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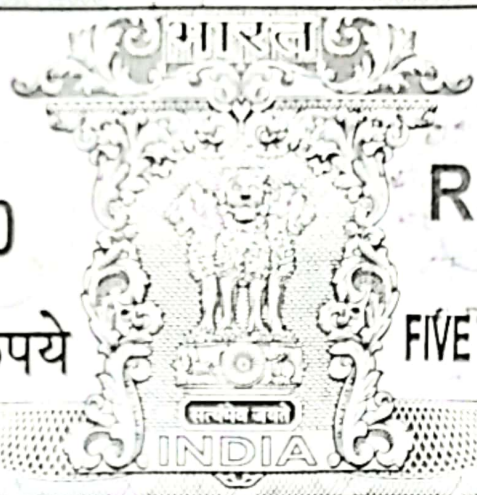
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 996357

Handwritten notes: 25/02/13, 12-56, and other scribbles.

Ms. [Signature] 19/9/2013

Additional Registrar of Assurance II
Kolkata



certified that the Document is admitted to registration. The Signature Sheet and the Stipulation Sheet attached to this document are the part of this Document.

[Signature]
Additional Registrar
Kolkata

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 13th day of August, TWO THOUSAND AND THIRTEEN (2013) ;

BETWEEN

Unicon Developers
Aindam Ghosh

Shaktimata Toshminal

कार्ड नं. 1011

तारीख 6/8/2013

मूल्य: 50000

प्रेषक: S. Shankarling (S/O)

प्रेषण: High Street

उद्देश्य: Ranjita Par

लाहरी... ए.डि.एस. आर अर्किव

वि

देउडादेवर नाम - रञ्जिता पाण्डे

प्रेषक नाम :- वादादेवर

टि डि नं.:

06 AUG 2013

मूल्य बहिष्कृत

ए.टि.डि.नं.:

220000

मूल्य बहिष्कृत



Identified by me

Sanjit DA

S/O Swapan DA

100 SS. Road



ADDITIONAL REGISTRAR
OF ASSURANCE, NEPAL

SMT SHAKUNTALA TOSHNIWAL wife of Sri Shiv Prakash Toshniwal residing at 22E, Gopal Chandra Chatterjee Road, Calcutta - 700 002 hereinafter called and referred to as the VENDOR (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean include her heirs, successors, and assign) of the FIRST PART.

AND

M/S UNICON DEVELOPERS, a Partnership Firm having its registered office at 100/2, B.T.Road, Room No. 25, Ground Floor, Kolkata - 700 090, represented by the constituted attorney SRI ARINDAM GHOSH, son of Sri Dilip Ghosh, by faith - Hindu, by Occupation Business, nationality - Indian, residing at 1/23, Fakir Ghosh Lane, P.S. Baranagar, Kolkata - 700 035, through a general power of attorney vide book no - iv, being no - 5513 of 2009, hereinafter referred to as the PURCHASER (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean include his successors in office or Administrators and assign) of the SECOND PART.

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Arindam Ghosh
Partner.

Shakuntala Toshniwal

AND WHEREAS one Messers Polyclinical Laboratory Ltd., a company incorporated under the Indian Companies Act, 1913 having its registered office at NO.1 Moti Seal Street, Calcutta, were the owners of Premises No. 22A, 22B, 22D and 22E, Gopal Chandra , Chatterjee Raod, within the Municipal Limits of the town of Calcutta within Police Station Cossipore, in the District of 24-Parganas (now North 24-Paregas);

AND WHEREAS all that one-storied brick-built messuage tenement and dwelling house containing 6 rooms, verandah, bath rooms together with the piece or parcel of revenue redeemed land thereunto belonging whereon on or part whereof the same is erected and built containing by estimation an area of 6 cottahs and 8 chittacks be the same a little more or less were treated by the said polyclinical Laboratory Ltd, as premises No. 22D, Gopal Chandra Chatterjee Road, Calcutta.

AND WHEREAS all that one storied brick built messuage tenement and dwelling house together with the piece or parcel of revenue redeemed land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of 3 Cottahs 9

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Partner.

Shakuntala Tashmiwal

Chittakcs and 22 sft. be the same a little more or less were treated by the said Polyclinical Laboratory Ltd. As Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata – 700002 .

AND WHEREAS at an execution sale held by the second Munsiffs Court of Alipore, 24-Parganas, in Money Execution Case , No. 172 of 1956 (United Bank of India Ltd., Decree-holder - Versus- Polyclinical Laboratory Ltd., Judgement Debtor) the premises Nos. 22A, 22B, 22D and 22E, Gopal Chandra Chatterjee Road, Calcutta, were put up to sale by public auction on the 24th March, 1958 and was purchased by one Dhirendra Lal Chowdhury;

AND WHEREAS the said sale was duly confirmed by the said court on 26th April, 1958 and the sale certificate was duly issued out of and under the seal of the said Court of Second Munsiff, alipore, 24-Parganas, in favour of the said Dhirendra Lall Chowdhury in respect of the said several premises nos. 22A, 22B, 22D and 22E, Gopal Chandra Chatterjee Road, Calcutta;

AND WHEREAS the said Dhirendra Lall Chowdhury obtained possession of the said several premises through court on 3rd august, 1958;

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20/08/58

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AND WHEREAS by an Indenture of conveyance dated 24th April, 1959 and registered in Book No. I, Volume no. 24, pages 186-to 193, Being No. 3332 for the year 1959 of the office of the Sub- Registrar, Cossipore, Dum Dum the said Dharendra Lall Chowdhury sold and conveyed absolutely for a valuable consideration mentioned therein to Debendra Lall Biswas all that one storied brick-built dwelling house together with courtyard, open verandah, etc., having by estimation an area of 6 Cottahs 8 Chittacks more or less being Premises No. 22D, Gopal Chatterjee Road, Calcutta, formerly portion of Premises No. 22, Gopal Chatterjee Road, Calcutta,

AND WHEREAS by another Indenture of conveyance dated 24th April, 1959 and registered in Book no. I, Volume no. 39, pages 59 to 64, Being No. 3331 for the year 1959 of the office of the Sub-Registrar, Cossipore, Dum Dum the said Dharendra Lall Chowdhury sold and conveyed absolutely for a valuable consideration mentioned therein to Hriday Ranjan Biswas all that two storied brick-built dwelling house containing by estimation an area of 3 cottahs 9 chittacks and 22 sft. be the same a little more or less being Premises No. 22E, Gopal Chandra Chatterjee Road, formerly portion of premises No. 22, Gopal Chandra Chatterjee Road, Calcutta.

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Partner.

Shakuntala Toshniwal

AND WHEREAS by another Indenture of conveyance dated 22nd July, 1959 and registered in Book No. 1, Volume No. 69, Pages 248 to 256 Being No. 6347 for the year 1959 of the office of Sub-Registrar, Cossipore, Dum Dum the said Hriday Ranjan Biswas sold and conveyed absolutely for a valuable consideration mentioned to Ram Gobinda Chandra all that two storied brick built dwelling house containing by estimation an area of 3 cotahs 9 chittacks and 22 sft. be the same a little more or less being Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta formerly portion of Premises No. 22, Gopal Chandra Chatterjee Road, Calcutta.

AND WHEREAS since the said purchase the said Ram Gobinda Chandra is in enjoyment of the said property as absolute owner thereof.

AND WHEREAS it thereafter transpired that the said premises described in the said indenture of conveyance dated 24th April, 1959 in favour of the said Debendra Lal Biswas is numbered and recorded in the records of Calcutta Municipal Corporation as Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta though in the said conveyance the number of the said premises has been described as premises No. 22D, Gopal Chandra Chatterjee Road, Calcutta.

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AND WHEREAS it further transpired that the said premises described in the said two indentures of conveyance dated 24th April, 1959 and 22nd July, 1959 is numbered and recorded in the records of Calcutta Municipal Corporation as premises No. 22D, Gopal Chandra Chatterjee, Calcutta though in the said two conveyance the number of said premises has been given as Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta.

AND WHEREAS by a registered deed of rectification and declaration dated 30th August, 1966 executed between the said Debendra Lall Biswas and the said Ram Gobinda Chanda and duly registered in the office of Sub-Registrar, Cossipore, Dum Dum, and recorded in Book No. I, Volume. no. 121, Pages 66 to 73, Being No. 7930 for the year 1966, the said errors in the municipal Nos. of the said premises were rectified and it was thereby declared by them jointly as follows:

- (a) The said premises belonging to Debendra Lall Biswas shall be described and shall be deemed always to have been described as follows :-

ALL THAT one storied brick-built messuage tenement and dwelling house containing six rooms, verandah, bath-

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Arindam Ghosh
Partner.

Shakuntala Tashmiwal

room, etc. together with piece or parcel of revenue redeemed land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of 6 Cottahs 8 Chittacks be the same a little more or less being formerly portion of premises No. 22, Gopal Chandra Chatterjee Road, now numbered according to Municipal records as Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta but according to the previous title deeds as Premises No. 22D, Gopal Chandra Chatterjee Road, Calcutta being portion of holding. nos.16A, 17, 18 and 19/20 of division I, sub-division -II, Mouza - Uttarpara, Dihi Panchannagram, Police Station Cossipore, Dum Dum, District 24-Parganas (now North 24- Parganas) within the limits of Calcutta Municipal corporation being butted and bounded in the manner following i.e., to say on the North partly by Premises No. 22 and partly by Premises No. 22a, but according to previous title deeds Premises No. 22E, Gopal Chandra Chatterjee Road, on the South by Gopal Chandra Chatterjee Road, on the East Premises No. 23, Gopal Chandra Chatterjee Road, Calcutta and on the West by 12' ft. wide common passage running northward of Gopal Chandra Chatterjee Road.

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Partner, I.

Shakuntala Tashminal.

(b) That the premises belonging to the said Ram Gobinda Chanda shall be described and shall be deemed always to have been described as follows :

"ALL THAT one storied brick-built messuage tenement or dwelling house together with the piece or parcel of revenue redeemed land thereunto belonging whereon or on part whereof the same is built and erected containing by estimation an area of 3 Cottahs 9 chittacks and 22 sft. be the same a little more or less being numbered according to Municipal records as premises No. 22D, Gopal Chandra Chatterjee Road but according to previous title deeds as Premises No. 22E, Gopal Chandra Chatterjee Road, formerly a part or portion of Premises No. 22C, Gopal Chandra Chatterjee Road, Calcutta of Police Station Cossipore, Sub-Registration office cossipore Dum Dum comprised in holding No. 16A, 17, 18 and 19/20 of Division - I, Sub-Division - II, Mouza Uttarpara Dihi Panchannagram, District 24 Parganas (now North 24 Parganas) within the limits of kolkata municipal Corporation being butted and bounded in the following manner i.e. on the North by Open land and yard beyond which structure of C.I., Sheet of premises No. 22C, Gopal Chandra Chatterjee Road, on the South Partly by premises No.22A, and partly by

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Shakuntal Toshniwal

Premises No. 22E, (but according to previous title deeds as premises No. 22D, Gopal Chandra Chatterjee Road), on the East by premises No. 22 Gopal Chandra Chatterjee Road, and on the West by 12'-0" ft wide common passage running northward from Gopal Chandra Chatterjee Road;

AND WHEREAS the said Debendra Lall Biswas was thus absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage tenement and dwelling house being Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta (but through mistake mentioned in the previous title deed as 22D Gopal Chandra Chatterjee Road) , within the limits of Kolkata Municipal Corporation;

AND WHEREAS by an Indenture of conveyance dated 19th September, 1966 and recorded in book No. 1, Volume No. 113, Pages 112 to 125, Being No. 8228 for the year 1966, the said Debendra Lall Biswas for a valuable consideration mentioned therein sold and conveyed absolutely the said premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta to Smt. Renula Basu, since deceased, Samir Kumar Basu, Shakya Sinha Basu, Santanu Basu.

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Shakuntala Toshniwal

AND WHEREAS the said Smt. Renula Basu (since deceased), Samir Kumar Basu, Shakya Sinha Basu and Santanu Basu are in absolute possession of the said property and while on Such possession thereof the said Renula Basu constructed first floor on the constructed portion of the said house immediate after purchase and as per sanctioned plan and started residing in the entire house;

AND WHEREAS Smt. Renula Basu the mother of the Samir Kumar Basu, Shakya Sinha Basu and Santanu Basu, during her life time made and published her last Will dated 27th October, 1983 and thereafter died on 26th June, 1994 leaving her sons apart from daughter;

AND WHEREAS the said Last Will of Smt. Renula Basu since deceased has been probated by the Hon'ble High Court, Calcutta on 29th November, 1996;

AND WHEREAS by the said Will the said Smt. Renula Basu who had 1/4th undivided share in the said Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta bequeathed/her said share in equal half to her two sons Shakya Sinha Basu and Shantanu Basu i.e. 1/8th share to each of them;

AND WHEREAS by virtue of the said bequeath the said Shakya Sinha Basu became the owner of 3/8th share and the

Deliver to the parties

Arindam Ghosh
Partner,

Shakuntala Tashnival.

said Santanu Basu became the owner of 3/8th Share whereas Samir Kumar Basu remained the owner of 1/4th share in the said undivided dwelling house being Premises No. 22E, Gopal Chandra Chatterjee Road, Calcutta.

AND WHEREAS the said Shakya Sana Basu, Santanu Basu and Samir Kumar Basu being thus absolutely seized and possessed of or otherwise sufficiently entitled to the said messuage tenement and dwelling house being Premises No; 22E, Gopal Chandra Chatterjee Road, Calcutta within the limits of kolkata Municipal Corporation as and for an absolute and indefeasible estate of inheritance or an estate - equivalent thereto free from all encumbrances attachments. liens, lispensens acquisitions and requisitions whatsoever.

AND WHEREAS by virtue of a Registered Deed of Conveyance dated 17.02.1997 recorded in Book No. 1, Volume No – 27 , Pages 191 to 214 ,Being No.113, for the year 1998 in the Office of the A.D.S.R. Cossipore Dum Dum, Smt. Shakuntala Toshniwal Vendor herein became the owner of proportionate share of ownership in the land measuring 6 (Six) Cottah 11 (Eleven) Chittak 20 (Twenty) Sq.ft. and the entire First Floor measuring about: 2071.08 Sq. ft. super built up area consisting of 4 (Four) Rooms, 1 (One) Bath Room, 1 (One) Kitchen, Open Terrace and Front

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and Rear Verandah and open Verandah with common areas including right to use the stair case, common entrance, common space, common sewerage, common drain, common water line, etc., as mentioned in Schedule "B" below together with proportionate undivided 1/2 share of land as mentioned in Schedule "A" below at Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata -700002, Police Station - Cossipore, Kolkata Municipal Corporation Ward No.1, from Samir Kumar Basu, Shakya Sinha Basu and Santanu Basu.

AND WHEREAS after purchasing the said flat i.e. the entire First Floor Flat measuring 2071.08 Sq.ft. super built up area at the premises No. 22E, Gopal Chandra Chatterjee Road, Police Station - Cossipore, Kolkata - 700 002, Kolkata Municipal Corporation Ward No.1, the present vendor has been seized and possessed the same 4 (Four) Rooms, 1 (One) Bath Room, 1 (One) Kitchen, Open Terrace and Front and Rear Verandah and open Verandah with common areas including right to use the stair case, common entrance, common space, common sewerage, common drain, common water line, etc., as mentioned in Schedule "B" below together with proportionate undivided 1/2 share of land as mentioned in Schedule "A" below at Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata -700002, Police Station - Cossipore.

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Partners

Shakuntala Tadmwal

AND WHEREAS the Vendor is now lawfully seized and possessed of or otherwise sufficiently entitled to all that the First Floor, measuring about 2071.08 sq. ft. super built up area consisting of 4 (Four) Rooms, 1 (One) Bath Room, 1 (One) Kitchen, Open Terrace and Front and Rear Verandah and open Verandah with common areas including right to use the stair case, common entrance, common space, common sewerage, common drain, common water line, etc., as mentioned in Schedule "B" below together with proportionate undivided 1/2 share of land as mentioned in Schedule "A" below at Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata -700002, Police Station - Cossipore and more fully described in the Schedule "B" below.

AND WHEREAS the Vendor thus hereby agreed to sell to the Purchaser and the purchaser agreed to purchase the Entire First Floor Flat measuring 2071.08 Sq. ft. super built up area consisting of 4 (Four) Rooms, 1 (One) Bath Room, 1 (One) Kitchen, Open Terrace and Front and Rear Verandah and open Verandah with common areas including, right to use the stair case, common entrance, common space, common sewerage, common drain, common water line, etc., as mentioned in Schedule "B" below together with proportionate undivided 1/2 share of land as mentioned in Schedule "A"

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Partner

Shakuntala Toshniwal.

below at Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata -700002, Police Station - Cossipore which is morefully and particularly described in the schedule "B" below at a total consideration of **Rs. 35,00,000.00 (Rupees Thirty Five Lakhs) only.**

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

In pursuance of the said agreement and in consideration of the sum of **Rs. 35,00,000.00 (Rupees Thirty Five Lakhs) only** paid by the Purchaser to the Vendors simultaneously with the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same release discharge and acquit the Purchaser and the said entire First Floor Flat measuring 2071.08 Sq. ft. super built up area consisting or 4 (Four) Rooms, 1 (One) Bath Room, 1 (One) Kitchen, Open Terrace and Front and Rear Verandah and open Verandah with common areas including right to use the stair case, common entrance, common space, common sewerage, common drain, common water line, etc., as mentioned in Schedule "B" below together with proportionate undivided 1/ 2 share of land as mentioned in Schedule "A" below at Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata -700002, Police Station - Cossipore, which is morefully and particularly

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Anindam Ghosh
20/11/21

Shakuntala Toshniwal

described in the schedule "B" below the Vendors as owner do hereby grant convey sell transfer assign and assure unto and to-the Purchaser free from all encumbrances ALL THAT Entire First Floor Flat measuring 2071.08 Sq.ft. super built up area consisting of 4 (Four) Rooms, 1 (One) Bath Room, 1 (One) Kitchen, Open Terrace and Front and Rear Verandah and open Verandah with common areas including right to use the stair case, common entrance, common space, common sewerage, common drain, common water line, etc., as mentioned in Schedule "B" below together with proportionate undivided 1/2 share of land as mentioned in Schedule "A" below at Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata -700002, Police Station - Cossipore which is morefully and particularly described in the schedule" B" below TOGETHER WITH the proportionate share of Ownership of land thereunto morefully and particularly mentioned and described in the Schedule "B" hereunder written and shown in the annexed plan hereto and hereinafter referred to as the Said Flat free from all encumbrances, charges, K.M.C. taxes & CESC bills and equities whatsoever and more fully described in the Schedule "B" hereunder written and equal and the common right over and in respect of the common areas and common facilities hereunder written OR HOWSOEVER OTHERWISE the flat / apartment now are

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Partner.

Shakuntala Toshniwal.

or is hereto before was or more situated, bounded, called, known numbered, described, distinguished TOGETHER WITH common and amenities, right available in the Ground floor of the said premises TOGETHER WITH privileges rights, easements and quasi-easements, reservation and restriction are morefully contained applicable for sale and/ or transfer of a flat apartment in a residential building TO HAVE AND TO HOLD the said flat apartment hereby granted, sold, conveyed and transferred or expressed and intended as to be unto the use of the Purchaser its successors in office, and assigns and forever free from all encumbrances but nevertheless subject to the terms and conditions hereunder written AND the Vendor or any of their predecessor-in-title or executed knowingly so far as to the contrary. The Vendor now has good right, full power, absolute authority regarding the said flat and indefeasible title to grant, sell, convey and transfer, the said flat hereby granted, sold, conveyed and transferred or expressed or intended so to do so unto and to the use of the Purchaser or

its successor in office or administrators, representatives and assigns shall from, this day and may at all times hereafter peaceably and quietly and possess and enjoy the said flat and receive the rents, issues and profits thereof without any lawful eviction, interruptions, hindrances claims or demand

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Arindam Ghosh
Partner

Shakuntala Toshniwal

whatsoever from only the Vendor or any person or persons lawfully and equitably claiming from under or in trust from them or from or under any of their predecessor-in-title. AND further that the **VENDOR**, covenants with the Purchaser, to save harmless, indemnify and keep indemnified the **PURCHASER**, from or against all encumbrances, charges, K.M.C. taxes & CESC bills and equities whatsoever. AND the **VENDOR**, further covenants that She shall at the request and costs of the **PURCHASER**, assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said area and every part thereof in manner aforesaid according to the true intent and meaning of this deed. The Purchaser also agreed to bear the common expenses relating to enjoyment of the common portion in accordance with the proportionate share in respect of such common portions. The common portions and expenses relating thereto are described hereunder.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 6 (Six) Cottahs 11 (Eleven) Chittacks 20 (Twenty) Sq. ft. be the same a little more or less together with two storied brick-built

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Partner.

Shakuntala Tashniwal.

message, tenement, dwelling house containing bed rooms, verandah, bath rooms etc on each of the floor and common passage and two gates (one main gate and another south-east gate) and other easements and common rights appurtenant at the premises being Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata - 700002 Sub registry Office A.D.S.R. Cossipore, Dum Dum comprised in Kolkata Municipal Corporation Ward No. 1, Police Station - Cossipore, within the limits of Kolkata Municipal Corporation being butted and bounded in the manner follows :-

- ON THE NORTH : Partly Premises No. 22C, and Partly by Premises No. 22D, Gopal Chandra Chatterjee Road;
- ON THE SOUTH : By Gopal Chandra Chatterjee Road;
- ON THE EAST : By Premises No. 23, Chatterjee Road;
- ON THE WEST : By 12' ft. wide common passage running North West from Gopal Chandra Chatterjee Road.

Subsidiary Developers
Anindam Ghosh
Partner

Shakuntala Toshniwal

Together with all easements and common rights over and under the said common passage including the right to take electricity, water, waterways, sewers, drainage and other amenities through the common passage.

SCHEDULE "B" ABOVE REFERRED TO

(The Flat to be conveyed)

ALL THAT the entire First Floor Flat measuring 2071.08 Sq. ft. super built up area ^{20 years old, Corroent} consisting of 4 (Four) Rooms, 1 (One) Bath Room, 1 (One) Kitchen, Open Terrace and Front and Rear Verandah and open Verandah with common areas including right to use the stair case, common entrance, common space, common sewerage, common drain, common water line, etc., as mentioned in Schedule "B" below together with proportionate undivided 1/2 share of land as mentioned in Schedule "A" above at Premises No. 22E, Gopal Chandra Chatterjee Road, Kolkata -700002, Police Station - Cossipore including other common erections, fixtures, common sewerage, common drain, common. meter box, available and laying in the common spaces and areas etc., morefully delineated in the Map or Plan annexed hereto and Marked RED ink.

Unicon Developers

Arindam Ghosh
Partner.

Shakuntala Toshniwal.

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

WITNESS :

1. Shri Prakash Toshniwal
14-S, Samak Sarani,
Kolkata - 700080

Shakuntala Toshniwal.

SIGNATURE OF THE VENDOR

Pan No - ACKPT-5146J

2. Sandip Banerjee
100. S. S. Rd
Kolkata - 700030

Unicon Developers

Arindam Ghosh
Partner.

A

SIGNATURE OF THE PURCHASER

Pan No - AEMP-G-9748P.

Drafted by:

P. K. Dutta

P. K. Dutta
Advocate
12/2, Old Post Office Street
Kolkata - 700001.

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 35,00,000/- (Rupees Thirty Five Lakhs)** only as and by way of consideration money as per memo below:

<u>Name of the Bank</u>	<u>Branch</u>	<u>Cheque no</u>	<u>Date</u>	<u>Amount(Rs)</u>
Axis Bank	Dunlop	034113	07/04/2010	Rs-10,00,000/-
Axis Bank	Dunlop	111983	09/04/2010	Rs-5,00,000/-
Axis Bank	Dunlop	045601	07/08/2013	Rs-19,50,000/-
Cash			13/08/2013	Rs-50,000/-
				Total -----Rs-35,00,000/-

(Rupees Thirty Five Lakhs) only .

Witnesses:

1. Shw Prakash Toshniwal .
14-G, Samar Sarani
Kolkata- 700050

Shakuntala Toshniwal.
SIGNATURE OF THE VENDOR

2. Sandip Basu
100.S.S.Rd.
Kob-30

SPECIMEN FORM FOR TEN FINGERPRINTS



Arindam Ghosh

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



Sh. Anand

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



PHOTO

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



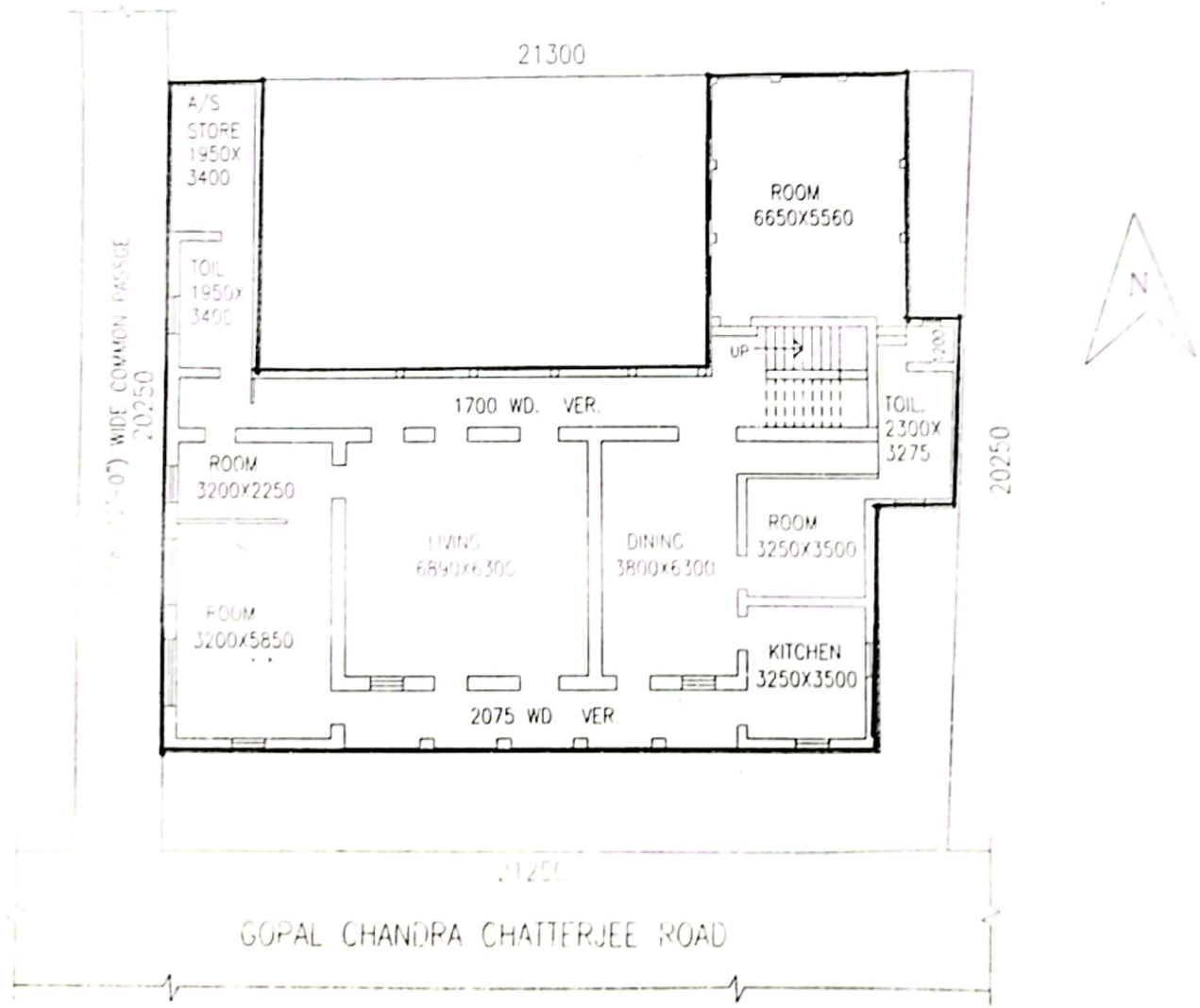
PHOTO

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

PLAN OF PREM. NO.- 22E, GOPAL CHANDRA
 CHATTERJEE ROAD, KOLKATA-700 002,
 PHASE-I, WARD - 1, SCALE-1:200, P.S.- COSSIPORE,
 UNDER THE KOLKATA MUNICIPAL CORPORATION.
 AREA OF LAND- 6K-11 CH.- 20 SFT.
 AREA MARKED BY COLOUR -
 EX. COV. AREA AT 1ST FL.(PUCCA) = 2071.08 SFT.

VENDOR: SHAKUNTALA TOSHNIWAL.

VENDEE: UNICON DEVELOPERS.



1ST FLOOR PLAN

Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

Office of the A.R.A. - II KOLKATA, District- Kolkata

Signature / LTI Sheet of Serial No. 11078 / 2013, Deed No. (Book - I , 11495/2013)

Name of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shakuntala Toshniwal 22 E, Gopal Chandra Chatterjee Road, Kol, District -Kolkata, WEST BENGAL, India, Pin :-700002	 13/08/2013	 LTI 13/08/2013	Shakuntala Toshniwal. 13-8-2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shakuntala Toshniwal Address -22 E, Gopal Chandra Chatterjee Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700002	Self	 13/08/2013	 LTI 13/08/2013	Shakuntala Toshniwal.
2	Arindam Ghosh Address -1/23, Fakir Ghosh Lane, Kol, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700035	Self	 13/08/2013	 LTI 13/08/2013	Arindam Ghosh.

Signature of Identifier of above Person(s)

Surajit Das
100, South Sinthee Road, Kol, District:-Kolkata, WEST
BENGAL, India, Pin :-700030

Signature of Identifier with Date

Surajit Das
13-08-13



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA

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

Endorsement For Deed Number : I - 11495 of 2013
(Serial No. 11078 of 2013 and Query No. 1902L000025879 of 2013)

On 13/08/2013

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. 55020.00/-, on 13/08/2013

(Under Article : A(1) = 54901/- ,E = 35/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 13/08/2013)

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.-49,91,303/-

Certified that the required stamp duty of this document is Rs.- 349441 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 344460/- is paid , by the draft number 238233, Draft Date 12/08/2013, Bank : State Bank of India, Bt Road Kolkata, received on 13/08/2013

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

Presented for registration at 12.56 hrs on :13/08/2013, at the Office of the A.R.A. - II KOLKATA by Smt Shakuntala Toshniwal ,Executant.

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

Execution is admitted on 13/08/2013 by

1. Smt Shakuntala Toshniwal, wife of Sri Shiv Prakash Toshniwal , 22 E, Gopal Chandra Chatterjee Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700002, By Caste Hindu, 3y Profession : Others
2. Sri Arindam Ghosh
Partner, M/s Unicon Developers, 100/2, B T Road, Room No 25, Ground Floor, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700090.
, By Profession : Business

Identified By Surajit Das, son of Swapan Das, 100, South Sinthee Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700030, By Caste: Hindu, By Profession: Business.



(Dulal chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

13/08/2013 14:17:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 11495 of 2013
(Serial No. 11078 of 2013 and Query No. 1902L000025879 of 2013)

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



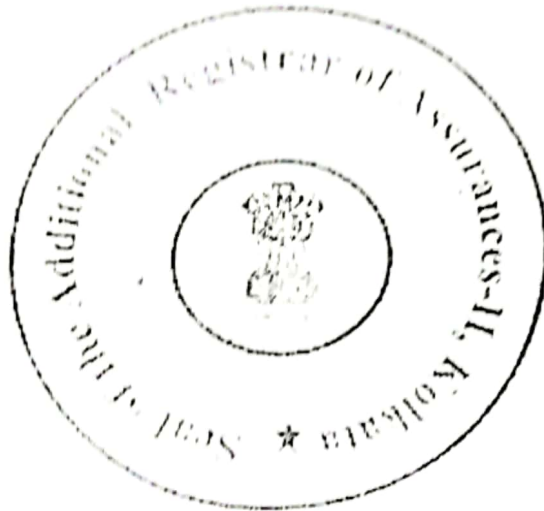
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13/08/2013 14:17:00

EndorsementPage 2 of 2

State of Registration under section 60 and Rule 69.

Registered in Book - I
D Volume number 34
Page from 2328 to 2356
being No 11495 for the year 2013.



~~(Dulal chandra Saha) 14-August-2013~~
DDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal