-Hooghly and (4) MRS. JAYANTI PRAMANIC, wife of Late Goutam Pramanic, residing at 57/1A, Sarat Bose Road, P.S. Bhowanipur, Kolkata - 700 025, hereinafter called the VENDORS (which term or expression shall unless otherwise excluded by or repugnant to the context hereof be deemed to mean and include their respective heirs, executors, successor, legal representatives, administrative, nominees and/or assigns) of the ONE PART.

Serial.....1174.....
Dt.....10/05/2011.....
Name.....
Address.....

U. S Developers Pvt Ltd.
103, Monohari Pukhuri Road. Kol-29

A. V. Purkayastha (Stamp Vendor)
Alipore Police Court. Kol-29

Rs-1000/-

Ujial Ban.



V.C.T. 1
3672

U.S. DEVELOPERS PVT. LTD.

Ujial Ban.

Director



V.C.T. 1
3673

Shefali Pramanic



V.C.T. 1
3674

Pamtha Pramanic



V.C.T. 1
3675

Dilip Kumar Pramanic
{DILIP KUMAR PRAMANIC}

Sukiy Saha



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
16 MAY 2011

AND

M/S. U. S. DEVELOPERS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its Registered Office at 103, Monohar pukur Road, P.S. Lake, Kolkata-700 029, Represented by its Director **SRI. UJJAL BOSE** son of Late.. Anil Kr. Bose and residing at 103, Monohar pukur Road, P.S. Lake, Kolkata-700 029, hereinafter called the **PURCHASER** (which term or expression shall unless otherwise excluded by or repugnant to the context hereof be deemed to mean and include its successor or successors in office and / or assigns) of the **OTHER PART**.

WHEREAS:

- A) At all material time Corporation of Calcutta was the absolute owner of All That the piece and parcel of land measuring about 7 Cottahs, 7 Chittaks and 26 Sq.ft. of land known as Municipal Premises No. 138, Lansdowne Road now known as Sarat Bose Road situate within Holding No. 84, Division 6, Sub-Division 'P', Dihi Panchamgram, District 24 Parganas, P.S. Ballygunge, Registered Office Alipore District 24 Parganas.
- B) Corporation of Calcutta having decided to sell the said surplus land, by virtue of a registered Deed of Conveyance dated 29th day of March, 1922 sold, conveyed and transferred the said piece and parcel of land measuring about 7 Cottahs, 7 Chittaks and 26 Sq.ft. being the then Municipal Premises No. 138, Lansdowne Road to Bata Krishna Pramanic, son of Late Bama Charan Pramanic at valuable consideration and the said Deed was duly registered before the District Registrar Office at Alipore in Book No. 1, Volume No. 34, Pages 147 to 150, Being No. 1514 for the year 1922.
- C) While seized and possessed of the said property as absolute owner thereof, said Bata Krishna Pramanic during his life time sold, conveyed and transferred a demarcated piece and parcel of land measuring about 3 Cottahs, 11 Chittaks and 37 Sq.ft. from the eastern side of the aforesaid property (which was subsequently renumbered as 138/1, Sarat Bose Road, Kolkata) and after such sale, he continued to be the owner in respect of the remaining demarcated portion of the land measuring about 3 Cottahs, 11 Chittaks and 34 Sq.ft. and



V.C.T.)
3676

Sayanti Pramanic.

Suniti Saha.
S/o Manojan Saha.
12 Kous Dourie Gharee
Kul - 760026
Service.



ADDITIONAL DISTRICT SUB-REGISTRAR
ALIPORE, WEST BENGAL
16 MAY 2011

constructed a two storied brick built building thereon and was seized and possessed of the same as absolute owner thereof.

- D) While seized and possessed of the said property said Bata Krishna Pramanic died intestate leaving behind him his two sons, namely Kanailal Pramanic and Lakshmi Narayan Pramanic, who thus jointly inherited the aforesaid property along with other properties left by said Bata Krishna Pramanic in their equal undivided 50% share therein.
- E) While seized and possessed of several properties jointly since the said joint owners found it difficult for joint use and enjoyment of the same, said Kanailal Pramanic filed a suit for partition in the Court of 4th Subordinate Judge at Alipore being Title Suit No. 31 of 1976 which was ultimately decreed on compromise on the terms and conditions as contained in the Compromise Petition filed therein and as per the said Compromise Decree, the aforesaid property being premises No. 138, Sarat Bose Road, Kolkata having an area of 3 Cottahs, 11 Chittaks and 34 Sq.ft. (more fully described in the First Schedule hereunder written) hereinafter referred to as the "said Property" together with two storied brick built building situated therein was exclusively allocated to Kanailal Pramanic and the aforesaid compromise decree was duly registered before the Sub-Registrar at Alipore, District 24 Parganas in Book No. I, Volume No. 60, Pages 50-69, Being No. 2339 for the year 1976.
- F) Thus said Kanailal Pramanic became the absolute owner in respect of the said piece and parcel of land measuring about 3 Cottahs, 11 Chittaks and 34 Sq.ft. together with two storied brick built building situated therein being premises No. 138, Sarat Bose Road, Kolkata.
- G) Said Kanailal Pramanic died intestate on 26th January, 1978 leaving behind him his three sons, namely Gour Chandra Pramanic, Dilip Kumar Pramanic and Goutam Pramanic who jointly inherited the aforesaid property in their equal share.
- H) While seized and possessed of the said property jointly, said Gour Chandra Pramanic died on 8th November, 2004 leaving behind him his widow Shefali



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
17 MAY 2011

Pramanic and one son Partha Pramanic being the Vendors No. 1 & 2 herein who jointly inherited the aforesaid undivided 1/3rd share of Gour Chandra Pramanic in the aforesaid property.

- D) The said Goutam Pramanic also died on 27th May, 2010 leaving behind him his widow Mrs. Jayanti Pramanic, the Vendor No.4 herein as his legal heir and representative who acquired undivided 1/3rd share of ownership of Goutam Pramanic in the aforesaid property.
- J) The aforesaid property is partly tenanted and partly in occupation of the Vendors.
- K) The Vendors having decided to sell the aforesaid property, the Purchaser agreed to purchase the same at or for a consideration of a sum of Rs. 60,50,000/- (Rupees Sixty Lakhs Fifty Thousand) only free from all encumbrances, charges, liens, lispendense, attachments, trust, acquisition, requisition of whatsoever nature together with the existing tenancies of the respective tenants in a portion thereof.

NOW THIS INDENTURE WITNESSETH that pursuance to the said arrangements and in consideration of a sum of Rs. 60,50,000/- (Rupees Sixty Lakhs Fifty Thousand only) paid by Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge the same and of and from the same and every part thereof as per the Memo given below) the Vendors doth hereby grant, sale, convey, transfer, assign, assure, release and discharge unto and to the use of the said Purchaser free from all encumbrances, charges, liens, whatsoever together with the existing tenancies of the respective tenants therein **ALL THAT** the piece and parcel of land measuring about 3 Cottahs, 11 Chittaks and 34 Sq.ft. together with two storied brick built building situated therein being Premises No. 138, Sarat Bose Road, Kolkata partly occupied through tenants hereinafter referred to as the "said property" **TOGETHER WITH** all other easements including the right of ingress and egress and/or facilities and/or amenities attached thereto free from all encumbrances, charges, liens, attachments, whatsoever nature together with the existing tenancies of the respective tenants. **TOGETHER WITH** the compound, outhouse, garden and appurtenances belonging thereto **TOGETHER**

WITH all trees, fences, hedges, ditches, ways, waters, watercourses, lights, liberties, privileges, easements and appurtenances, whatsoever, to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or appurtenant thereto AND ALSO the reversion or reversions remainder or remainders and the rents issues and profits thereof and every part thereof with ALL DEEDS documents writing vouchers or other evidence of title relating to the said property or any part thereof and all estate right title and interest use inheritance possession benefit claims and demand, whatsoever, both at law and in equity of the Vendors unto or upon or any part thereof of the said property TO HAVE AND TO HOLD the said property (as fully described in the First Schedule hereinafter written) hereby sold, conveyed, transferred, assigned, assured, expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchaser, and other rights muniments and appurtenances unto and to the use and benefit of the Purchaser free from all encumbrances, charges, liens, claims and demands whatsoever absolutely and forever AND THAT notwithstanding any act deed matter or thing done whatsoever by the Vendors or any person lawfully or equitably claiming by from or through or under or in trust for their made done commit or committed or intentionally suffered to the contrary they, the Vendors, now are lawfully and are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property together with the right of easement and/or other amenities hereby sold, conveyed, assigned, assured and expressed so to be and every part thereof being perfect and indivisible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter, defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid the Vendors now have in themselves good right full power and lawful and absolute authority to sell, convey, transfer, assign and assure the said property hereby sold, conveyed, transferred, assigned and assured and expressed so to be unto and for the use of the Purchaser absolutely in the manner as aforesaid free from all encumbrances, charges, liens, attachments, whatsoever, as specified in the Schedule hereunder written, hereby conveyed and assured and intended so to be unto and to the use of the Purchaser, its successor or successors in office and/or assigns AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or their predecessor in interest and well and sufficiently saved defended and kept harmless and indemnified of, from and against all and all manner or forms and other estate, right title interest lien charges and

incumbrances whatsoever and further more that the Vendors and all their heirs, executors, administrators, legal representatives, successors and/or assigns shall at all times hereafter indemnify and keep indemnified the Purchaser and its successor or successors in office and/or assigns against any losses damages costs charges, expenses if suffered by reason of any defect in title of the Vendors or any breach of the covenant hereunder contained AND FURTHER that the Vendors or any person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or part thereof from under or in trust for the Vendors or from or under or any of their ancestors in interest at the request and at the cost of the Purchaser, its successor or successors in office and/or assigns from time to time shall do and execute or cause to be done and executed such acts, deeds, things and matters whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, its successor or successors in office and/or assigns according to the true intents and meaning of this deed as shall or may be reasonably required AND FURTHER the Vendors represented to the Purchaser that save and except themselves no other persons acquired any right, title or interest in respect of the aforesaid property or any part thereof and accordingly, Vendors shall at all times shall indemnify the Purchaser against any loss or damages if suffered by such claim of any third party or parties in respect of the aforesaid property AND THAT simultaneously with the execution of this Deed, the Vendors have delivered the vacant possession in respect of the portion of the aforesaid property which is under occupation of the present Vendors to the Purchaser.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land measuring about 3 Cottahs, 11 Chittaks and 34 Sq.ft. together with two storied (Total $1200 \times 2 = 2400$ Sqft constructed area) brick built building, situated therein being premises No. 138, Sarat Bose Road, Ward No. 85, P.S. – Lake, Kolkata – 700 029 and butted and bounded as follows:

ON THE NORTH : By Premises No. 134C, Sarat Bose Road, Kolkata.

ON THE SOUTH : By KMC Road known as Sarat Bose Road, Kolkata.

ON THE EAST : By Premises No. 138/1, Sarat Bose Road, Kolkata.

ON THE WEST : By Premises No. 136, Sarat Bose Road, Kolkata.

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

SIGNED, SEALED AND DELIVERED
BY THE VENDORS AT KOLKATA IN
PRESENCE OF:


1. Abrahinda Dutta
82A, Beltala Road,
Kolkata - 700026

2. Ranjit Kumar Pramanik
57/1B, SARAT BOSE ROAD,
KOLKATA - 700025.

- (1) Shefali Pramanik
(PAN NO; AVNPP3189M)
- (2) Partha Pramanik
(PAN NO; ARJPP2074P)
- (3) Dilip Kumar Pramanik
(PAN NO; AGBPP4940M)
- (4) Jayanti Pramanik
(PAN NO; BKAPP8328K)

(VENDORS)

SIGNED, SEALED AND DELIVERED
BY THE PURCHASER AT KOLKATA
IN PRESENCE OF:

1. 
(SOUMYAJIT GUPTA)
88B, SARAT BOSE ROAD,
KOLKATA - 700026.

2. Subir Senha
12 Avenue Desse Senale
Wt - 700026

U.S. DEVELOPERS PVT. LTD.

Ujal Ban.

Director

(PURCHASER)

(PAN NO; AAACU8610P)

Witness by me:

Goutam Bosa
Adm. Cell
Alipor Police Cdr.
Wt-27

MEMO OF CONSIDERATION

received a sum of **Rs 60,50,000/- (Rupees Sixty Lakhs Fifty Thousand)** only being the full consideration money as per memo given below :

- | | |
|--|----------------|
| a) By Banker's Cheque No. 485913 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 9,90,000/- |
| b) By Banker's Cheque No. 485914 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 85,000/- |
| c) By Banker's Cheque No. 485915 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 9,90,000/- |
| b) By Banker's Cheque No. 485916 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 85,000/- |
| e) By Banker's Cheque No.485917 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 9,50,000/- |
| f) By Banker's Cheque No. 485918 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 8,00,000/- |
| g) By Banker's Cheque No. 485911 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 9,50,000/- |
| h) By Banker's Cheque No. 485910 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 9,50,000/- |
| i) By Banker's Cheque No. 485912 dated 14.05.2011 drawn on Indian Overseas Bank, Lansdowne Mkt. Branch, Kolkata. | Rs. 2,50,000/- |

Rs. 60,50,000/=

(RUPEES SIXTY LAKHS FIFTY THOUSAND ONLY)

Witness:

1. *Aravinda Dutta*

2. *Ranjit Kumar Samanta*

1. *Shefali Pramanic*

2. *Parulha Pramanic*

3. *Silpi Kumar Pramanic*

4. *Jayanti pramanic*

(VENDORS)

REPRESENTANT



PHOTO

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SHEFALI PRAMANIC
SIGNATURE Shefali Pramanic



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME PARTHA PRAMANIC
SIGNATURE Partha Pramanic



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME DILIP KUMAR PRAMANIC
SIGNATURE Dilip Kumar Pramanic

REPRESENTANT



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME JAYANTI PRAMANIC

SIGNATURE Jayanti Pramanic



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME UJJAL BOSE

SIGNATURE Ujjal Bose



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 03653 of 2011
(Serial No. 04726 of 2011)

Payment of Fees:

16/05/2011

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

Presented for registration at 14.25 hrs on :16/05/2011, at the Private residence by Ujjal Bose
Claimant.

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

Execution is admitted on 16/05/2011 by

1. Shefali Pramanic, wife of Lt Gour Chandra Pramanic , 57/1 A, Sarat Bose Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By
Caste Hindu, By Profession : ----
2. Partha Pramanic, son of Lt Gour Chandra Pramanic , 57/1 A, Sarat Bose Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By
Caste Hindu, By Profession : ----
3. Dilip Kumar Pramanic, son of Lt Kanailal Pramanic , 57/1 A, Sarat Bose Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By
Caste Hindu, By Profession : ----
4. Jayanti Pramanic, wife of Lt Goutam Pramanic , 57/1 A, Sarat Bose Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025 , By
Caste Hindu, By Profession : ----
5. Ujjal Bose
Director, M/ S U. S. Developers Pvt. Ltd., 103, Manohar pukur Road, Kolkata, Thana:-Lake,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 .
, By Profession : ----
Identified By S. Saha, son of Manoranjan Saha, 12, Lansdown terrace, Kolkata, Thana:-Tollygunge,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste: Hindu, By
Profession: Service.

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/05/2011

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.

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

17/05/2011 12:07:00 P

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 03653 of 2011
(Serial No. 04726 of 2011)

Payment of Fees:

Amount By Cash

Rs. 0/-, on 17/05/2011

Amount by Draft

Rs. 129814/- is paid , by the draft number 148878, Draft Date 11/05/2011, Bank Name State Bank of India, PRAMATHESH BARUA SARANI, received on 17/05/2011

(Under Article : A(1) = 129800/- ,E = 14/- on 17/05/2011)

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.-11800828/-

Certified that the required stamp duty of this document is Rs.- 826078 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 825100/- is paid, by the draft number 148877, Draft Date 11/05/2011, Bank Name State Bank of India, PRAMATHESH BARUA SARANI, received on 17/05/2011

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

17/05/2011 12:07:00 P

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 96 to 110
being No 03653 for the year 2011.



U.K. Basu
(Utpal Kumar Basu) 17-May-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal