

14144/012

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601

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 593789

30759/12  
6-05/12  
Additional Registrar of Assurance II  
Kolkata  
3897/12 n.v. 266475/12



Certified that the Document is with  
Registration. The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar  
of Assurance-II, Kolkata

*[Handwritten signature]*

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this 5<sup>th</sup> day of  
December, in the year 2012 (Two Thousand Twelve) of the  
Christian Era.

**BETWEEN**

**SREE JAGANNATH CONSTRUCTION**

*[Handwritten signature]*

**PARTNER**

350  
12  
382

TS-1610/13

2  
5/12

*[Handwritten signature]*

(1) SRI SAMIT MITTER, son of Late Salil Kumar Mitter, by faith-Hindu, by occupation- Business and (2) SRI SAMRAT MITTER, son of Late Salil Kumar Mitter, by faith-Hindu, by occupation-Business both residing at 13/1B, Balaram Ghosh Street, Police Station- Shyampukur, Kolkata- 700 004, hereinafter called the VENDORS/FIRST PARTY (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) ONE PART.

AND

(1) SMT. JONAKI BANERJEE, wife of Sri Tarun Banerjee, by faith-Hindu, by occupation-Business and (2) SRI TARUN BANERJEE, son of Late Chandra Sekhar Banerjee, by faith-Hindu, by occupation-business, both residing at FK-5, Jyangra, Burtolla, Sibani Apartment, Baguihati, P.S. Rajarhat, Kolkata- 700059, hereinafter called the PURCHASERS/ SECOND PARTY (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the SECOND PART.

SREE JAGANNATH CONSTRUCTION

*Robin Kumar Basu*

PARTNER

WHEREAS by a registered Indenture dated 20<sup>th</sup> September, 1962 one Robin Kumar Basu sold and transferred in favour of Kumar Mitter the



land measuring 9 (Nine) Cottahs 1 (One) Chittack 15 (fifteen) square feet together with single storied old and dilapidated out-houses and garages standing on a part thereof being the demarcated Southern Portion of Premises No.13/1B, Balaram Ghosh Street, (formerly the separated part of the Premises No.13/1B and also formerly a portion of Premises No.13 and 13/1, Balaram Ghosh Street), Police Station-Shyampukur, Kolkata which was demarcated with "Yellow Borders" in the MAP or PLAN annexed to the said Deed and the said Deed was registered in the Office of the Sub-Registrar of Assurance, Calcutta in Book No. I, Volume No. 154, Pages 1 to 19, being No.5065, for the year 1962.

**AND WHEREAS** by another registered Deed of Gift dated 28<sup>th</sup> August, 1965 one Dalia Mitter sold and transferred in favour of Kumar Mitter the land measuring 1 (One) Cottah 3 (Three) Chittacks 35 (Thirty Five) sq. ft. being a portion of Premises No. 13/1B, Balaram Ghosh Street, Police Station- Shyampukur, Kolkata, which was demarcated with "Green Borders" in the map or plan annexed to the aforesaid indenture dated 20<sup>th</sup> September, 1962.

SREE JAGANNATH CONSTRUCTION

PARTNER

**AND WHEREAS** by virtue of the aforesaid indenture the said Kumar Mitter became the sold and absolute owner of the aforesaid portion of the Premises No. 13/1B, Balaram Ghosh Street, Police Station-Shyampukur, Kolkata, consisting of land measuring

10(Ten) Cottahs 5 (Five) Chittacks 5 (Five) Sq. ft. together with single storied old and dilapidated out houses standing on a part thereof.

**AND WHEREAS** the said Kumar Mitter during his lifetime executed a registered Will dated 12<sup>th</sup> June, 1982 in the Office of the Registrar of Assurance, Calcutta in Book No. III, Volume No. 9, Pages 89 to 90, Being No. 280 for the year 1982, whereby he appointed his nephew Salil Kumar Mitter as the sole executor and bequeathed all his properties in favour of Sri Samit Mitter and Sri Sarrirat Mitter, the Vendors herein absolutely and for ever in equal shares;

**AND WHEREAS** the said Kumar Mitter died on 6<sup>th</sup> September, 1984 and after his death the said Salil Kumar Mitter obtained Probate of the aforesaid Will on 3<sup>rd</sup> July, 1987 from the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction in Probate Case No. 180 of 1987 and accordingly, by virtue of the aforesaid Will and Probate the Vendors herein became the absolute owners of the demarcated Southern Portion and the other portion which was transferred by the aforesaid deed of gift of 13/1B, Balaram Ghosh Street, Police Station- Shyampukur, Kolkata-700004 which was subsequently, re-numbered as premises No.13/1F, Balaram Ghosh Street, Police Station- Shyampukur, Kolkata-700004, consisting of land measuring 10(Ten) Cottahs 5 (Five) Chittacks 5 (Five) square feet together with



16/10/19 2017

the single storied old and dilapidated Tin Shed out houses standing on a part thereof having a covered area of **2000** (Two Thousand) square feet;

**AND WHEREAS** the said portion of the property measuring about 162.09 square meters a subject matter of the notice of Urban Development, (Urban Land Ceiling) Branch at Calcutta and by Order No. 1453-UL/O/IL-37/99 dated 19<sup>th</sup> September, 2012 the Joint Secretary, Govt. of West Bengal granted exemption under Section 20 of the Urban Land (Ceiling and Regulation) Act, in respect of the land measuring about 162.09 square meters pursuant to the application made by Vendors and accordingly the Vendors were given the permission to freely deal with the said 162.09 square meters of land comprised in premises No. 13/1F, Balaram Ghosh Street, Police Station- Shyampukur, Kolkata-700004.

**AND WHEREAS** the Vendors herein are seized and possessed of and otherwise well and sufficiently entitled to the Premises No.13/1F, Balaram Ghosh Street, Police Station-Shyampukur, Kolkata-700004, hereinafter referred to as the "**Said Property**" which is morefully and particularly described in the Schedule below free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Vendors have agreed to sell and the Purchasers have agreed to purchase **ALL THAT** the said premises

No. 13/1F, Balaram Ghosh Street, Police Station-Shyampukur, Kolkata-700004 hereinafter referred to as the "said property" which is more fully and particularly described in the Schedule below belonging to the Vendors in a manner free from all encumbrances charges liens lispendens, restrictions of any nature whatsoever, restrictive covenants, attachments, leases, occupancy rights, acquisition, requisition, alignment, claims, demands and liabilities whatsoever at and for a total consideration of **Rs.1,06,00,000/- (Rupees One Crore Six Lac)** only.

**AND WHEREAS** thereafter by an execution this **Deed of Agreement for Conveyance dated 19/04/2010** which was recorded in Book No.I, C.D. Volume No. 13, Pages from 3702 to 3719, Being Deed No. 04638, for the year 2010 registered before the Additional Registrar Assurance-II at Kolkata, the aforesaid present Purchasers already paid a sum of **Rs.30,00,000/- (Rupees Thirty Lac)** only to the Vendors in respect of said flat the receipt whereof the aforesaid Vendors already admit and acknowledge of the earnest money.

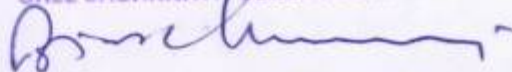
**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid registered Deed of Agreement for sale and in consideration of the said sum of **Rs.1,06,00,000/- (Rupees One Crore Six Lac)** Only out of which the aforesaid Purchasers having already paid a



sum of **Rs.30,00,000/- (Rupees Thirty Lac)** only to the Vendor, the receipt whereof the Vendors already admit and acknowledge and the balance consideration money a sum of **Rs.76,00,000/- (Rupees Seventy Six Lac)** only paid by the Purchasers to the Vendors at or before the execution hereof as total fixed total consideration (the receipt respectively whereof the Vendors doth hereby as also by the receipt and memo hereunder written admit and acknowledge) and of and from the payment of the same and every part thereof doth hereby acquit, release and forever discharge the Purchasers and the said property belonging to the Vendors being hereby sold, conveyed and transferred the Vendors doth hereby grant, convey, sell, transfer, release, assign and assure **ALL THAT** the said property i.e. the piece or parcel of revenue free land and hereditaments containing an area of 10 (Ten) Cottas 5 (Five) Chittacks 5 (Five) Sq. ft. more or less together with single storied old and of 2000 (Two Thousand) Square feet more or less, situate lying at and being premises No.13/1F, Balaram Ghosh Street, Police Station- Shyampukur, Kolkata-700 004 morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said property" **TOGETHER WITH** all rights benefits and advantages of ancient and other rights ways paths or passage drains, water courses trees fences and all manner of formal and other liberties easements, privileges

profits appendages and appurtenances whatsoever to the said piece or parcel of land hereditament and premises belonging or in anywise appertaining to or with the same or any of them or any part thereof now or at any time thereto held used occupied or enjoyed with their and every of their appurtenances **AND** the reversion and reversions, remainder and remainders rent issues and profits of and in the said property and every part and parcel thereof **AND** all the estate right title, interest inheritance reversion use trust possession property claim and demand whatsoever both at law and in equity of the Vendors of into out of and upon the said property **AND** all deeds pattahs muniments, writings and other evidence of title which relates to the said property which now are or hereafter shall or may be in the custody power possession or control of the Vendors their heirs, executors, administrators and legal representatives or any person or persons from whom they or any of them can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said property together with the structures erected thereon and all and singular other the premises hereby granted transferred sold, conveyed released and confirmed or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances, liabilities whatsoever **AND THAT** the Vendors doth hereby covenants with the Purchasers that notwithstanding any

SREE JAGANNATH CONSTRUCTION

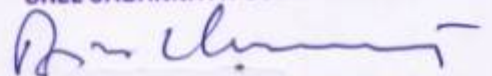


PARTNER



act deed matter or thing by the said Vendors made done or executed or knowingly suffered to the contrary the Vendors now have good right full power and absolute authority to grant sell, transfer, convey, release and confirm the said property hereby granted, sold, conveyed, transferred, released and confirmed or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid **AND THAT** the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said piece or parcel of land hereditament and premises and each and every part thereof and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand from or by the Vendors or any person or persons lawfully and equitably claiming from under or in trust for the Vendors **AND THAT** free from all encumbrances and liabilities whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming under the Vendors **AND THAT** the Vendors doth hereby covenants with the Purchasers that the Vendors shall and will from time to time execute or cause to be done and executed all such further and other acts deeds and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

SREE JAGANNATH CONSTRUCTION



PARTNER

**THE SCHEDULE REFERRED TO ABOVE**

***(The said property)***

**ALL THAT** the 52 years old **fully tenanted** entire Premises No.13/1F, Balaram Ghosh Street, Police Station- Shyampukur, Kolkata- 700 004, Ward No. 10, under the limits of the Kolkata Municipal Corporation consisting of land measuring 10 (Ten) Cottahs 5 (Five) Chittacks 5 (Five) Square feet together with the single storied old and dilapidated Tin Shed out-houses used as **semi commercial** standing on a part thereof having a covered area of 2000 (Two Thousand) Square Feet, which is butted and bounded by :

**ON THE NORTH** :: By 13 / 1B, Balaram Ghosh Street.

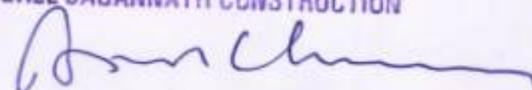
**ON THE SOUTH** :: By 32, Ramdhan Mitra Lane.

**ON THE EAST** :: By 34, Shyampukur Street.

**ON THE WEST** :: By 13/1A, Balaram Ghosh Street.

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

SREE JAGANNATH CONSTRUCTION



PARTNER



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals the date, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

at Kolkata in presence of :

**WITNESSES :**

1. *সোণিত - বিস্বাস*  
*ইন্দ্রজোহন বিস্বাস*  
*৬৯ রাজা নবকৃষ্ণ স্ট্রীট*  
*কলিকাতা - ৫*
2. *Chaitali Chatterjee*  
*Advocate*  
*High Court*  
*Calcutta*

1. *Samit Mitter*

(PAN No. AEKPM8410L)

2. *Samrat Mitter*

(PAN No. ADTPM5608G)

**SIGNATURE OF THE VENDORS**

1. *Jonaki Banerjee*

(PAN No. APZPB4924J)

2. *Tarun Banerjee*

(PAN No. AFIPB2724D)

**SIGNATURE OF THE PURCHASERS**

Drafted by:

*Chaitali Chatterjee*

**CHAITALI CHATTERJEE**

Advocate

High Court, Calcutta

Computer print by :

**NEW VIJAYA**

10, Old Post Office Street,  
Kolkata-700001.

**SREE JAGANNATH CONSTRUCTION**

*Biswajit Chatterjee*

**PARTNER**

**MEMO OF CONSIDERATION**

**RECEIVED** on the day, month and year written of and from the withinnamed Purchasers the within mentioned sum of **Rs.1,06,00,000/ (Rupees One Crore Six Lac)** only within mentioned to have paid by the Purchasers to the Vendors as total consideration of the said Premises sold under this Conveyance as per Memo below ::

Sl. No.	Cheque No.	Dated	Drawn on	Amount (Rs.)
1.	784981	19.04.10	HDFC Bank Ltd. 55/1, Bhupendra Bose Avenue, Kol-4 (in favour of Samit Mitter)	15,00,000.00
2.	290580	19.04.10	West Bengal Co-operative Bank Ltd. Hatibagan, Kol- 5 (in favour of Samrat Mitter)	15,00,000.00
3.	785024	03.10.10	HDFC Bank Ltd. (in favour of Samit Mitter)	5,00,000.00
4.	785025	03.10.10	HDFC Bank Ltd. (in favour of Samrat Mitter)	5,00,000.00
5.	820744	31.01.11	HDFC Bank Ltd. (in favour of Samit Mitter)	4,00,000.00
6.	820745	31.01.11	HDFC Bank Ltd. (in favour of Samrat Mitter)	4,00,000.00
7.	605959	13.05.11	West Bengal State Co-operative Bank (in favour of Samit Mitter)	3,00,000.00
8.	605960	13.05.11	West Bengal State Co-operative Bank (in favour of Samrat Mitter)	3,00,000.00
9.	835921	09.06.11	HDFC Bank Ltd. (in favour of Samit Mitter)	2,00,000.00
10.	835922	09.06.11	HDFC Bank Ltd. (in favour of Samrat Mitter)	2,00,000.00
11.	862482	09.12.11	HDFC Bank Ltd. (in favour of Samit Mitter)	50,000.00
12.	862483	09.12.11	HDFC Bank Ltd. (in favour of Samrat Mitter)	50,000.00
13.	906792	05.12.12	HDFC Bank Ltd. (in favour of Samit Mitter)	10,00,000.00
14.	906793	05.12.12	HDFC Bank Ltd. (in favour of Samrat Mitter)	15,00,000.00
15.	By Cash	13.12.11	In Favour of Samit	2,00,000.00
16.	By Cash	13.12.11	In Favour of Samrat	2,00,000.00
17.	By Cash	14.12.11	In Favour of Samit & Samrat	1,00,000.00
18.	By Cash	02.03.12	In Favour of Samit	2,00,000.00
19.	By Cash	23.07.12	In Favour of Samit	2,00,000.00
20.	By Cash	30.10.12	In Favour of Samit	2,00,000.00
21.	By Cash	19.11.12	In Favour of Samit	1,65,000.00
22.	By Cash	20.11.12	In Favour of Samit	35,000.00
23.	By Cash	05.12.12	In Favour of Samit	3,00,000.00
24.	By Cash	05.12.12	In Favour of Samrat	6,00,000.00
<b>Total</b>				<b>1,06,00,000.00</b>

(Rupees One Crore Six Lac) only

SREE JAGANNATH CONSTRUCTION

*[Signature]*  
PARTNER

**WITNESSES :**

1. *[Signature]*

1. *Samit Mitter*

(PAN No.

2. *Chaitali Chatterjee*  
Advocate

2. *Samrat Mitter*

(PAN No.












**SIGNATURE OF THE VENDORS**



SIGNATURE OF THE  
REPRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CAUMENT  
WITH PHOTO

UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Sant Mitter</i>	L.H.					
	RH.					

ATTESTED:- *Sant Mitter*

 <i>Sant Mitter</i>	L.H.					
	RH.					

ATTESTED:- *Sant Mitter*

 <i>Jonaki Banerjee</i>	L.H.					
	RH.					

ATTESTED:- *Jonaki Banerjee*

 <i>Tarun Banerjee</i>	L.H.					
	RH.					

ATTESTED:- *Tarun Banerjee*

SREE JAGANNATH CONSTRUCTION

*Sree Chandra*

PARTNER

**PLAN OF LAND AT PREMISES NO.-13/1F, BALARAM GHOSH STREET, KOLKATA -700 004, IN WARD NO:-10, BOROUGH-II, P.S-SHYAMPUKUR, WITHIN THE KOLKATA MUNICIPAL CORPORATION.**

AREA OF LAND = 690.260 SQM.(10K-05CH-05SFT) (MORE OR LESS)

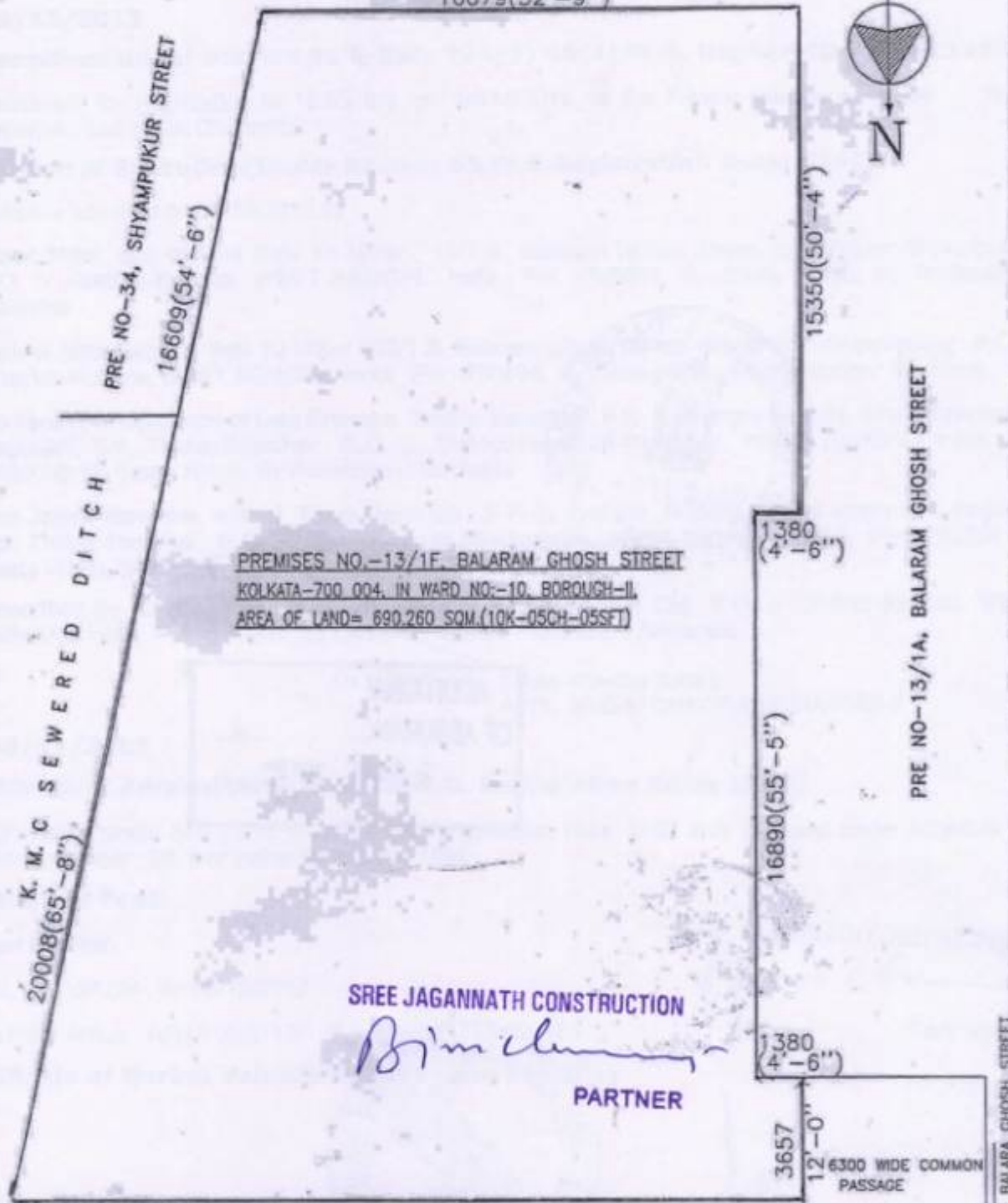
SCALE:-1:150

NAME OF THE SELLERS :-1.SAMIT MITTER, 2.SAMRAT MITTER

NAME OF THE PURCHASERS :-1.JONAKI BANERJEE, 2.TARUN BANERJEE,

SHOWN BY RED COLOUR

PRE NO-32, RAMDHAN MITRA LANE  
16079(52'-9")



**SREE JAGANNATH CONSTRUCTION**

*Bim Chatterjee*

**PARTNER**

*Samit Mitter*

PRE NO-13/1B, BALARAM GHOSH STREET

*Samrat Mitter*

**SITE PLAN**

*Jonaki Banerjee*

*Tarun Banerjee*

*Kamalesh Seal*

**KAMALESH SEAL, a.Sc., D.C.E**

L.B.S. No:-1020 (Class-I)

The Kolkata Municipal Corporation

SIGNATURE OF SELLERS

SIGNATURE OF PURCHASERS

SIGNATURE OF L.B.S.





Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 14981 of 2012  
(Serial No. 14144 of 2012)

On 05/12/2012

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

Presented for registration at 18.05 hrs on :05/12/2012, at the Private residence by Sri Tarun Banerjee , one of the Claimants.

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

Execution is admitted on 05/12/2012 by

1. Samit Mitter, son of Late Saill Kr Mitter , 13/1 B, Balaram Ghosh Street, Kol, Thana:-Shyampukur, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : Business
2. Samrat Mitter, son of Saill Kr Mitter , 13/1 B, Balaram Ghosh Street, Kol, Thana:-Shyampukur, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : Business
3. Sri Tarun Banerjee, son of Late Chandra Sekhar Banerjee , F K- 5, Jyangra Burtolla, Sibani Apartment, Baguiati, Kol, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Business
4. Smt Jonaki Banerjee, wife of Tarun Banerjee , F K- 5, Jyangra, Burtolla, Sibani Apartment, Baguiati, Kol, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Business

Identified By Chaitali Chatterjee, daughter of - , High Court Cal, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700004, By Caste: Hindu, By Profession: Advocate.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

On 06/12/2012

**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. 293124.00/-, on 06/12/2012

( Under Article : A(1) = 293117/- ,E = 7/- on 06/12/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**



SREE JAGANNATH CONSTRUCTION

PARTNER

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

06/12/2012 15:30:00

EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

28 APR 2012

Endorsement For Deed Number : I - 14981 of 2012  
(Serial No. 14144 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,66,47,532/-

Certified that the required stamp duty of this document is Rs.- 452587 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 447590/- is paid , by the draft number 651229, Draft Date 05/12/2012, Bank : State Bank of India, BHUPEN BOSE AVENUE, received on 06/12/2012

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

SREE JAGANNATH CONSTRUCTION

PARTNER




( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



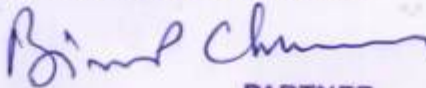
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 59  
Page from 3884 to 3901  
being No 14981 for the year 2012.



  
(Dulal Chandrasaha) 07-December-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

SREE JAGANNATH CONSTRUCTION



PARTNER