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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12/09/10
1053/08
M.V. 459, 13, 5301

B 011942



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.

Additional Registrar
of Assam, Guwahati
20-5-11

Rs. Ruby prabhat
893630
8-3-08
29/2011

(1)
CONVEYANCE

THIS DEED OF CONVEYANCE made this the 10th day of March 2008
BETWEEN SRI PRABJOT SINGH, son of Late Gurudayal Singh, an adult Indian
citizen, presently residing at 777/1, Harnek Nagar, Mullanpur Dakha Mandi, District -

Prabjot Singh

Kulwant Singh

Paper No. 911 Bosepukur Rd K 42

De

Alipore Police Court
Booth 24 P.S. Kolar

1714-510
1715-510
1110

Presented For Registration
at Kolkata Registration Office
on days of

Kulwant Singh



4810

CREW CONCEPTS LIMITED

Kulwant Singh

Dyces



4811

Prabhat Singh

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

Subscribed by me
Paper No. Advertiser
31 A Bosepukur Road
KOL-42



ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 011943

(2)

Ludhiana, Punjab, hereinafter called and referred to as 'VENDOR' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE

Rudhraj Singh

Rudhraj Singh

Alipore Kar 10/11
9/11 Base Police, Bd 10-41
G.L.

Des
Stamp Vendor
Alipore Police Court
North 24 Psa. Kol-41



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ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 011943

(2)

Ludhiana, Punjab, hereinafter called and referred to as 'VENDOR' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE

Prabjit Singh

Kulwant Singh

No. 1715 09/3/08
To: Mr. Kar. Pol.
At: 91A DSC Jubin Rd K-42

Des
Stamp Vendor
Alipore Police Court
South 24 P.S. Kolkata



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

PART AND GREWAL CONCEPTS PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, having its registered office at 3D, Dr. Girindra Sekhar Bose Road, Police Station -- Kasba, Kolkata -- 700 039, hereinafter called and referred to as 'PURCHASER' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the OTHER PART.

WHEREAS :-

1. One Netye Chandra Mandal, since deceased, by virtue of a conveyance dated 14th June 1918, registered at the office of the Registrar of Assurances, Calcutta, in Book No. 1, Volume No. 5, Pages 252 to 267, being No. 2526, for the year 1918 and also by virtue of another Bengali Sale Deed dated 13th Aswin 1326 B.S. duly registered at Calcutta Registration Office in Book No. 1, Volume No. 150, Pages 119 to 126, being No. 5116, for the year 1919 purchased various plots of land, comprised in C.S. Dag No. 348 and 349, under Khatian No. 1271, Mouza Kasba, J.L. No. 13, Touzi No. 340-342, Police Station Then Tollygunge now Kasba, District -- then 24 Parganas now South 24 Parganas, mentioned in the said Conveyance and Bengali Sale deed from Aleck Apar, Sm. Azimannessa Bibi, Sm. Saburennessa Bibi and others.
2. Said Netye Chandra Mandal thereafter obtained a mourasi Mekarari Patta from the superior landlord Kishori Mohon Bandopadhyay and others by a Deed dated 22nd March, 1920, registered in Calcutta Registration Office of Calcutta in Book No. 1, Volume No. 63, Pages 64 to 67, being No. 1654 for the year 1920 in respect of the aforesaid various plots of land comprised in C.S. Dag No. 348 and 349, under Khatian No. 1271, Mouza -- Kasba, J.L. No. 13, Touzi No. 340-342, Police Station Then Tollygunge now Kasba, District -- then 24 Parganas now South 24 Parganas, purchased by him by virtue of the aforesaid Conveyance and Sale Deed.
3. The said Dag No. 348, 349 were comprised in then Premises No. 1, Bediadanga Road, subsequently re-numbered as Premises No. 3, Bediadanga Road under the then Municipality known as Tollygunge Municipality and subsequently came under the limits of the then Corporation of Calcutta which is now known as the Kolkata Municipal Corporation.
4. Netya Chandra Mondal, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate in the year of 1950 leaving behind him, surviving him, his two sons namely Kanak Bhusan Mondal and Sashi Bhusan Mondal as his heirs and legal representatives.

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

5. Accordingly by virtue of inheritance under the Hindu Succession Act said Kanak Bhusan Mondal and Sashi Bhusan Mondal became the joint owners having undivided equal $\frac{1}{2}$ (half) share in the property at 3, Dr. Girindra Sekhar Bose Road, Kolkata - 700 039 along with other properties of late Netya Chandra Mondal.
6. Kanak Bhusan Mondal, a Hindu governed by the Dayabhaga School of Hindu Law, during his enjoyment of the said property at 3, Dr. Girindra Sekhar Bose Road, Kolkata - 700 039, as one of the Co-owners, also died intestate leaving behind him surviving him, his four sons namely Nirmal Chandra Mondal, Amal Chandra Mondal, Shyamal Chandra Mondal and Malay Chandra Mondal and his wife Smt. Protiva Sundari Mondal as his heirs, heiress and legal representatives.
7. By a deed of settlement dated 1st September, 1969 made between Sashi Bhusan Mondal as settlor and Barun Chandra Mondal and Smt. Dipty Roy as trustees and registered in the office of Sub-Registrar at Alipore, in Book No. 1, Volume No. 91, Pages 76 to 84, Being No. 4656 for the year 1969. Sashi Bhusan Mondal transferred his undivided half share in property at Premises No. 3, Dr. Girindra Sekhar Bose Road, Police Station - Kasba, Kolkata - 700 039 to the said Trustees to be held by them upon trusts therein mentioned. It was, inter alia, provided that it should be lawful for the trustees to sell the trust property or any part thereof with the consent of said Barun Chandra Mondal and Smt. Dipty Roy.
8. In the Year of 1973, Barun Chandra Mondal, one of the trustees, refused to act as trustee and as a result he executed a Deed of Discharge of trusteeship, dated 7th November 1973 in favour of Smt. Dipty Roy. The same was registered in the office of the Sub-Registrar at Alipore in Book No. 1, Volume No. 119, Pages 33 to 38, being Deed No. 5043, for the year 1973. Under the said Deed of Discharge and relinquishment, said Barun Chandra Mondal discharged his trusteeship and relinquished his each and every right acquired through the said Deed of Settlement, including his right to consent to sell the trust property, in favour of Smt. Dipty Roy.
9. In the above circumstances aforesaid Nirmal Chandra Mondal, Amal Chandra Mondal, Shyamal Chandra Mondal and Malay Chandra Mondal and Smt. Protiva Sundari Mondal and Smt. Dipty Roy became entitled to sell the said Premises No. 3, Dr. Girindra Sekhar Bose Road, Kolkata - 700 039.
10. By virtue of a Deed of Conveyance dated 23rd April 1974, registered in the office of Sub-Registrar of Alipore at Alipore in Book No. 1, being Deed No. 2863, for the year 1974, said Nirmal Chandra Mondal, Amal Chandra Mondal, Shyamal



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Chandra Mondal, Malay Chandra Mondal, Smt. Protiva Sundari Mondal and Smt. Dipty Roy sold, conveyed and transferred a tenanted portion with dilapidated tin roofed structure thereon from the north east side of the said Premises No. 3, Dr. Girindra Sekhar Bose Road, Kolkata 700 039, measuring about 18 (eighteen) Cottahs and 14 (fourteen) Chitaks to Sardar Bachan Singh, son of Jogendra Singh and Smt. Bhagwan Kaur, wife of Sardar Bachan Singh, then residing at 10-D, Garcha 2nd Lane, Calcutta- 700 019 and the said portion was subsequently re-numbered as 3F, Dr. Girindra Sekhar Bose Road, Kolkata - 700 039, hereinafter called "PREMISES", more fully described in the **FIRST SCHEDULE**, hereto.

11. In the above referred circumstances said Sardar Bachan Singh, since deceased and Smt. Bhagwan Kaur, since deceased became the joint owners of the said Premises and during their peaceful enjoyment of the said Premises, put up some temporary structures having brick built walls with tin and asbestos shade thereon, measuring about 3000 (three thousand) Square feet, be the same or a little more or less for the purpose of let out them on tenancy and accordingly put Sri. Jhantoo Sharma, Sri. Kanwar Sain Varma, Sri. Bhikari Shaw and Sri. J.S. Matharu, as tenants in the said Premises, who are still in possession of their respective tenanted structure as tenant and the detail of those tenancy is more fully described in the **THIRD SCHEDULE** hereunder written.
12. Said Sardar Bachan Singh during his peaceful use, and enjoyment of the said Premises with Smt. Bhagwan Kaur, his wife, died after executing his last Will and testament, dated 17-02-1981, by which he bequeathed his undivided undemarcated $\frac{1}{2}$ (one half share) share in the said Premises including the proportionate share in said structure in favour of his wife Smt. Bhagwan Kaur and the Letter of Administration in respect of the said Last Will and testament has been duly granted by the Learned District Delegate, Alipore in Case No. 385/1996 (L.A.) under Act 39 and accordingly said Smt. Bhagwan Kaur became the sole and absolute owner of the said Premises.
13. Said Smt. Bhagwan Kaur, since deceased during her peaceful use and enjoyment of the said Premises also died after executing her last Will and testament, dated 13-08-2001, by which she bequeathed the said Premises in favour of her three grand sons namely Sri. Kulwant Singh, Sri. Inderjit Singh and Sri. Prabjot Singh, the Vendor herein and the Probate of the said Last Will and testament has been duly granted by the Learned District Delegate, Alipore in Case No. 159 of 2002 (P) under Act 39 and accordingly said Sri. Kulwant Singh, Sri. Inderjit Singh and



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

Sri Prabjot Singh, the Vendor herein have become the co-owners of the said Premises.

14. Subsequently by virtue of a Deed of Exchange, registered at the office of the Additional Registrar of Assurances - I, in Book No. I, being No. 2556, for the year 2004, said Sri Kulwant Sing has exchanged his undivided 1/3rd share of the said Premises with undivided 1/3 share of Sri Harneck Singh at other Premises having Municipal premises No. 3D, Dr. Girindra Sekhar Bose Road and made himself out of the said premises making said Sri. Harneck Singh as one of the co-owners of the said Premises having undivided 1/3rd share in the said premises.
15. In the above referred circumstances said Sri. Prabjot Singh, the Vendor herein has become the owner of undivided proportionate 1/3rd share in the said Premises, measuring about 6 Cottahs 4 Chitaks 30 Square feet of undivided share of land, be the same or a little more or less of the said Premises and 1000 square feet of undivided share in the structures thereon, be the same or a little more or less, hereinafter called "SAID UNDIVIDED SHARE", the subject matter of this Conveyance and described in the SECOND SCHEDULE hereto and has started enjoying the same freely, peacefully and absolutely along with all the rights and privileges.
16. The Vendor herein, being living far away from the said Premises and being busy in his business activities as well as for his urgent need of money for his family is desirous of disposing of his Said Undivided Share in the said Premises and has agreed to sale, convey and transfer the same to the Purchaser herein for a consideration of Rs.5,00,000/- (Rupees five lakh) only.
17. Pursuant to and furtherance of the said agreement, the Vendor is executing and registering this Conveyance of the Said Undivided Share to and in favour of the Purchaser herein, free from all encumbrances, along with all rights, privileges, easement rights and quasi easement rights.

NOW THIS INDENTURE, WITNESSETH THAT :-

- I. In pursuance of the said agreement and in consideration of Rs.5,00,000/- (Rupees five lakh) only paid by the Purchaser to the Vendor herein (the receipt whereof the said Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge) the Vendor doth hereby grant, sell, convey, transfer assign and assure unto the Purchaser the Said Undivided Share absolutely and forever being **ALL THAT** the Said Undivided Share, more fully and particularly described in the SECOND SCHEDULE hereunder written **TOGETHER WITH** all

Prabjot Singh

Rubant Singh



[Signature]
ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

easement right and other rights and **FURTHER TOGETHER WITH** the rights, properties, benefits and obligations appurtenant thereto **FURTHER TOGETHER WITH** all drains, ways, paths, passages, fences, water, water courses, trees, bushes, crops, advantages of ancient and other rights, lights, liberties, privileges, easements and appurtenances whatsoever belonging to or in any way appertaining thereto or in any part thereof, usually held, used, occupied, accepted, enjoyed reputed to belonging to or to be appurtenant thereto of which the same or any part thereof now are or is or at any time or times heretofore were or was held, used, occupied and enjoyed or reputed to belong to or be appurtenant thereto and all the legal incidents thereof **AND** all the estate, right, title, interest and property whatsoever both at law and in equity of the Vendor unto and upon the Said Undivided Share or any part thereof **TOGETHER WITH** the deeds, pattahs and muniments of title whatsoever in any ways relating to or concerning the Said Undivided Share or any part thereof which now are or hereafter shall or may be in possession, power or control of the Vendor or any person or persons from whom the vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the SAID UNDIVIDED SHARE and every part thereof hereby granted, sold, conveyed and/or transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

1. **THAT** notwithstanding any act, deed or thing whatsoever by the Vendor or his predecessors-in-interest done or executed or knowingly suffered to the contrary, the Vendor has full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
2. **THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Undivided Share or any part thereof hereby granted, sold, conveyed, transferred, assigned and assured, or expressed or intended so to be is encumbered or effected in title.
3. **THAT** the Purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the Said Undivided Share and every part thereof and proportionately receive and take proportionate rents, issues and profits thereof without any interruption, disturbances and/or hindrance whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming from or under or in trust of the vendor.

Per. of Court

W. D. ...



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NATIONAL ASSOCIATION
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- 4. THAT the Said Undivided Share and every part thereof or any part thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be is now free from mortgages, liens, leases, restrictive covenants, lispendens, uses, debaters or trusts made or suffered by the vendor or any person or persons lawfully or equitably claiming any estate or interest therein from under or in trust for the Vendor.
- 5. THAT the Said Undivided Share is absolutely acquitted, exonerated and released or otherwise and at the costs and expenses of the Vendor well and sufficiently indemnified of, from and against every and all manner of estate, charges, debts, attachments, lispendens, uses, debuttars and trusts whatsoever made or suffered by the Vendor or any person or persons lawfully and equitably claiming as aforesaid.
- 6. THAT the vendor or all person having or equitably claiming any interest whatsoever in the Said Undivided Share from under or in trust for the Vendor and or his predecessors-in-interest shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deed and things whatsoever for further and better and more perfectly assuring the Said Undivided Share and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

**FIRST SCHEDULE
(PREMISES)**

ALL THAT the Municipal Premises No. 3F, Dr. Girindra Sekhar Bose Road, Kolkata 700 039, admeasuring 18 Cottahs 14 Chitaks, be the same or a little more or less, consisting of old structures made of brick built walls with tin and asbestos shade thereon, measuring about 3000 Square feet, be the same or a little more or less, comprised in C.S. Dag No. 348 and 349, under Khatian No. 1271, Mouza Kasba, J.L. No. 15, Touzi No. 340-342, Police Station. Then Tollygunge now Kasba, District then 24 Parganas now South 24 Parganas and within the limit of the Municipal ward No. 67 of The Kolkata Municipal Corporation and butted and bounded as follows:

- ON THE NORTH :- By Municipal Road known as Dr. Girindra Sekhar Bose Road.
- ON THE SOUTH :- By Premises No.3, Dr. G. S. Bose Road.
- ON THE EAST :- By portion of Premises No.3, Dr. G. S. Bose Road.
- ON THE WEST :- Partly by 33 feet wide common passage and partly by 3, Dr. G. S. Bose Road.

Prabhjot Singh



ADDITIONAL REGISTRAR
INSURANCES-I, KOLKATA

**SECOND SCHEDULE
(SAID UNDIVIDED SHARE)**

ALL THAT the undivided proportionate 1/3rd share in the said Premises, more fully described in the **FIRST SCHEDULE** hereinabove written i.e. 1/3rd undivided share of the land of the said Premises, which is equivalent to 6 Cottahs 4 Chitaks 30 Square feet, be the same or a little more or less and the undivided proportionate 1/3rd share in the structures thereon, which is equivalent to 1000 square feet, be the same or a little more or less, together with the proportionate right, title and interest in the said Premises.

**THIRD SCHEDULE
(TENANTS)**

SL.NO.	NAME OF THE TENANT	AREA	RENT (PER MONTH)
1.	Sri. Jhantoo Sharma	750 sq. ft	Rs. 300.00
2.	Sri Kanwar Sain Varma	500 sq. ft	Rs. 250.00
3.	Sri. Bhikari Shaw	300 sq. ft	Rs. 150.00
4.	Sri. J.S. Matharu	500 sq. ft	Rs. 500.00

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

SIGNED, SEALED and DELIVERED by
the VENDOR at Kolkata in the presence of

Prabhat Singh

1. *Swapan Kar*
76/1 Rajdanga School Rd
Kolkata - 700 078

2. *Swapan Kar*
SI A, Dose Purani 12-10
no-42

SIGNED, SEALED and DELIVERED by
the PURCHASER at Kolkata in the
presence of :-

GREWAL CONCEPTS LTD.

Kulwant Singh

Director

1. *Swapan Kar*

2. *Swapan Kar*




ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

MEMO OF CONSIDERATION

RECEIVED from within named purchaser the within mentioned sum of consideration
Rs. 5,00,000/- (Rupees five lakh) only as per memo below :-

Sl. No.	Date	Draft No.	Bank	Amount (Rs.)
1.	09.03.2008	000475	HDFC Bank Ltd Ballygunge Branch	5,00,000.00

Total :- Rs. 5,00,000.00

(RUPEES FIVE LAKH) ONLY

WITNESSES :

1) *Gurpreet Kaur*

2) *Gagan Kaur*

Prabhat Singh
VENDOR

*drafted and prepared by me
at my office
Gagan Kaur, Adarsh
5/A, Bose Park Road
Kot-42*



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ADDITIONAL REGISTRAR OF
ASSURANCES-L KOLKATA



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

Endorsement For Deed Number : I - 02635 of 2011
(Serial No. 02875 of 2008)

On 10/03/2008

Payment of Fees:

Amount By Cash

Rs. 5580/-, on 10/03/2008

(Under Article : A(1) = 5489/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 10/03/2008)

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.-5413530/-

Certified that the required stamp duty of this document is Rs.- 378947 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 29120/- is paid, by the draft number 893630, Draft Date 08/03/2008, Bank Name STATE BANK OF INDIA, Ruby Park Br., received on 10/03/2008

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

Presented for registration at 12.10 hrs on :10/03/2008, at the Office of the A.R.A.-I KOLKATA by
Kulwant Singh, Claimant.

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

Execution is admitted on 10/03/2008 by

1. Prabjot Singh., son of Lt Gurudayal Singh , 777/1, Harnek Nagar, Mullianpur Dakha Mandi, Punjab, District:-Ludhiana, PUNJAB, India, P.O. :- , By Caste Hindu, By Profession : Others
2. Kulwant Singh,
Director, Grewal Concepts Pvt. Ltd., 3 D, Dr. G. S. Bose Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700039 .
By Profession : Others

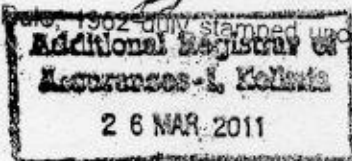
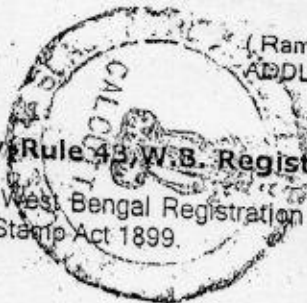
Identified By Tapan Kar, son of ... , 91 A, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste: Hindu, By Profession: Advocate.

(Ramananda Das)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 26/03/2011

Certificate of Admissibility(Rule 49, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.





ADDITIONAL REGISTRAR OF
ASSURANCES - KOLKATA