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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 166230

8/15823/4
मन्त्रालय 45/2011

15/6/11



Secretary of Revenue
Calcutta.

15823/2

19/6

24 June

250
600
850

Certificate of the...

Handwritten signature

11-06-11

THIS DEED OF CONVEYANCE made this 10th day of June, 2011 BETWEEN

1. PRADIP KUMAR BASAK, son of Late Pannalal Basak, Indian citizen, by faith Hindu, by occupation business, residing at 1, Rue De carnet, Barrabazar,

OSWAL RESIDENTIAL BUILDINGS LLP

Handwritten signature

Authorized Signatory
CONSTITUTED ATTORNEY
OF ABAS NIBAS PVT. LTD.



20430

9 JUN 2011

No. Sande Agarwal & Co.
Sold to Associate
Address: 10, Old Post Office Street
Room No. 99, 3rd Floor
Gurgaon, Haryana - 122 001

I. S. V. FOR
HIGH COURT CAL

Rajb Shz

[Redacted] 1209C

SHELTER CONCRETE PVT. LTD.

Rajb Shz
Authorized Signatory

(RAJB SHZ)

[Redacted] 1208C
[Signature]

[Redacted] 1209C
[Signature]

[Redacted] 1210C
[Signature]

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[Signature]

10 JUN 2011

Chandannagar, Police Station - Chandannagar, District - Hooghly, having his Income Tax PAN AMCPB4500A, 2. SUKUMAR BASAK, son of Late Pannalal Basak, Indian citizen, by faith Hindu, by occupation retired serviceman, residing at Flat No. A/11, Cluster IX, Furbachal, Salt Lake, Kolkata - 700097, Police Station - Bidhannagar, having his Income Tax PAN ADTPB6295J, 3. SWAPAN KUMAR BASAK, son of Late Pannalal Basak, Indian citizen, by faith Hindu, by occupation service, residing at 15/23, Bosepokur Road, New Ballygunge, Kolkata - 700039, Police Station - Kasba, having his Income Tax PAN AKKPB9893A, 4. SUBHAS CHANDRA BASAK, son of Late Gobinda Chandra Basak, Indian citizen, by faith Hindu, by occupation business, residing at 336, Rabindra Sarani, Kolkata - 700006, Police Station - Girish Park, having his Income Tax PAN BAAPB6373A, 5. MRITYUNJOY BASAK, son of Late Santosh Kumar Basak, Indian citizen, by faith Hindu, by occupation service, residing at CA/1, Baguiati Main Road, Post Office- Dashbandhunagar, Kolkata - 700059, Police Station - Baguiati, having his Income Tax PAN ASZPB0768K, 6. DHANANJOY Alias BIKASH BASAK, son of Late Santosh Kumar Basak, Indian citizen, by faith Hindu, by occupation service, residing at 2, Gorokhabasi Road, Kolkata - 700028, Police Station - Dum Dum, having his Income Tax PAN ADXPB8956A, 7. SUCHITRA BASAK, wife of Late Joytirnay Basak, Indian citizen, by faith Hindu, by occupation housewife, residing at CA/1, Baguiati Main Road, Post Office- Dashbandhunagar, Kolkata - 700059, Police Station - Baguiati, having her Income Tax PAN BCOPB8627F, hereinafter collectively referred to as the VENDORS (which expression shall unless excluded by or repugnant to context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and/or assigns) of the ONE PART AND SHELTER



CONCRETE PRIVATE LIMITED, a company incorporated under the provision of the Companies Act, 1956, having its registered office at CB-03, Sector - 1, Salt Lake City, Kolkata - 700 064, Police Station - Bidhannagar North, having its Income Tax PAN AAFCM9777J, represented through its authorised signatory Rajib Ghosh, son of Late A. K. Ghosh, by occupation service residing at D-22, Northern Park, Banskroni, Kolkata 700 070, Police Station - Regent Park, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors-in-interest and/or assigns) of the OTHER PART

WHEREAS in these presents, unless there be something contrary or repugnant to the subject or context:

- (i) "Said Share In Said Property" shall mean and include Undivided 1/9th (one-ninth) share equivalent to 30 (thirty) Cottah, more or less, (Said Share) in Land measuring 270 (two hundred seventy) Cottah, more or less, together with a proportionate built-up area equivalent to 17,280 (seventeen thousand two hundred eighty) square feet out of a total built-up area of 1,55,520 (one lac fifty five thousand five hundred twenty) square feet, more or less in several dwelling houses and other residential structures standing thereon situate lying at and being Municipal Premises No.1, Rustomjee Parsee Road, Kolkata 700 002 and more fully described in Part-I of the Schedule below (Said Property) and the Said Share in the Said Property more fully described in the Part-II of the Schedule below (collectively Said Share In Said Property) together with all easement rights and all



other rights, appurtenances and inheritances for use and user of the Said Share In Said Property.

AND WHEREAS at all material times one Gopal Lal Sett was the absolute owner of the Said Property free from all encumbrances whatsoever.

AND WHEREAS the said Gopal Lal Sett while being seized and possessed of the said property as an absolute owner thereof died intestate on 20th January, 1913 leaving behind him surviving at the time of his death his nine sons namely Sasendra Chandra Sett, since deceased, Nagendra Chandra Sett, since deceased, Ganendra Chandra Sett, since deceased, Phanindra Chandra Sett, since deceased, Ramendra Chandra Sett, since deceased, Sailendra Chandra Sett, since deceased, Rabindra Chandra Sett, since deceased, Manindra Chandra Sett, since deceased and Harendra Chandra Sett, since deceased, as his only heirs and legal representatives who duly inherited the said property left by their father the said Gopal Lal Sett each having undivided 1/9th share therein.

AND WHEREAS the said Sailendra Chandra Sett died on 8th May, 1972 after having duly made and published his last Will and Testament dated 12th October, 1968 whereby and whereunder he bequeathed his estate including his share in the said property to his grandsons Pradip Kumar Basak (the Vendor No. 1 herein), Sukmar Basak (the Vendor No. 2 herein) and Swapan Kumar Basak (the Vendor No. 3 herein), all sons his predeceased daughter Amila Basak, and to his another grandson, Subhash Chandra Basak (the Vendor No. 4 herein), son of his predeceased daughter Pramila Basak and to other grandsons, namely, Jyotirmoy Basak, since deceased, Mrityunjoy Basak (the Vendor No. 5 herein) and



Dhananjay alias Bikash Basak (the Vendor No. 6 herein), the son of his youngest daughter Kamal Basak, since deceased, in such a manner that each group of sons of each daughter would take undivided $1/3^{\text{rd}}$ share in the said share in the said property but subject to life interest of his surviving daughter Kamala Basak therein.

AND WHEREAS on or about 15th September, 1995, the letters of administration of the said Will and Testament dated 12th October, 1968 of Sailendra Chandra Sett were duly granted by the Ld. Chief Judge of the City Civil Court, Calcutta in L.A. Case No. 41 of 1995.

AND WHEREAS on or about 21st September, 1995, Letter of Administration in respect of the said last Will and Testament dated 12th October, 1968 of Sailendra Chandra Sett was duly granted by the Learned Chief Judge of the City Civil Court in its Testamentary and Intestate Jurisdiction in L. A. Case No. 41 of 1995.

AND WHEREAS the said Kamala Basak alias Kamala Rani Basak died on 2nd September, 1998 whereupon Pradip Kumar Basak (the Vendor No. 1 herein), Sulmar Basak (the Vendor No. 2 herein), Swapan Kumar Basak (the Vendor No. 3 herein), Subhash Chandra Basak (the Vendor No. 4 herein), Jyotirmoy Basak, since deceased, Mrityunjay Basak (the Vendor No. 5 herein) and Dhananjay alias Bikash Basak (the Vendor No. 6 herein) became the absolute joint owners of the said share in said property in accordance with the direction contained in the said the said Will and Testament dated 12th October, 1968 of Sailendra Chandra Sett.



AND WHEREAS the said Jyotirmoy Basak while being seized and possessed of his undivided $1/81^{\text{th}}$ share in the said property died intestate on 16th December, 2010 leaving behind him surviving at the time of his death his wife Suchitra Basak (the Vendor No. 7 herein) as his only heir and legal representative who duly inherited the said undivided $1/81$ share of the said Jyotirmoy Basak in the said property.

AND WHEREAS in the circumstances recited hereinabove, the Vendors jointly are entitled to undivided $1/9^{\text{th}}$ share in the said property i. e. the Said Share In Said Property having their respective share in the manner as follows:

Name of the Vendors	Undivided Share in the Said Property
Pradip Kumar Basak (Vendor No. 1)	$1/81$
Sukumar Basak (Vendor No. 2)	$1/81$
Swapn Kumar Basak (Vendor No. 3)	$1/81$
Subhas Chandre Basak (Vendor No. 4)	$1/27$
Mrityunjoy Basak (Vendor No. 5)	$1/81$
Dhananjoy Basak (Vendor No. 6)	$1/81$
Suchitra Basak (Vendor No. 7)	$1/81$
Total	$1/9^{\text{th}}$

AND WHEREAS the Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Share In Said Property free from all encumbrances whatsoever.



AND WHEREAS the existing buildings and structures at the Said Property are more than 100 (one hundred) years old and are in a dilapidated condition.

AND WHEREAS the Vendors have represented to the Purchaser as follows:

- a) That the Vendors are the absolute owners of the Said Share In Said Property and except the Vendors no one has any right, title or interest of any kind whatsoever.
- b) That the Said Share In Said Property to the best of the Vendors' knowledge is not subject to any notice of acquisition or requisition nor the same is subject to attachments under the Public Demands Recovery Act or under any other law for the time being in force including urban land ceiling laws.
- c) That the Said Share In Said Property is not affected by any town planning or any other scheme and that no notice of acquisition or requisition has so far been served on the Vendors by the Government or the Municipal Corporation or Kolkata Metropolitan Development Authority or any other local or public body or authority for acquisition, requisition, set back, or otherwise of the Said Share In Said Property or any part thereof.

AND WHEREAS the Purchaser has inspected necessary documents in respect of the said property and has conducted searches in respect thereof and has satisfied itself with regard to the right, title and interest of the Vendors over and in respect of Said Share In Said Property.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the Said Share In Said Property on as is where is basis at or for a



consideration of Rs.21,00,000/- (Rupees twenty one lac only) free from all encumbrances whatsoever.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that -

1. In the premises aforesaid and in consideration of the sum of Rs.21,00,000/- (Rupees twenty one lac only) by the Purchaser to the Vendors paid at or before the execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do acquit release and forever discharge the purchaser and the Said Share In Said Property on as is where is basis hereby conveyed and transferred unto and to the purchaser) the Vendors do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Share In Said Property being Undivided 1/9th (one-ninth) share equivalent to 30 (thirty) Cottah, more or less (Said Share) in land measuring 270 (two hundred seventy) Cottah, more or less, together with a proportionate built-up area equivalent to 17,280 (seventeen thousand two hundred eighty) square feet out of a total built-up area of 1,55,520 (one lac fifty five thousand five hundred twenty) square feet, more or less in dwelling houses and other residential structures standing thereon situate lying at and being Municipal Premises No.1, Rustomjee Parree Road, Kolkata 700 002 and more fully described in Part-I of the Schedule below (Said Property) and the Said Share in the Said



Property more fully described in the Part-II of the Schedule below (collectively Said Share In Said Property) And Together With all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Share In Said Property And Also Together With all appurtenances thereto or howsoever Otherwise the Said Share In Said Property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished Together With the reversions and remainders and the rents, issues, profits thereof And all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendors into or upon the Said Share In Said Property And Together With absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the Said Share In Said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto To Have And To Hold the Said Share In Said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever and howsoever, And Subject To And/Or Together With the covenants by the Vendors hereafter contained.



2 THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

- a) The Vendors are now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the Said Share In Said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) The Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Share In Said Property under their respective ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.
- c) The Said Share In Said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances whatsoever and howsoever made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in and over the Said Share In Said Property from, under or in trust for the Vendors.



- d) The Purchaser shall hold and have the Said Share In Said Property freely and clearly and absolutely acquined exonerated released and for ever discharged from or by the Vendors.
- e) The Vendors shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the Said Share In Said Property unto the Purchaser in the manner aforesaid.

3. AND IT IS HEREBY MUTUALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES:

- (a) That the Said Share In Said Property is being sold purely on as is where is basis and the Vendors will have no responsibility to hand over possession of Said Share In Said Property or any part thereof to the Purchaser in any manner whatsoever.
- (b) That it shall be the obligation of the Purchaser to pay all past and present arrears of municipal rates and taxes, cess, revenue, khazna, levies, imposition and other charges payable statutory or non statutory in respect of the said Property pertaining to the period upto the date of execution of this deed and the Vendors shall not be liable for payment of such taxes and outgoings whatsoever.



Schedule
Part-I
(Said Property)

Land measuring 270 (two hundred seventy) Cottah, more or less, together with several 36 (thirty six) nos. of single storied dwelling houses and other residential structures all having brick walls and tile sheds having a built up area of 1,55,520 (one lac fifty five thousand five hundred twenty) square feet erected and scattered on the portions of the land situate (lying at and being Municipal Premises No.1, Rustomjee Parsee Road, Kolkata 700 002, Police Station Cossipore, within Ward No. 006 of the Kolkata Municipal Corporation and delineated in a map or plan annexed hereto and bordered in colour RED thereon and butted and bounded:

- On the North : Partly by Rustomjee Parsee Road and partly by 2, Rustomjee Parsee Road
- On the South : Laxmi Jute Press (32, Cossipore Road)
- On the East : Partly by 2, Rustomjee Parsee Road and partly by 1/2, Rustomjee Parsee Road
- On the West : River Hooghly

Part-II
(Said Share In Said Property)
(Subject Matter of Sale)

Undivided 1/9th (one-ninth) share equivalent to 30 (thirty) Cottah, more or less in the said property described in Part I above.

Together with a proportionate built-up area measuring about 17,280 (seventeen thousand two hundred eighty) square feet out of a total built-up area of 1,55,520 (one lac fifty five thousand five hundred twenty) square feet, more or less in the dwelling houses and other residential structures standing thereon.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Share In Said Property.



IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.

[Signature]
[Pradip Kumar Basak]

[Signature]
[Suktumar Basak]

[Signature]
[Swapan Kumar Basak]

[Signature]
[Subhas Chandra Basak]

[Signature]
[Mritunjoy Basak]

[Signature]
[Dhananjay Basak]

[Signature]
[Suchitra Basak]

[Vendors]

SHELTER CONCRETE PVT. LTD.

[Signature]
Authorized Signatory
(KATIB SHOSH)

[Shelter Concrete Private Limited]

[Purchaser]

Witnesses:

Signature [Signature]
Name ARPITA SINGHA
Father's Name ASISH SINGHA
Address 18/1/B, Banerjee Park D.
P.O - Paschim Puri, Kolkata-91.

Signature [Signature]
Name SATYA CHARAN KOLEY
Father's Name Sate Paritosh Koley
Address 10, old Post office school.
Kolkata - 700 001

Drafted by
[Signature]

Advocate
Enrollment No. NE 654/2006

OSWAL RESIDENTIAL BUILDINGS LLP

[Signature]

Authorized Signatory
CONSTITUTED ATTORNEY
OF ABAS NIBAS PVT. LTD.



RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs.21,00,000/- (Rupees twenty one lacs only) towards full and final payment of the consideration for sale of the Said Share in Said Property described in the Part II of the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Demand Draft No. 062700	07/06/11	Canara Bank, Sector V, Salt Lake, Kolkata -700091	2,33,333/-	Pradip Kumar Basak
Demand Draft No. 503001	07/06/11	Canara Bank, Sector V, Salt Lake, Kolkata -700091	2,33,333/-	Sukumar Basak
Demand Draft No. 503002	07/06/11	Canara Bank, Sector V, Salt Lake, Kolkata -700091	2,33,333/-	Swapan Kumar Basak
Demand Draft No. 503005	07/06/11	Canara Bank, Sector V, Salt Lake, Kolkata -700091	7,00,000/-	Subhas Chandra Basak
Demand Draft No. 503007	07/06/11	Canara Bank, Sector V, Salt Lake, Kolkata -700091	2,33,333/-	Mrityanjoy Basak
Demand Draft No. 503009	07/06/11	Canara Bank, Sector V, Salt Lake, Kolkata -700091	2,33,333/-	Dhannanjoy Basak
Demand Draft No. 503006	07/06/11	Canara Bank, Sector V, Salt Lake, Kolkata -700091	2,33,333/-	Suchitra Basak
Cash	10/06/11		2/-	Suchitra Basak
			Total	
			21,00,000/-	

Pradip Kumar Basak
[Pradip Kumar Basak]

Sukumar Basak
[Sukumar Basak]

Swapan Kumar Basak
[Swapan Kumar Basak]

Subhas Chandra Basak
[Subhas Chandra Basak]



Mrityunjoy Basak.

[Mrityunjoy Basak]

Dhananjay Basak.

[Dhananjay Basak]

Suchitra Basak

[Suchitra Basak]

[Vendors]

Witnesses:

Signature Arpita Sinha

Name ARPITA SINHA

Signature

Satya Charan Koley

Name SATYA CHARAN KOLEY



SPECIMEN FORM FOR TEN FINGERPRINTS



Radhika

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



Shrinivas

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



Yogesh

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




Sudhakar

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




SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Bonack</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

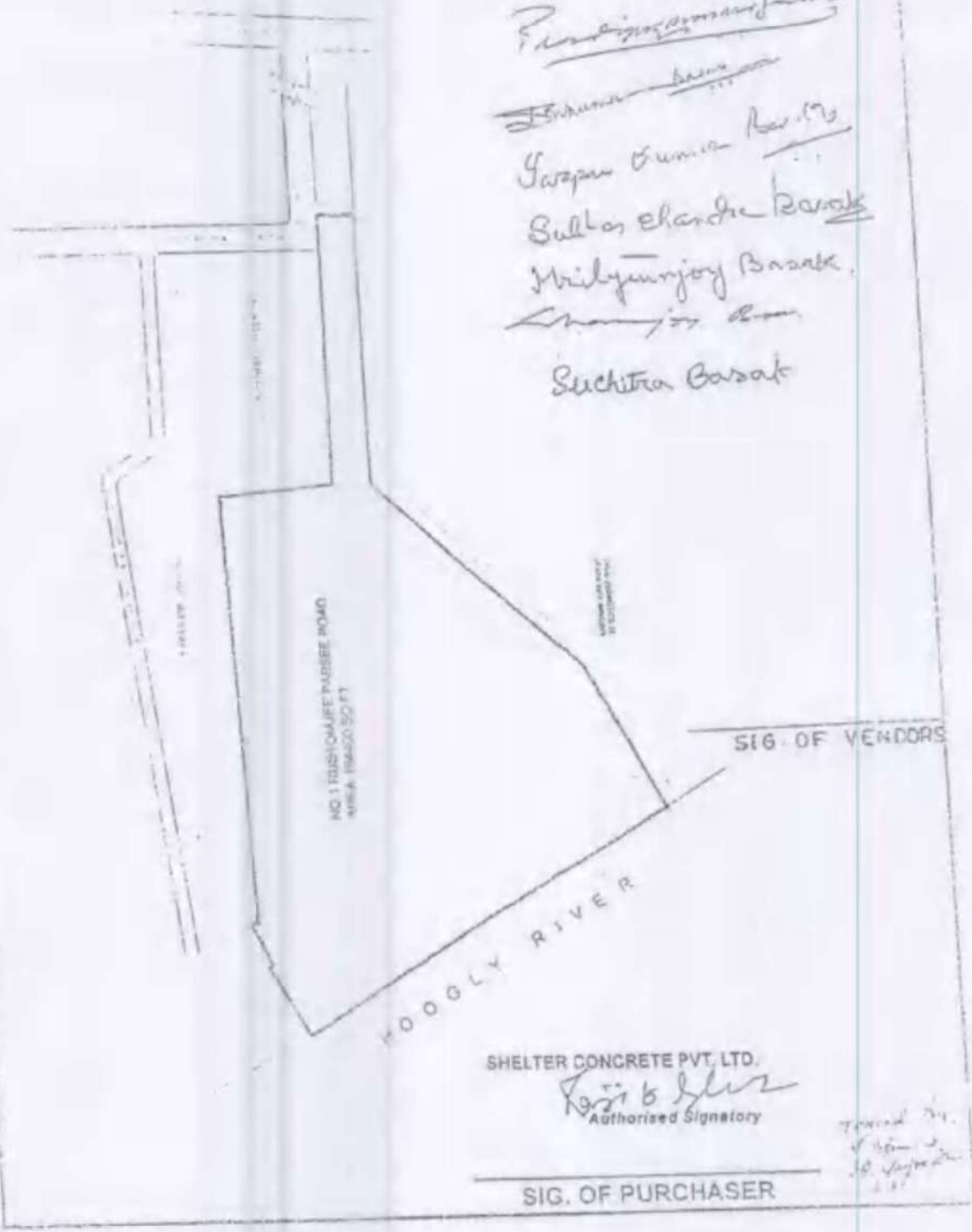
	<i>Manjiv Anan</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Sudhakar Baback</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Kapil & Shweta</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



SECTION OF LAND / MUNICIPAL PREMISES NO. 1 PUNJABI
ROAD, KOLKATA - 700 002, P.S. - GOVERNPORE
W.B.



Pradyumn Chandra
Subarna Basu
Jasraj Kumar Basu
Sultan Elanor Basak
Mithyrajy Basak
Shamir Basu
Suchitra Basak

SHELTER CONCRETE PVT. LTD.
Krish B. Ghosh
Authorized Signatory

SIG. OF PURCHASER

Received by
of Shelter
Concrete Pvt. Ltd.
Kolkata
Date: 20/11/2017



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 711 to 733
being No 07382 for the year 2011.



Sudhakar Sahu

(Sudhakar Sahu) 15 June 2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

B/L/S
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