

7918/11

(5)

08808



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

A 230582

৩৯১১/১১

নং. ১১৩৪৭৪/১১

৩৯১১/১১
১-৩০

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

Assistant Registrar
of Assurances-I, Kolkata

30. 9. 11

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 29th day
of September Two Thousand And Eleven (2011)

BETWEEN

Sold To.....
Name.....
Address.....
P.O. *Singh*
C.M.M's Court,
2, Bankshall Street, Kol-1
28 SEP 2011

134315

B.I. Steel worth per *20 & 0.5*
1/2, 20 0.5

~~Licensed Stamp Vendor
C. M. M's Court
2, Bankshall St, Kol-1~~

[Signature]
29⁹/₂₀₁₁

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011

Identified by me
Arum Kr. Pan
Adv.



/s TRIBHUBAN CONSTRUCTION PRIVATE LIMITED, a company incorporated under the Company's Act 1956 represented by its Director SRI KIRAN CHAND JAIN, son of Bhairu Dhan Jain, by faith Hindu, by Occupation Business, residing at 158, Lenin Sarani, Police Station Taltala, Kolkata - 700013, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the ONE PART

A N D

(1) M/S. BI STEELWORTH PRIVATE LIMITED, a company incorporated under the Companies Act, having its Registered office at 1/2, Lord Sinha Road, 6th Floor, Police Station Shakespeare Sarani, Kolkata - 700071, (2) M/S. CREATIVE SOLUTIONS PRIVATE LIMITED, a Company incorporated under the Companies act, 1956, having its registered Office at ½, Lord Sinha Road, 6th Floor, Kolkata - 700071, (3) RAVI CHURIWALA son of Sri Bajrang Lal Churiwala, by faith Hindu, by Occupation Business, residing at 101, Southern Avenue, Kolkata - 700029, A Director of both the Company and (4) MRS. NISHI CHURIWALA, wife of Sri Ravi Churiwala, by faith

Ravi Churiwala

both (1) & (2)

Kiran Chand Jain

[Handwritten mark]

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011



Hindu, by Occupation Business residing at 101, Southern Avenue, Kolkata - 700029 hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors in office and heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the Vendor purchased a piece of bastu land measuring 8 (Eight) Cottah 3 (Three) Chittaks 0 Sq.ft. together with 1000 Sq.ft. room of asbestos shed lying and situated at Mouza Barhans Fartabad, Police Station Sonarpur, District South 24-Parganas as fully and specifically described in the Schedule below and delineated in the Plan annexed from (1) Sri Pijush Kanti Dey Sarkar, (2) Sri Tushar Kanti Dey Sarkar (3) Sri Mrinal Kanti Dey Sarkar (4) Sri Tarun Kanti Dey Sarkar, (5) Sri Prosun Kanti Dey Sarkar, all sons of Late Gopal Chandra Dey Sarkar, of Barhans Fartabad, Police Station Sonarpur, District 24-Parganas (South) hereinafter collectively referred to as the previous landowners, duly registered on 27th June 2007 in the Office of the Additional District Sub-Registrar Sonarpur, in Book No. I, Volume No. 125, Page ns. 335 to 346, Being No. 6315, for the year 2007

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011



AND WHEREAS thereafter purchasing the aforementioned land from the previous landowners, the Vendor got his name mutated in the records of appropriate authority and started paying the taxes as assessed by the said Authority and thus became the absolute owner of the said property.

AND WHEREAS the Vendor being in need of money is desirous of selling $7/8^{\text{th}}$ undivided share of the total aforementioned land measuring 8 (Eight) Cottah 3 (Three) Chittaks land as mentioned above being equal to 7 cottahs 2 Chittaks 28 sft more or less as fully and specifically described in the Schedule below.

AND WHEREAS the Purchasers having come to know the intention of the Vendor have contacted with the Vendor and examined all documents relating to the said property and expressed their willingness to purchase the same at a consolidated price of Rs. 28,71,000/- (Rupees Twenty Eight Lakh Seventy One Thousand) only.

AND WHEREAS the Vendor considering the said price being reasonable one as per present market trend and has agreed to

Additional Registrar
of Assurances-1, Kolkata
29 SEP 2011



sell the property to the said purchasers at the said price in terms and conditions hereunder contained.

NOW THIS DEED WITNESSES AS FOLLOWS :

In pursuance of the said agreement and in consideration of the said sum of Rs. 28,71,000/- (Rupees Twenty Eight Lakh Seventy One Thousand) only paid by the said Purchasers to the Vendor being full and final payment of the price of the property here to be sold, (the receipt of which the Vendor admits and acknowledges) the Vendor hereby transfer by way of Sale **ALL THAT** the property being Bastu land as fully described in the Schedule below to the Said Purchasers absolutely and free from all encumbrances, trusts, attachments charges whatsoever.

THE VENDOR HEREBY COVENANT WITH THE Said PURCHASERS AS FOLLOWS :

1. The Vendor from this day onward shall cease to be the lawful owner of the property as Scheduled below including all claims and easement rights and demand whatsoever of the Vendor into and upon the said property or any or every part thereof.
2. The Vendor has not at any time heretobefore done or executed or knowingly suffered or been party or parties to any act deed or thing whatsoever or by reasons whereof the subject property may be encumbered or be affected in any manner

✓
Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011



whatsoever whereby the Vendor is prevented from assigning his property as Scheduled below in the manner as aforesaid.

3. The Said Purchasers shall and may at all material time hereafter peaceably and quietly possess and enjoy the said Scheduled property hereby transferred and every part thereof and receive the rents issues and profits thereof without any lawful eviction hindrances interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him.

4. The Said Purchasers shall have power to mortgage lease or otherwise dispose of all or any part of the property hereby transferred with all the powers as an absolute owner.

5. The Vendor hereby declares that his interest in the property as aforesaid has not been previously sold, leased, mortgaged and there is no charge or lien. There is no case or suit or proceeding pending before any Court of law in respect of the subject property and is in no way encumbered.

6. The Vendor shall and will from time to time and at all material time hereafter at the request and cost of the Said Purchasers do and execute or cause to be done or executed all such acts and deeds and things whatsoever for further better and

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011



more perfectly assuring the subject property and every part thereof unto and to the use of the Said Purchasers according to the true intent and meaning of this Deed.

7. The Vendor at all material times hereafter shall indemnify and keep indemnified the Said Purchasers, their heirs, executors, administrators, representatives and assigns against any loss damage, costs, charge and expenses, if any suffered by reason of or any defect in the title of the Vendor or any breach of the covenants herein contained.

8. The Vendor shall support any application made by the Said Purchasers for mutation of the subject property hereby sold and shall at the cost of the person requiring the same to do all that he may be required to do for obtaining mutation in favourr of the Said Purchasers.

9. The Vendor has not concealed or suppressed any material defect in the title.

10. The Vendor simultaneously with the execution of these presents shall handover to the Said Purchasers all papers, documents, writing in original as the case may be relating to the property hereby sold.

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011



SCHEDULE ABOVE REFERRED TO

ALL THAT undivided 7/8th share i.e. 7 Cottahs 2 Chittaks 28 Sq.ft. more or less of the total piece or parcel of bastu land measuring 8 (Eight) Cottahs 3(Three) Chittaks be the same a little more or less together with 1000 Sq.ft. ^{For Residential} asbestos shed together with all easement rights rooms under R. S. & C. S. Dag No.3171 & 3173, under R. S. Khatian No. 152, within Mouza Barhans Fartabad, J. L. No. 47, R. S. No. 7, Touzi No. 129, Police Station Sonarpur, District South 24-Parganas under jurisdiction of Rajapur Sonarpur Municipality office Ward No. 26, Holding No. 340, under Sub-Registration Office ADSR Sonarpur, South 24-Parganas The said land demarcated by Red Border line with attached plan mark by Red Colour and boundary. Plan shall be part as same as original. Proportionate yearly rent is payable to the Collector 24-Parganas (South), in favour of Government of West Bengal which is butted and bounded as follows :

ON THE NORTH : By 15 ft. Wide Road and R. S. Dag No. 3172;

ON THE SOUTH : By R. S. Dag No. 3518, & 3177 , 3178

ON THE WEST : By Eastern Metropolitan Bye Pass; (50' road.)

ON THE EAST : By R. S. Dag No. 3174, 3175 and 3189.

Rishom Choudhury Jeem

Ran Chinnala

Rishom Choudhury Jeem

W

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011




IN WITNESS WHEREOF the Parties hereto have set and subscribed their hands on the day, month and year first above written.

WITNESSES:

1) Madam Halder
1/2, Lord Sinha Road
Kolkata - 700071

2) Arun K. Pan
Adv.
C. M. M. Court
K.M. - 1

Drafted by :


(Mr. Bhusan Butta)
Advocate
CMM's Court, Kolkata.

Typed by me.

(S. Mukherjee)
12/2, Old Post Office Street
Kolkata - 700001.

TRIBHUWAN CONSTRUCTION PVT. LTD.

Rizom Chand Jain ✓
Director

AAACT 99582

SIGNATURE OF THE VENDOR

STEELWORTH PVT. LTD.

Ravi Churnivala
Director

ALNPC 9998C

Nishi Churnivala

AVYPS 6754P

SIGNATURE OF THE PURCHASER

CREATIVE SOLUTIONS PVT. LTD.

Ravi Churnivala

ad for self

Ravi Churnivala

THE INSURANCE ACT, 1938

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011



MEMO OF CONSIDERATION

RECEIVED from the within mentioned purchaser a sum of Rs. 28,71,000/- (Rupees Twenty Eight Lakh Seventy One Thousand) only towards the full payment of the price of the land hereto and in there presents in the following manner :

Cheque No.	Date	Name of Bank	Amount(Rs.)
551904	28/09/11	B.O.B	7,17,750.00
476915	28/09/11	City Bank	7,17,750.00
508664	28/09/11	B.O.B.	7,17,750.00
555466	28/09/11	B.O.B.	7,17,750.00
Total			Rs. 28,71,000.00

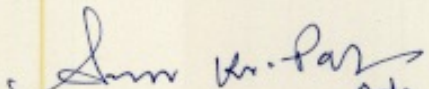
(Rupees) only

WITNESSES :

1. Madan Halder

TRIBHUWAN CONSTRUCTION PVT. LTD.
Rizcom Chandel

(SIGNATURE OF THE VENDOR) Director

2. 
Ashu

THE BANK OF INDIA

d

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011



SPECIMEN FORM FOR TEN FINGER PRINTS

Name / Status



Signature

TOSHIMAN CONSTRUCTION PVT. LTD.
Personnel Department

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Name / Status



Signature

Ravi Chinnivale

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Name / Status

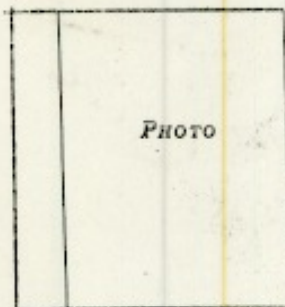


Signature

Nishi Chinnivale

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Name / Status



Signature

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

DATE

18/09/2011

175

U

Additional Registrar
of Assurances-I, Kolkata
29 SEP 2011









Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07918 / 2011

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ravi Churiwala			Ravi Churiwala 29/9/2011

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

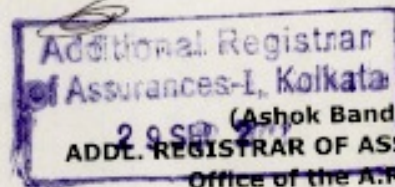
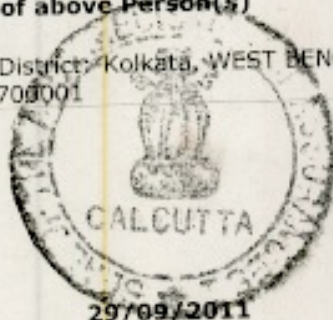
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kiran Chand Jain Address -158, Lenin Sarani, Kolkata, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013	Self		 LTI	Kiran Chand Jain 29/09/2011
2	Ravi Churiwala Address -101, Southern Avenue, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029	Self		 LTI	Ravi Churiwala 29/09/2011
3	Ravi Churiwala Address -101, Southern Avenue, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029	Self			Ravi Churiwala
4	Nishi Churiwala Address -101, Southern Avenue, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029	Self		 LTI	Nishi Churiwala 29/09/2011

Name of Identifier of above Person(s)

Arun Kr Pal
High Court, Kolkata, District: Kolkata, WEST BENGAL,
India, P.O. :- Pin :-700001

Signature of Identifier with Date

Arun Kr. Pal
29/9/11



ADDE. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA

Faint handwritten text, possibly a name or address.

Faint handwritten text, possibly a name or address.

Faint handwritten text, possibly a name or address.

Faint handwritten text, possibly a name or address.

Faint handwritten text, possibly a name or address.

Faint handwritten text, possibly a name or address.

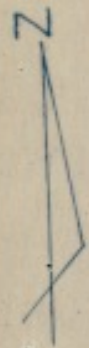
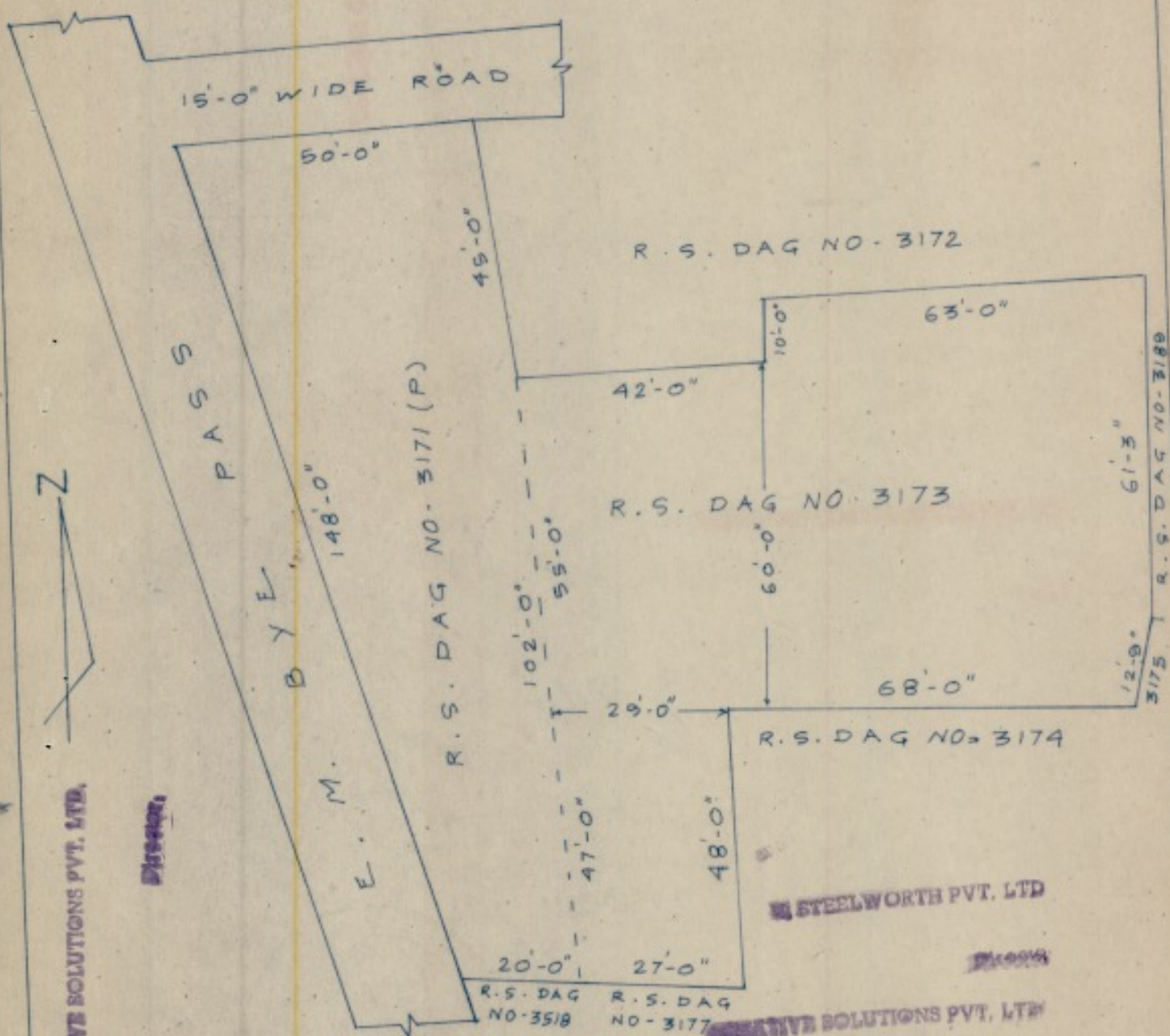
RECEIVED
GENERAL INVESTIGATION
DEPARTMENT
NO. 1202



SITE PLAN OF LAND AT MOUZA - BARHANSH-FARTABAD.
R.S & C.S. DAG NO - 3173 & 3171(P). J.L. NO-47, C.S. KHATIAN
NO-152 & 677, WARD NO-26, UNDER RAJPUR-SONARPUR
MUNICIPALITY, P.S - SONARPUR, DIST-24 PGS (S).

SCALE :- 1" = 25'-0"

SOLD AREA OF LAND
UNDIVIDED 7/8 SHARE = 7K-2CH-285FT
MORE OR LESS OUT OF BK-3 CH.



CREATIVE SOLUTIONS PVT. LTD.

Director

STEELWORTH PVT. LTD

CREATIVE SOLUTIONS PVT. LTD

TRIPURBAN CONSTRUCTION PVT. LTD.

Ram Chandra Jain
Director

SIG. OF VENDOR

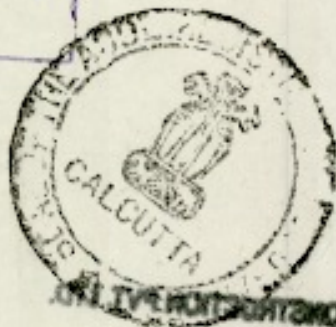
Ram Chandra Jain
Mishi Chandra Jain

SIG. OF PURCHASER

✓

Additional Registrar
of Assurances-I, Kolkata

29 SEP 2011



Director



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

Endorsement For Deed Number : I - 08808 of 2011
(Serial No. 07918 of 2011)

On

Payment of Fees:

On 29/09/2011

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.-3874445/-

Certified that the required stamp duty of this document is Rs.- 271231 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

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

Presented for registration at 13.30 hrs on :29/09/2011, at the Office of the A.R.A.-I KOLKATA by Ravi Churiwala , one of the Claimants.

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

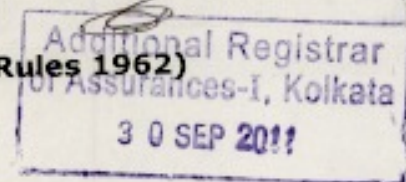
Execution is admitted on 29/09/2011 by

1. Kiran Chand Jain
Director, Tribhuban Construction Pvt Ltd, 158, Lenin Sarani, Kolkata, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
, By Profession : Business
2. Ravi Churiwala, son of Bajranj Churiwala , 101, Southern Avenue, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 , By Caste Hindu, By Profession : Business
3. Ravi Churiwala
Director, B I Steelworth Pvt Ltd, 1/2, Lord Sinha Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
Director, Creative Solutions Pvt Ltd, 1/2, Lord Sinha Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
, By Profession : Others
4. Nishi Churiwala, wife of Ravi Churiwala , 101, Southern Avenue, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 , By Caste Hindu, By Profession : Business
Identified By Arun Kr Pal, son of . . , High Court, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

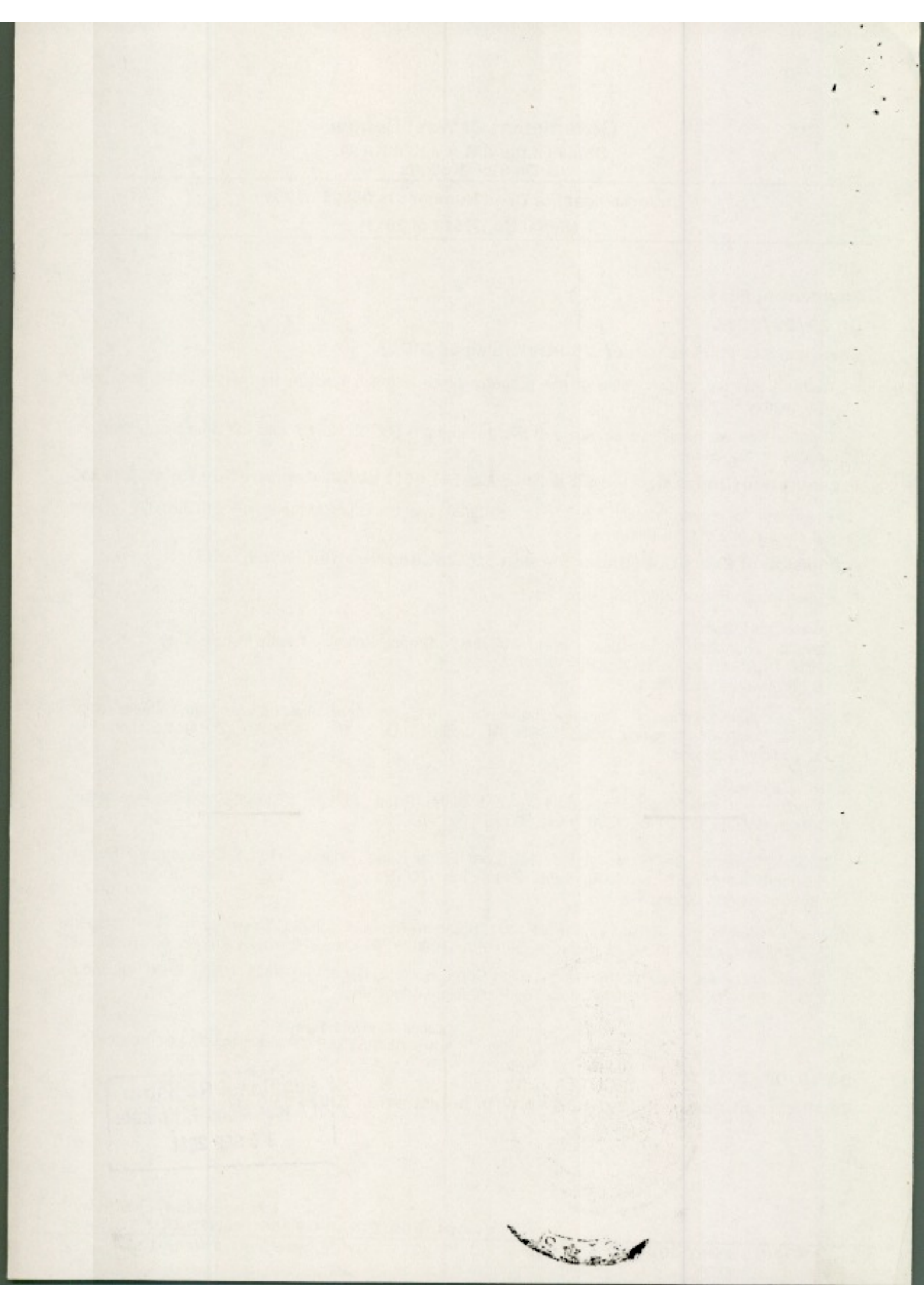
(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 30/09/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)



(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





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

Endorsement For Deed Number : I - 08808 of 2011
(Serial No. 07918 of 2011)

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. 42712/-, on 30/09/2011

(Under Article : A(1) = 42614/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/09/2011)

Deficit stamp duty

Deficit stamp duty

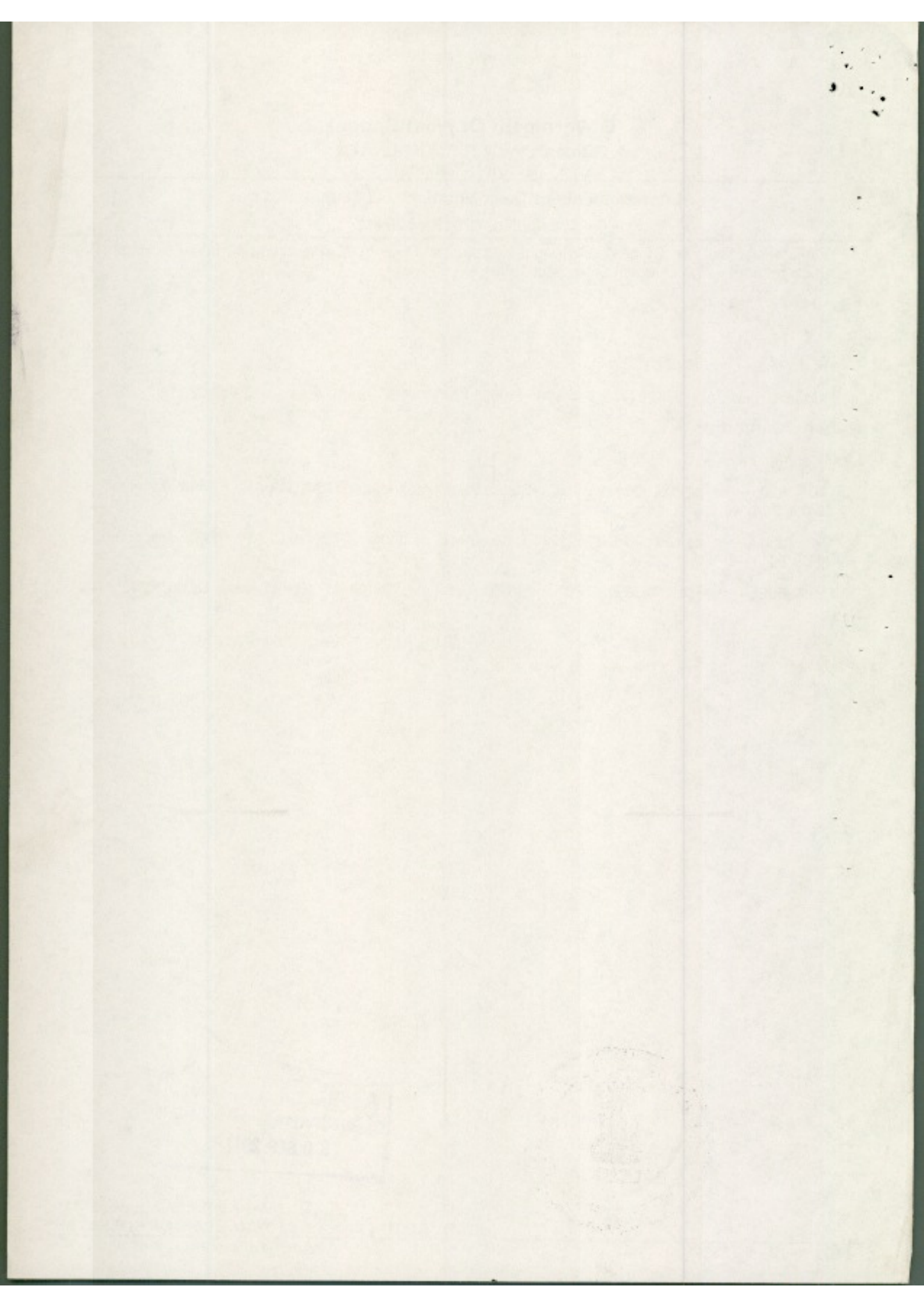
1. Rs. 35206/- is paid 24596429/09/2011 State Bank of India, TRIANGULAR PARK, received on 30/09/2011
2. Rs. 35000/- is paid 24596529/09/2011 State Bank of India, TRIANGULAR PARK, received on 30/09/2011
3. Rs. 196025/- is paid 67216528/09/2011 State Bank of India, GOKHALE ROAD, received on 30/09/2011

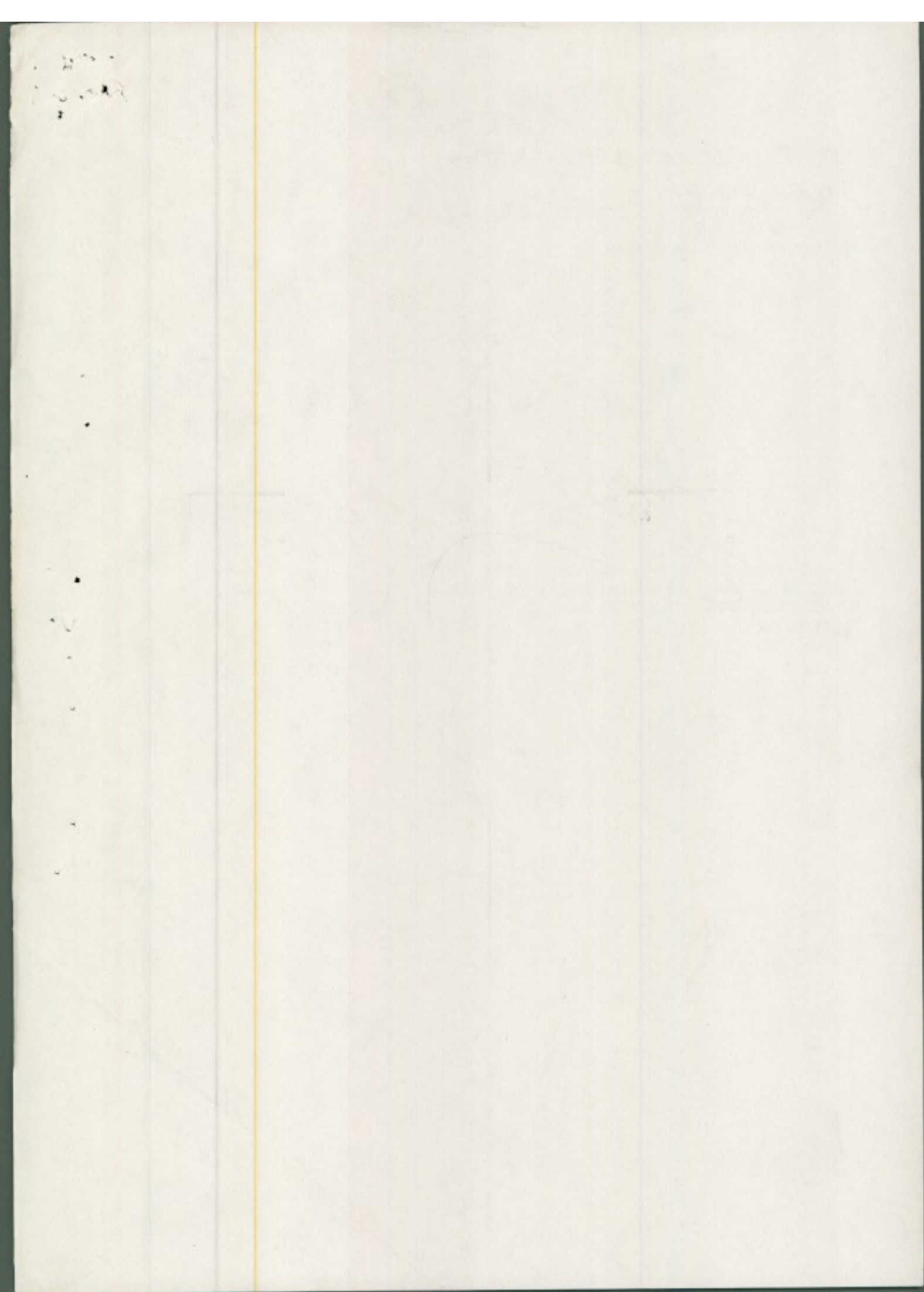
(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Additional Registrar
of Assurances-I, Kolkata
30 SEP 2011

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 7551 to 7567
being No 08808 for the year 2011.



(Sadhan Chandra Das) 19-October-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal