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Caution: This document is a deed of registration. The signature must also appear here, as set out at the bottom of the part of the document.

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7 SEP 2013

### DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made, effected, instrumented and/or executed at Kolkata on this 17<sup>th</sup> Day of September, Two Thousand Thirteen (2013) A.D.

BY AND BETWEEN

SRI RABI SHANKAR CHOUDHARY, son of Late Mahabir Prasad Choudhary, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at INC, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002, hereinafter called and referred to as the 'VENUEE' [which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns] of the ONE PART.

A N D

*Chimbor was to be sold*

SUTANUTI SHELTERS PVT. LTD., a Registered Company having its registered office at 41A, A. J. C. Bose Road, 4<sup>th</sup> Floor, Room No. 407, P.S. Park Street, Kolkata - 700 017, being PAN NO. AATCS5519C, the Company being represented by their Directors viz. - (1) SRI SHARAD KUMAR DROLIA, son of Sri Suresh Kumar Drolia, being PAN NO. ADTPD4721D, residing at 55/1, Narendra Nagar, 2<sup>nd</sup> Floor, Flat No. 6, Belgharia, P.S. Belgharia, Kolkata - 700 056, District 24-Parganas (North), (2) SRI BINQY KUMAR DROLIA, son of Late Brij Kumar Drolia, being PAN NO. ACQPD0120Q, residing at 55/1, Narendra Nagar, Belgharia, P.S. Belgharia, Kolkata - 700 056, District 24-Parganas (North) and (3) SRI BIRENDRA NATH GHOSH, son of Sri Sambhu Nath Ghosh, being PAN NO. ADNPG3274A, residing at 87/49, A. K. Mukherjee Road, P.O. Noapara, P.S. Baranagar, Kolkata - 700 090, District 24-Parganas (North), hereinafter called and referred to as the 'PURCHASERS' [which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns] of the OTHER PART.

WHEREAS One Bajrath Prasad Lal was owner in respect of a Plot of land measuring an area of 2 (Two) Cents at 13A, Gobinda Mondal Road, Kolkata - 700 002 and thereafter said Bajrath Prasad Lal sold transfer his right, title and interest to Khagenra Lal Saha 19<sup>th</sup> may, 1945 and Khagenra Lal Saha sold transfer his right, title and interest in favour of Smt. Arundha Saha wife of

Panchanan Saha on 24<sup>th</sup> July, 1961, by a Registered Deed of Conveyance - before the office at Sub-Registrar Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 74, Pages 105 to 108, Being No. 6085 for the year 1961.

AND WHEREAS said Smt. Ambika Saha mutated and separated her name in the record of Assessment department at Kolkata Municipal Corporation as recorded owner and Premises No. 13A, Gobinda Mondal Road to change Premises No. 13D, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002.

AND WHEREAS That said Smt. Ambika Saha sold, transfer her right, title and interest being Premises No. 13D, Gobinda Mondal Road measuring an area of 2 (Two) Cottah to Amarendra Nath Saha and Sourendra Nath Saha by a Registered Deed of Conveyance on 24<sup>th</sup> June, 1984 at Sub-Registrar Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 18, Pages 391 to 395, Being No. 3660 for the year 1984 and thereafter said Smt. Ambika Saha one Part and Amarendra Nath Saha & Others other part jointly executed a Deed of Declaration and Agreement for fresh site plan and Boundary and said Deed of Declaration and Agreement registered at Sub-Registrar Cossipore, Dum Dum and recorded in Book No. 1, Being No. 3669 for the year 1985.

AND WHEREAS that Amarendra Nath Saha and Sourendra Nath Saha sold, transfer, their right, title and interest over the said plot of land measuring 2 (Two) Cottah at 13D, Gobinda Mondal road, Kolkata - 700 002 to Smt. Premlate Choudhary, Smt. Sova Debi Choudhary and Smt. Suman Choudhary by a Registered Deed of Conveyance on 28<sup>th</sup> November, 1988 and said Deed was registered at A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 117, Pages 103 to 111, Being No. 5667 for the year 1988 and thereafter said Amarendra Nath Saha and Sourendra Nath Saha one Part and Premlate Choudhary, Sova Debi Choudhary and Smt. Suman Choudhary other part jointly executed a Deed of Declaration (Ghosarapatra) for correction of Premises No. 13A, Gobinda Mondal Road to change 13D, Gobinda Mondal Road in site plan Deed of Declaration

registered on 13<sup>th</sup> April, 1994 at A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 22, Pages 197 to 202, Being No. 933 for the year 1994.

AND WHEREAS that Smt. Ambika Saha sold, transfer her right, title and interest in another plot part of being Premises No. 13A, Gobinda Mondal Lane, measuring an area of 4 (Four) Cotah 3 (Three) Sq.ft. to Priya Ranja ; Neogi Bhasia, Ranjan Neogi and Ashis Ranjan Neogi by a Registered Deed of Conveyance and said deed was registered at A.D.S.R. Cossipore, Dum Dum on 26<sup>th</sup> September, 1984 and recorded in Book No. 1, Volume No. 48, Pages 421 to 430, Being No. 4768 for the year 1984 and thereafter said Smt. Ambika Saha one Part and Priya Ranjan Neogi & others other part jointly executed a Deed of Declaration and agreement for fresh site plan and said Deed of Declaration and agreement registered before the office of A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 55, Pages 17 to 22, Being No. 2770 for the year 1985.

AND WHEREAS that said Priya Ranjan Neogi and others restored and separated their names in the record of Assessment Department at Kolkata Municipal Corporation as recorded owners and Premises No. was change 13A, Gobinda Mondal Road to 13A/1C, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002.

AND WHEREAS that said Priya Ranjan Neogi and others was executed a Deed of Gift in favour of K.M.C. on 4<sup>th</sup> February 1998 and said Deed of Gift duly registered before the office of A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Being No. 556 for the year 1998 and thereafter said Deed of Gift was cancelled by said Priya Ranjan Neogi and others a Registered Deed of Cancellation on 30<sup>th</sup> February, 1998 and said Deed of Cancellation duly registered at A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Being No. 6866 for the year 1998.

AND WHEREAS That Priya Ranjan Neogi, Birwa Ranjan Neogi and Ashis Ranjan Neogi jointly sold, transfer their right, title and interest plot of land measuring 4 (Four) Cottah 3 (Three) Sq.ft. at Premises No. 11A/1C, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002 to Rabi Sankar Choudhary, Hari Sankar Choudhary and Mukesh Kumar Choudhary by a Registered Deed of Conveyance and said Deed was registered at A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 143, Pages 177 to 184, Being No. 6867 for the year 1998.

AND WHEREAS that Smt. Ambika Saha executed a Deed of Gift in another plot part of Premises No. 11A, Gobinda Mondal road, measuring an area of 2 (Two) Cottah 6 (Six) Chitak 17 (Seventeen) Sq.ft. in favour of Ashit Kumar Saha by a Registered Deed of Gift and said Deed was registered at Sub-Registrar Cossipore, Dum Dum on 13<sup>th</sup> December, 1984 and recorded in Book No. 1, Volume No. 55, Pages 265 to 274, Being No. 5558 for the year 1984 and thereafter said Ambika Saha one part and Ashit Kumar Saha other part executed a Deed of Declaration and agreement for final site plan and measurement and said Deed of Declaration and agreement registered before the office at Sub-Registrar Cossipore, Dum Dum on 14<sup>th</sup> August, 1985 and recorded in Book No. 1, being Deed No. 3700 for the year 1985 and after Deed of Declaration measurement of Plot of land was change 2 (Two) Cottah 6 (Six) Chitak 17 (Seventeen) Sq.ft. to 2 (Two) Cottah 1 (One) Chitak 3 (Three) Sq.ft. and thereafter another a Deed of Declaration and agreement were executed by both declarant Ambika Saha one Part and Ashit Kumar Saha another part and said declaration was made and registered on 22<sup>nd</sup> March, 1988 and declaration registered before the office of A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 29, Pages 201 to 205, being No. 1431 for the year 1988.

AND WHEREAS that said Ashit Kumar Saha sold, transfer, his right, title and interest said plot of land measuring 2 (Two) Cottah 1 (One) Chitak 3 (Three) Sq.ft. being Premises No. 11A, Gobinda Mondal Road, Kolkata - 700 002 to Smt. Premilata Choudhary, Smt. Sovya Debi Choudhary and Smt. Suman Debi

Choudhary by a Registered Deed of Conveyance on 38<sup>th</sup> March, 1990 and said Deed was registered before the office of A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 38, Pages 487 to 508, being No. 1648 for the year 1990.

AND WHEREAS that after purchased said Smt. Premlata Choudhary, Smt. Sona Devi Choudhary and Smt. Suman Devi Choudhary mutated their names in the record of Assessment Department at Kolkata Municipal Corporation as recorded owners in respect of Premises No. 13A, Gobinda Mondal Road, P.E. Cossipore, Kolkata - 700 002 measuring an area of 2 (Two) Cottah 1 (One) Chittak 3 (Three) sq.ft. be the same a little more or less.

AND WHEREAS That Smt. Anbika Saha sold, transfer her right, title and interest in another plot part of being Premises No. 13, Gobinda Mondal Road measuring an area of 5 (Five) Cottah 9 (Nine) Chittak to Smt. Meroka Ghosh, Chandana Samanta and Papiya Samanta by a Registered Deed of Conveyance on 17<sup>th</sup> August, 1984 and said Deed was registered in the office of Sub-Registrar Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 32, Pages 23 to 30, being No. 4324 for the year 1984.

AND WHEREAS that said Smt. Meroka Ghosh, Smt. Chandana Samanta and Smt. Papiya Samanta sold, transfer their right, title and interest measuring an area of 2 (two) Cottah out of 5 (Five) Cottah 9 (Nine) Chittaks being Premises No. 13A, Gobinda Mondal Road, to Smt. Kalpana Mondal, by a Registered Deed of Conveyance on 22<sup>nd</sup> November, 1985 and said Deed was registered at A.D.S.R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 23, Pages 487 to 496, being No. 4926 for the year 1985. And thereafter said Kalpana Mondal purchase an another part of plot of land measuring an area of 3 (Three) Chittak out of 3 (Three) Cottah 9 (Nine) Chittak part of Premises No. 13A, Gobinda Mondal Road, Kolkata - 700 002 from Smt. Meroka Ghosh, Smt. Chandana Samanta and Smt. Papiya Samanta by a Registered Deed of Conveyance on 9<sup>th</sup> December, 1985 and said Deed was Registered before the office A.D.S.R.

Consipore, Dam Dam and recorded in Book No. 1, Volume No. 98, Pages 237 to 244, Being No. 5160 for the year 1985.

AND WHEREAS that after purchased by two separate deed said Kalpana Mondal as owners in respect of part of Premises No. 13A, Gobinda Mondal Road, measuring an area of 2 (two) Cottah 3 (Three) Chittak be the same a little more or less. And thereafter said Kalpana Mondal sold, transfer her right, title, and interest measuring an area 2 (two) Cottah 3 (Three) Chittak being portion of Premises No. 13A, Gobinda Mondal Road, Kolkata - 700 002 to Rabi Sarkar Choudhary, Hari Sarkar Choudhary and Mukesh Kumar Choudhary by a Registered Deed of Conveyance on 5<sup>th</sup> October, 1989 and said Deed was registered at A.D.S.R. Consipore, Dam Dam and recorded in Book No. 1, Volume No. 106, Pages 35 to 46, Being No. 4975 for the year 1989.

AND WHEREAS that after purchase Rabi Sarkar Choudhary, Hari Sarkar Choudhary and Mukesh Kumar Choudhary reentered and separated their names in the record of Assessment Registered at Kolkata Municipal Corporation Premises No. was change 13A, Gobinda Mondal Road to 13A/1D, Gobinda Mondal Road, P.S. Consipore, Kolkata - 700 002 as recorded owners.

AND WHEREAS as said Preadata Choudhary, Smt. Sova Debi Choudhary and Smt. Suran Choudhary purchased a plot of land measuring an area 2 (Two) Cottah being Premises No. 13D, Gobinda Mondal Road, P.S. Consipore, Kolkata - 700 002 from Aravindra Nath Saha and Surendra Nath Saha and thereafter mutated their name in the records of Kolkata Municipal Corporation as recorded joint owners.

AND WHEREAS said Rabi Sarkar Choudhary, Hari Sarkar Choudhary and Mukesh Kumar Choudhary purchased a plot of land measuring an area of 4 (Four) Cottah 3 (Three) Sq.ft. being Premises No. 13A/1C, Gobinda Mondal Road, P.S. Consipore, Kolkata - 700 002 from Priya Ranjan Neogi, Birwa Ranjan

Neogi and Ashis Ranjan Neogi and thereafter mutated their name in the records of Kolkata Municipal Corporation as recorded joint owners.

AND WHEREAS said Premata Choudhary, Sova Debi Choudhary and Suman Debi Choudhary purchased a plot of land measuring an area of 2 (Two) Cottah 1 (One) Chitak 3 (Three) Sq.ft. being Premises No. 13A, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002 from Ashit Kumar Saha and thereafter mutated their names in the records of Kolkata Municipal Corporation as recorded joint owners.

AND WHEREAS said Rabi Sankar Choudhary, Hari Sankar Choudhary and Mukesh Kumar Choudhary purchased a plot of land measuring an area of 2 (Two) Cottah 3 (Three) Chitak being Premises No. 13A/1D, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002 from Kalpana Mondal and thereafter mutated their names in the records of Kolkata Municipal Corporation as recorded owners.

AND WHEREAS thus the aforesaid Smt. Premata Choudhary became the owner of undivided  $1/3^{\text{rd}}$  share of Premises No. 13D, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002 and also undivided  $1/3^{\text{rd}}$  share of Premises No. 13A, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002 and both premises being adjoining each and other and said Premata Choudhary her undivided  $1/3^{\text{rd}}$  share of both Premises was executed a Deed of Gift in favour of her husband Sri Rabi Sankar Choudhary on 4<sup>th</sup> January, 2013 and said Deed of Gift registered before the office of Registrar of Assurances -II, Kolkata and recorded in Book No. I, being Deed No. 120 for the year 2013.

AND WHEREAS thus the aforesaid Smt. Suman Choudhary became the owner of undivided  $1/3^{\text{rd}}$  share of Premises No. 13D, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002 and also undivided  $1/3^{\text{rd}}$  share of Premises No. 13A, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002 and both premises being adjoining each and other and said Suman Choudhary her undivided  $1/3^{\text{rd}}$



share of both Premises was executed a Deed of Gift in favour of her husband Sri Mukesh Kumar Choudhary on 4<sup>th</sup> January, 2013 and said Deed of Gift registered before the office of Registrar of Assurances -II, Kolkata and recorded in Book No. I, being Deed No. 121 for the year 2013.

AND WHEREAS thus the aforesaid Smt. Sovs Devi Choudhary became the owner of undivided 1/3<sup>rd</sup> share of Premises No. 13D, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002 and also undivided 1/3<sup>rd</sup> share of Premises No. 13A, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002 and both premises being adjoining each and other and said Suman Choudhary her undivided 1/3<sup>rd</sup> share of both Premises was executed a Deed of Gift in favour of her husband Sri Hari Shankar Choudhary on 4<sup>th</sup> January, 2013 and said Deed of Gift registered before the office of Registrar of Assurances -II, Kolkata and recorded in Book No. I, being Deed No. 122 for the year 2013.

AND WHEREAS after acquire the aforesaid property the said Rabi Sankar Choudhary, Mukesh Kumar Choudhary and Hari Sankar Choudhary are joint owners and possessor in respect of the aforesaid property and they jointly enjoying, seizing and possessing the same peacefully and uninterruptedly.

AND WHEREAS thus the aforesaid Sri Hari Shankar Choudhary became the owner of undivided 1/3<sup>rd</sup> share of Premises No. 13A, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002 and also undivided 1/3<sup>rd</sup> share of Premises No. 13A/1D, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002 and also undivided 1/3<sup>rd</sup> share of Premises No. 13A/1C, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002, and also undivided 1/3<sup>rd</sup> share of Premises No. 13D, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002, and all premises being adjoining each and other and said Hari Sankar Choudhary his undivided 1/3<sup>rd</sup> share of all Premises was executed a Deed of Gift in favour of his brother Sri Rabi Sankar Choudhary on 20<sup>th</sup> March, 2013 and said Deed of Gift registered before the office of Registrar of Assurances -II, Kolkata and recorded in Book No. I, CD Volume No. 11, Pages 1851 to 1872, being Deed No. 03754 for the year 2013.

AND WHEREAS that the aforesaid Sri Mukesh Kumar Choudhary became the owner of undivided  $1/3^{\text{rd}}$  share of Premises No. 13A, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002 and also undivided  $1/3^{\text{rd}}$  share of Premises No. 13A/1D, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002 and also undivided  $1/3^{\text{rd}}$  share of Premises No. 13D, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002, and also undivided  $1/3^{\text{rd}}$  share of Premises No. 13A/1C, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002, and all premises being adjoining each and other and said Mukesh Kumar Choudhary his undivided  $1/3^{\text{rd}}$  share of all Premises was executed a Deed of Gift in favour of his brother Sri Rabi Sarkar Choudhary on 20<sup>th</sup> March, 2013 and said Deed of Gift registered before the office of Registrar of Assurances -II, Kolkata and recorded in Book No. 1 CD Volume No. 11, Pages 1948 to 1989, being Deed No. 0375 for the year 2013.

AND WHEREAS after acquiring the Four Plot of land and four individual premises by virtue of Deed of Gift Sri Rabi Sarkar Choudhary became the absolute owner and possessor in respect of premises No. and area of land are as follows -

1. ALL THAT piece and parcel of land measuring 2 (Two) Cottah 1 (One) Chitak 3 (Three) Sq.ft. being Premises No. 13A, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002.
2. ALL THAT piece and parcel of land measuring 2 (Two) Cottah 3 (Three) Chitak being Premises No. 13A/1D, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002.
3. ALL THAT piece and parcel of land measuring 4 (Four) Cottah 5 (Three) Sq.ft. being Premises No. 13A/1C, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002.
3. ALL THAT piece and parcel of land measuring 2 (Two) Cottah being Premises No. 13D, Gobinda Mondal Road, P.S. Cosipore, Kolkata - 700 002.

AND WHEREAS Thereafter the said Rabi Sankar Choudhary amalgamated four plot of land and mutated his name before the competent authority of Kolkata Municipal Corporation being Premises No. 13A, Gobinda Mondal Road, P.S. Cossipore, Kolkata - 700 002, and total area of land after amalgamation admeasuring 10 (Ten) Cottah 4 (Four) Chittak 6 (Six) sq.ft. be the same a little more or less along with 2000 Sq.ft. R.T. Shed (40 years old) be the same a little more or less now physical measurement is 10 (Ten) Cottah 3 (Three) Chittak 22 (Twenty Two) sq.ft., more fully and particularly described in the Schedule hereunder written.

AND WHEREAS Due to urgent need of money, the Vendor herein hereby agreed to sell absolutely and the Purchasers herein hereby agreed to purchase ALL THAT piece and parcel of land admeasuring an area of 10 (Ten) Cottah 4 (Four) Chittak 6 (Six) sq.ft. be the same a little more or less along with 2000 Sq.ft. R.T. Shed (40 years old) be the same a little more or less now physical measurement is 10 (Ten) Cottah 3 (Three) Chittak 18 (Eighteen) sq.ft., lying and situate at Premises No. 13A, Gobinda Mondal Road, Kolkata - 700 002, under the jurisdiction of Cossipore Police Station, including all easement right over the common passage which is particularly mentioned in the Schedule given below for the same of brevity referred to as the said property, free from all encumbrances.

AND WHEREAS the Purchasers after perusing of all the relevant documents and upon being fully satisfied with the devolution of the Title and after searching all the documents and facts regarding the title and Ownership of the scheduled property agreed to purchase the scheduled property and the Vendor herein agreed to sell hasu land admeasuring more or less 10 (Ten) Cottah 4 (Four) Chittak 6 (Six) sq.ft. be the same a little more or less now physical measurement is 10 (Ten) Cottah 3 (Three) Chittak 18 (Eighteen) Sq.ft. along with 2000 Sq.ft. R.T. Shed (40 years old) be the same a little more or less, within the municipal limits of Kolkata Municipal Corporation, under ward No. 1, being Premises No. 13A, Gobinda Mondal Road, Kolkata - 700 002, under the jurisdiction of

Cossipore Police Station, at a total consideration of Rs.1,35,00,000/- (Rupees One Crore Thirty Five Lakh) only .

NOW THIS INDENTURE WITNESSETH that as and for a consolidated consideration of the sum of Rs.1,35,00,000/- (Rupees One Crore Thirty Five Lakh) only of the lawful money of the Union of India in hand and well, truly and duly paid by the PURCHASERS to the Vendor simultaneously or before the execution of these presents (the receipt whereof the Vendor hereby admit and acknowledge) as also by the memo of the consideration appearing at the foot of this instrument and of and from the same release and discharge the PURCHASERS as also the demised plot of land and every part thereof the Vendor doth hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said Purchasers free from each every and all encumbrances **ALL THAT** piece and parcel of land measuring more or less 10 (Ten) Cottah 4 (Four) Chitak 6 (Six) sq.ft. be the same a little more or less, now physical measurement is 10 (Ten) Cottah 3 (Three) Chitak 18 (Eighteen) Sq.ft. along with 2000 Sq.ft. S.T. Shed (40 years old) be the same a little more or less, within the municipal limits of Kolkata Municipal Corporation, under Ward No. 1, being Premises No. 13A, Gohinda Mondal Road, Kolkata - 700 002, under the jurisdiction of Cossipore Police Station, TOGETHER WITH all and singular the tangible and intangible assets, edifices, fixtures, gates, courts, courtyards, compound, compound walls, fences, boundaries, areas, sewers, drains, ways, paths, passages, walls, and all manner of former and other rights, liberties, benefits, privileges, easements, appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions, remainder or remainders and rents, issues and profits thereof and all and every part thereof TOGETHER WITH all deeds, pattas, muniments, writings and evidences of title in anywise relating to or connected with the said Properties or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor may procure the same, without any

action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances, mortgages, charges, leases, tenancies, bargains, occupancy rights, liens, stipenders, attachments, trusts, claims, demands, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and forever doth hereby covenant with the Purchasers that notwithstanding any act deed or thing done by him or his predecessors-in-interest, he the Vendor has in them good rightful power and absolute authority to grant, sell, convey, transfer, assign and assure the demised plot of land unto the Purchasers as is being done by this instrument and that there is no latent or patent defect of title of the Vendor in the same or any latent or patent defect of title of the Purchasers i.e. being obtained through this instrument and further that there is no clog on the title of the Vendor and further there is no impediment or bar for the Vendor to absolutely sell the demised premises as Owner thereof either under any law or statute or under any order of Court or any other statutory forum or Bannagar Municipality or under any contract and the Vendor hereby keep the Purchasers sufficiently harmless and indemnified against the same and the Vendor hereby further covenant with the Purchasers, that all taxes levies, charges and all other outgoings in respect of the demised plot of land shall be borne by the Vendor till the month date or quarter in which this conveyance is being executed as shall be applicable and thereafter the same shall be paid, born and shouldered by the Purchasers and the Vendor hereby further mutually covenant with the Purchasers that the Purchasers shall be free to use, occupy, enjoy, possess and absolutely own the same without any let or hindrance, claim, question or demand being raised by the Vendor or any one claiming through or under them or in trust or in equity and the Vendor further covenant with the Purchaser that on request of the Purchasers they shall be bound to do all and every act, deed and thing and to sign, execute and/or register if necessary all declarations, documents, correspondences and papers for more perfectly assuring the title of in the demised premises AND the parties

doth hereby mutually covenant with one another that all of them shall at all times in future duly comply with the strict terms and conditions stated hereunder which shall form a part of this indenture and/or conveyance.

SCHEDULE ABOVE REFERRED TO:

**ALL THAT** piece and parcel of land admeasuring an area of 10 (Ten) Cottah 4 (Four) Chittak 6 (Six) sq.ft. now physical measurement after Registered Boundary Declaration is 10 (Ten) Cottah 3 (Three) Chittak 18 (Eighteen) Sq.ft. be the same a little more or less along with 2000 Sq.ft. R.T. Shed (40 years old) be the same a little more or less, within the municipal limits of Kolkata Municipal Corporation, being Premises No. 13A, Gobinda Mondal Road, Kolkata - 700 002, under the jurisdiction of Crosspore Police Station, Assesse No. 11001040023, Borough No. 1, under Ward No. 1, Additional District Sub-Registration office Crosspore, Dum Dum, Mouza - Uttar Pakpata, which is better and bounded as under :

ON THE NORTH : By Premises No. 13A/1B, Gobinda Mondal Road;  
 ON THE SOUTH : By KMC Road; (~~Gobinda Mondal Road~~)  
 ON THE EAST : By Common Passage.  
 ON THE WEST : By Common Passage.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated better bounded called known numbered described or distinguished. The annexed map or Plan of land marked and border RED is the part of the instant Deed.

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

Signed Sealed and Delivered

In presence of -

1. Praveen Chhabra  
103 South Duple Rd  
M-30

✓ Rati Shanker Choudhary

2. Praveen Chhabra  
103/1 B-11, Chhabra Rd  
M-35

VENDOR  
BUTANUTI SHELTERS PVT. LTD.  
Praveen Kumar Chhabra

BUTANUTI SHELTERS PVT. LTD.  
Sharmad Kumar Drodip  
DIRECTOR

BUTANUTI SHELTERS PVT. LTD.  
Abirendra Anil Gosh  
DIRECTOR

PURCHASERS

Dated by:

Naba Kumar Ghosh

Naba Kumar Ghosh  
Advocate

Saidah Civil Court,

Calcutta - 700 014

W.B.C. No. 205/89

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.1,35,00,000/- (Rupees One Crore Thirty Five Lakh) only a total consideration money from the PURCHASERS within named as per Memo below :

|    |  |                |
|----|--|----------------|
| a) | Paid by Cheque No. 130102 dated 4/9/2013 | Rs.25,00,000/- |
| b) | Paid by Cheque No. 130103 dated 4/9/2013 | Rs.25,00,000/- |
| c) | Paid by Cheque No. 130104 dated 4/9/2013 | Rs.25,00,000/- |
| d) | Paid by Cheque No. 130105 dated 4/9/2013 | Rs.25,00,000/- |
| e) | Paid by Cheque No. 130106 dated 4/9/2013 | Rs.35,00,000/- |

All cheques drawn on Karnataka Bank, Park St. Br.

TOTAL: Rs.1,35,00,000/-

(Rupees One Crore Thirty Five Lakh) only

In presence of -

1. 

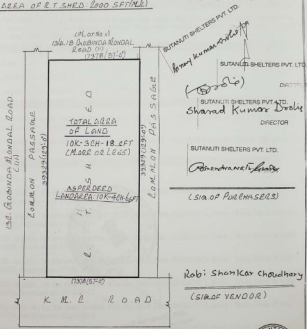
2. 

Rabi Shankar Chaudhary  
Owner/Vender



DEED OF CONVEYANCE PLAN AT PREMISE NO 13A, GOBINDA MONDAL ROAD, KOLKATA 700002, IN WARD NO. 1, BURDURAH NO. 1, P. 2, COLONY, WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION

TOTAL LAND AREA AS PER DEED: 10K-3CH-63FT (MORE OR LESS)  
AREA OF TOTAL LAND AS PER PHYSICAL MEASUREMENT: 10K-3CH-18 FT (MORE OR LESS)  
AREA OF R.T. SHED: 2000 SFT (M&L)



SITE PLAN  
SCALE: 1:500



DATE  
16.03.13



Government Of West Bengal  
Office Of the A.D.S.R. COSSIPORE DUMDUM  
District-North 24-Parganas

Endorsement For Deed Number : I - 10726 of 2013  
(Serial No. 11758 of 2013 and Query No. 1506L000019620 of 2013)

On 17/09/2013

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 207663.00/-, on 17/09/2013

( Under Article : A(1) = 207669/- , E = 14/- on 17/09/2013 )

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.-1,88,79,638/-

Certified that the required stamp duty of this document is Rs.- 1321594 /- and the Stamp duty paid is Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 678253, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
2. Rs. 42500/- is paid , by the draft number 678254, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
3. Rs. 49000/- is paid , by the draft number 678251, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
4. Rs. 49000/- is paid , by the draft number 678252, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
5. Rs. 49000/- is paid , by the draft number 678249, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
6. Rs. 49000/- is paid , by the draft number 678250, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
7. Rs. 49000/- is paid , by the draft number 678247, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
8. Rs. 49000/- is paid , by the draft number 678248, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013



Utpal Kumar Basu  
A. D. S. R. COSSIPORE DUMDUM



Government Of West Bengal  
Office Of the A.D.S.R. COSSIPORE DUMDUM  
District-North 24-Paraganas

Endorsement For Deed Number : 1 - 16726 of 2013  
(Serial No. 11758 of 2013 and Query No. 1506L000019620 of 2013)



9. Rs. 49000/- is paid , by the draft number 678245, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
10. Rs. 49000/- is paid , by the draft number 678246, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
11. Rs. 49000/- is paid , by the draft number 678243, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
12. Rs. 49000/- is paid , by the draft number 678244, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
13. Rs. 49000/- is paid , by the draft number 678241, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
14. Rs. 49000/- is paid , by the draft number 678242, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
15. Rs. 49000/- is paid , by the draft number 678239, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
16. Rs. 49000/- is paid , by the draft number 678240, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
17. Rs. 49000/- is paid , by the draft number 678237, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
18. Rs. 49000/- is paid , by the draft number 678238, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
19. Rs. 49000/- is paid , by the draft number 678235, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
20. Rs. 49000/- is paid , by the draft number 678236, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
21. Rs. 49000/- is paid , by the draft number 678233, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
22. Rs. 49000/- is paid , by the draft number 678234, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
23. Rs. 49000/- is paid , by the draft number 678231, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
24. Rs. 49000/- is paid , by the draft number 678232, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013
25. Rs. 49000/- is paid , by the draft number 678230, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013











( Utpral Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM

**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. COSSIPORE DUNDUM, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 11758 / 2013, Deed No. (Book - 1 , 10726/2013)**

Signature of the Presentant

| Name of the Presentant   | Photo   | Finger Print   | Signature with date                     |
|--|---|--|---|
| Birendra Nath Ghosh<br>87/49, A K Mukherjee Road,<br>Kolkata, Thana- Baranagar,<br>District- North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700090 | <br>17/09/2013 | <br>LTI<br>17/09/2013 | <i>Birendra Nath Ghosh</i><br>17/9/2013 |

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

| Sl No. | Admission of Execution By   | Status | Photo   | Finger Print   | Signature                     |
|--------|---|--------|---|--|-------------------------------|
| 1      | Rabi Shankar Choudhary<br>Address -13 C, Gobinda<br>Mondal Road, Kolkata,<br>Thana- Cossipore,<br>District- North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700032 | Self   | <br>17/09/2013   | <br>LTI<br>17/09/2013   | <i>Rabi Shankar Choudhary</i> |
| 2      | Sharan Kumar Dey<br>Address -Flat No:6, 55/1,<br>Narendra Nagar, Kolkata,<br>Thana- Belghoria,<br>District- North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700056 | Self   | <br>17/09/2013   | <br>LTI<br>17/09/2013   | <i>Sharan Kumar Dey</i>       |
| 3      | Bisay Kumar Dey<br>Address -55/1, Narendra<br>Nagar, Kolkata,<br>Thana- Belghoria,<br>District- North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700056             | Self   | <br>17/09/2013  | <br>LTI<br>17/09/2013  | <i>Bisay Kumar Dey</i>        |
| 4      | Birendra Nath Ghosh<br>Address -87/49, A K<br>Mukherjee Road, Kolkata,<br>Thana- Baranagar,<br>District- North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700090    | Self   | <br>17/09/2013 | <br>LTI<br>17/09/2013 | <i>Birendra Nath Ghosh</i>    |

Name of Identifier of above  
 Anit Chakraborty  
 100, S. S. Road, Kolkata, Thana- Cossipore, District- North 24-Parganas,  
 WEST BENGAL, India, Pin  
 :-700030



Signature of Identifier with Date

*Anit Chakraborty*  
17/09/2013

(Utpal Kumar Basu)  
 A. D. S. R. COSSIPORE DUNDUM  
 Office of the A.D.S.R. COSSIPORE DUNDUM



**Government Of West Bengal**  
Office Of The A.D.S.R. COSSIPORE DUMDUM  
District-North 24-Parganas

**Endorsement For Deed Number : 1 - 18726 of 2013**  
**(Serial No. 11758 of 2013 and Query No. 1664L6001-19620 of 2013)**

26 Rs. 49000/- is paid , by the draft number 678230, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013

27 Rs. 49000/- is paid , by the draft number 678216, Draft Date 09/09/2013, Bank : State Bank of India, ESPLANADE, received on 17/09/2013

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

Presented for registration of 13.16 lbs on :17/09/2013, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Brendra Nath Ghosh , one of the Claimants.

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

Execution is admitted on 17/09/2013 by

1. Rabi Shankar Choudhary, son of Late Mahatir Prasad Choudhary , 13 C, Gobinda Mondal Road, Kolkata, Thana-Cossipore, District-North 24-Parganas, WEST BENGAL, India, Pin -700002, By Caste-Hindu, By Profession : Business
2. Sharad Kumar Drolia  
Director, Sutanul Shelters Pvt Ltd, 41 A, A. J. C. Bose Road, Kolkata, Thana-Park Street, District-Kolkata, WEST BENGAL, India, Pin -700017.  
. By Profession : Business
3. Binay Kumar Drolia  
Director, Sutanul Shelters Pvt Ltd, 41 A, A. J. C. Bose Road, Kolkata, Thana-Park Street, District-Kolkata, WEST BENGAL, India, Pin -700017.  
. By Profession : Business
4. Brendra Nath Ghosh  
Director, Sutanul Shelters Pvt Ltd, 41 A, A. J. C. Bose Road, Kolkata, Thana-Park Street, District-Kolkata, WEST BENGAL, India, Pin -700017.  
. By Profession : Others  
Identified By Amit Chakraborty, son of Late Brojeswar Chakraborty, 100, S. S. Road, Kolkata, Thana-Sinthee, District-North 24-Parganas, WEST BENGAL, India, Pin -700030, By Caste: Hindu, By Profession: Business.




*Binay Kumar Drolia  
Sharad Kumar Drolia  
Rabi Shankar Choudhary*

*Brendra Nath Ghosh  
89/19 A.K. Mukherjee Rd  
Kolkata 90.*



















*(Upari Kumar Baru)*  
A. D. S. R. COSSIPORE DUMDUM

**PAGE NO. -**  
**SPECIMEN FORM FOR TEN FINGERPRINTS**

| Sl. No. | Signature of the Executants/ Presentants  |                |      |        |      |        |  |
|---------|---|----------------|------|--------|------|--------|--|
|         |  <p>Rabi Shankar Chowdhary</p>           | Little         | Ring | Middle | Fore | Thumb  |  |
|         |   | ( Left Hand )  |      |        |      |        |  |
|         |   |                |      |        |      |        |  |
|         |   | Thumb          | Fore | Middle | Ring | Little |  |
|         |   | ( Right Hand ) |      |        |      |        |  |
|         |   |                |      |        |      |        |  |
|         |  <p><i>[Handwritten signature]</i></p>   | Little         | Ring | Middle | Fore | Thumb  |  |
|         |   | ( Left Hand )  |      |        |      |        |  |
|         |   |                |      |        |      |        |  |
|         |   | Thumb          | Fore | Middle | Ring | Little |  |
|         |   | ( Right Hand ) |      |        |      |        |  |
|         |   |                |      |        |      |        |  |
|         |  <p><i>[Handwritten signature]</i></p> | Little         | Ring | Middle | Fore | Thumb  |  |
|         |   | ( Left Hand )  |      |        |      |        |  |
|         |   |                |      |        |      |        |  |
|         |   | Thumb          | Fore | Middle | Ring | Little |  |
|         |   | ( Right Hand ) |      |        |      |        |  |
|         |   |                |      |        |      |        |  |

**PAGE NO. —**  
**SPECIMEN FORM FOR TEN FINGERPRINTS**

| Sl. No.               | Signature of the Executants/ Presentants  |   |   |   |   |   |
|-----------------------|---|---|---|---|---|---|
| <i>Arjun Kumar...</i> |  | Little  | Ring<br>(Left Hand)   | Middle  | Fore  | Thumb   |
|                       |   |  |  |  |  |  |
|                       |   | Thumb   | Fore<br>(Right Hand)  | Middle  | Ring  | Little  |
|                       |   |  |  |  |  |  |
|                       |   | Little  | Ring<br>(Left Hand)   | Middle  | Fore  | Thumb   |
|                       |   |  |  |  |  |  |
|                       |   | Little  | Ring<br>(Left Hand)   | Middle  | Fore  | Thumb   |
|                       |   |   |   |   |   |   |
|                       |   | Thumb   | Fore<br>(Right Hand)  | Middle  | Ring  | Little  |
|                       |   |   |   |   |   |   |
|                       |   | Little  | Ring<br>(Left Hand)   | Middle  | Fore  | Thumb   |
|                       |   |   |   |   |   |   |
|                       |   | Little  | Ring<br>(Left Hand)   | Middle  | Fore  | Thumb   |
|                       |   |   |   |   |   |   |
|                       |   | Thumb   | Fore<br>(Right Hand)  | Middle  | Ring  | Little  |
|                       |   |   |   |   |   |   |
|                       |   | Little  | Ring<br>(Left Hand)   | Middle  | Fore  | Thumb   |
|                       |   |   |   |   |   |   |

Certificate of Registration under section 49 and Rule 49.

Registered in Book - I  
CD Volume number 25  
Page from 3015 to 3029  
being No 10726 for the year 2013.



*U.K.*  
(Utpal Kumar Basu) 18-September-2013  
A. D. S. R. COSSIPORS-BOMDUM  
Office of the A.D.S.R. COSSIPORE DUNDUM  
West Bengal