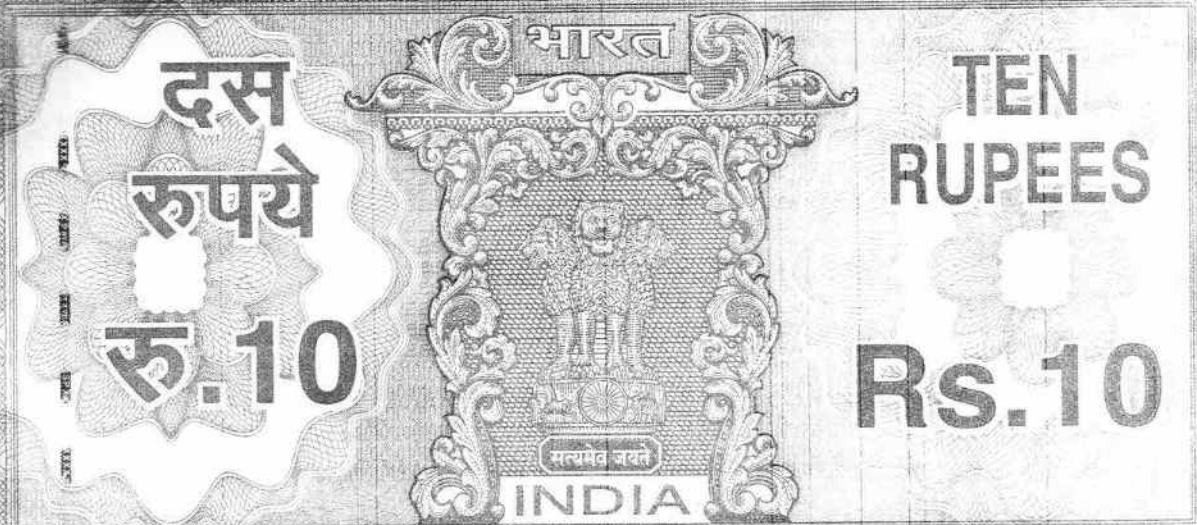


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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

26.11.2011 GNO-22782/11

पश्चिम बंगाल WEST BENGAL



50AA 843608

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

1 DEC 2011

Adml. Dist. Sub-Registrar  
Abcno. South 24 Parganas



1.40p  
Subh

**THIS DEED OF CONVEYANCE** is made this 26<sup>th</sup> day of November Two Thousand and Eleven **BETWEEN UMA BANERJEE** wife of Late Sailendra Nath Banerjee of No. 117A, Shyama Prasad Mukherjee Road, Kolkata 700 026 PS. Tollygunge hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND SUBHDEEP HOMES PRIVATE LIMITED** a company within the meaning of the Companies Act, 1956 and presently having its registered office situate at No. 368, Purbachal Kalitala Road, Greenwood Nook, Flat No. 14AL1, Kolkata 700 078 PS Garfa hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include its successor, successors – in – interest and assigns) of the **OTHER PART:**

Vic  
3505  
26-11-11

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NAME \_\_\_\_\_  
 ADD/NOV. \_\_\_\_\_  
 RS \_\_\_\_\_  
 21 SEP 2011  
 SURAJ K. MOHANTY  
 Licensee - Vendor  
 C.C. Gym  
 2 & 3, K. S. Roy Road

21 SEP 2011

ar Subhankar Bandyopadhyay

Additional  
  
 V.C.T. 1  
 8589

SUBHDEEP HOMES PVT. LTD.  
 Subhankar Bandyopadhyay  
 Director

er  
 UI  
 .IF  
  
 V.C.T. 1  
 8590

Uma Banerjee

identified  
 Rajesh Kumar Jha.  
 S/O M.C. Jha.  
 26-D' Road  
 Delyhehri Dist. hah  
 Kankal-6  
 profema-prachinip  
 distal Angem



ADDL. DIST. OFFICE  
 ALIPORE  
 26 NOV 2011

**WHEREAS:**

- A. By an Indenture dated 23<sup>rd</sup> April 1931 and registered with the Sadar Sub-Registrar at Alipore in Book No. I, volume No. 28 in pages 250 to 252 being deed No. 1770 of 1931 The Trustees for the Improvement of Kolkata sold transferred and conveyed unto and in favour of Harendra Nath Banerjee **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 07 (seven) cottahs 08 (eight) chittacks and 05 (five) sq. ft. be the same a little more or less and lying situate at and/or being Plot No. 228 of the surplus land in Improvement Scheme No. IVA (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.
- B. The said Harendra Nath Banerjee also constructed a three-storied building and other structures on the said Land.
- C. Though the said Land was purchased in the name of Harendra Nath Banerjee and the building constructed thereon was also done by Harendra Nath Banerjee but all of the same was done out of the funds and money belonging exclusively to his wife namely Sarojbasini Banerjee and as such by a Bengali Deed of Release dated 08<sup>th</sup> June 1932 and registered with the Sadar Sub-Registrar at Alipore in Book No. I, volume No. 52, in pages 96 to 98 being No. 2162 of 1932 the said Harendra Nath Banerjee released and/or transferred **ALL THAT** his entire right title interest claim and/or demand into or upon the said Land alongwith the building and structures thereon unto and in favour of his wife namely Sarojbashini Banerjee in the manner as contained and recorded therein.
- D. The said Sarojbasini Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Land together with the building and structures standing thereon.
- E. The said Land alongwith the building and structures was subsequently named and numbered as municipal premises Nos. 117A and 117B, Shyama Prasad Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal

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NAME  
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24 SEP 2011  
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Licence Group Member  
L. C. Govt  
2 G. 3, K. 5, Rev. Dist.

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ar Subhankar Bandyopadhyay

Additional  
  
 V.C.T. 1  
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SUBHDEEP HOMES PVT. LTD.

Subhankar Bandyopadhyay  
 Director

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 V.C.T. 1  
 8590

Uma Banerjee

identified  
 Rajesh Kumarjha.  
 S/O M.C. Jha.  
 26-2' Road  
 Belykheh P.S: hkhah  
 Harnali-6  
 profemian-prachinip  
 dental surgeon



ADDL. DIST. OFFICE  
 ALIPORE  
 26 NOV 2011

Corporation (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

- F. The said Sarojbasini Banerjee was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 10<sup>th</sup> June 1977 leaving behind her surviving her six sons namely Rabindra Nath Banerjee, Sailendra Nath Banerjee, Hemendra Nath Banerjee, Hirendra Nath Banerjee, Nrishingha Prosad Banerjee and Chittaranjan Banerjee and three daughters namely Sunanda Bhattacharya, Gouri Ganguly and Mira Mukherjee as her only legal heirs and/or representatives.
- G. Thus, the said Rabindra Nath Banerjee, Sailendra Nath Banerjee, Hemendra Nath Banerjee, Hirendra Nath Banerjee, Nrishingha Prosad Banerjee, Chittaranjan Banerjee, Sunanda Bhattacharya, Gouri Ganguly and Mira Mukherjee became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises each having an undivided one-ninth (1/9<sup>th</sup>) part and/or share therein.
- H. The said Gouri Ganguly was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 08<sup>th</sup> September 1967 leaving behind her surviving her one son namely Dhruvo Jyoti Ganguly and two daughters namely Mita Ganguly (nee Das) and Ruma Ganguly (nee Das) as her only legal heirs and/or representatives in accordance with Sec 15 of the Hindu Succession Act, 1956.
- I. The said Dhruvo Jyoti Ganguly, Mita Ganguly (nee Das) and Ruma Ganguly (nee Das) thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Gouri Ganguly each having an undivided one-twenty seventh part and/or share therein.
- J. The said Chittaranjan Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 08<sup>th</sup> November 1986 leaving behind him surviving his widow namely Usha Banerjee and two sons namely Dipankar Bandyopadhyay and Subhankar Bandyopadhyay as his only legal heirs and/or representatives.

- K. The said Usha Banerjee, Dipankar Bandyopadhyay and Subhankar Bandyopadhyay thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Late Chittaranjan Banerjee each having an undivided one-twenty seventh part and/or share therein.
- L. The said Sunanda Bhattacharya was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 17<sup>th</sup> October 1993 leaving behind her surviving her one son namely Shanti Bhushan Bhattacharya and one daughter namely Madhuri Goswami as her only legal heirs and/or representatives.
- M. The said Shanti Bhushan Bhattacharya and Madhuri Goshwami thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Late Sunanda Bhattacharya each having an undivided one-eighteenth part and/or share therein.
- N. The said Shanti Bhushan Bhattacharya was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 16<sup>th</sup> October 1994 leaving behind him surviving his wife namely Rita Bhattacharya and two daughters namely Sutanuka Bhattacharya and Chandrashila Bhattacharya as his only legal heirs and/or representatives.
- O. The said Rita Bhattacharya was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 01<sup>st</sup> June 2004 leaving behind her surviving her two daughters namely Sutanuka Bhattacharya and Chandrashila Bhattacharya as her only legal heirs and/or representatives.
- P. The said Sutanuka Bhattacharya and Chandrashila Bhattacharya thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-eighteenth part and/or share into or upon the said Premises belonging to the said Late Shanti Bhushan Bhattacharya each having an undivided one-thirty sixth part and/or share therein.

- Q. The said Narsingha Prosad Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 10<sup>th</sup> November 2004 leaving behind him surviving his widow namely Sova Banerjee and one son namely Samir Kumar Banerjee as his only legal heirs and/or representatives.
- R. The said Sova Banerjee and Samir Kumar Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Late Narsingha Prosad Banerjee each having an undivided one-eighteenth part and/or share therein.
- S. The said Sova Banerjee was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 01<sup>st</sup> April 2006 leaving behind her surviving her only son namely Samir Kumar Banerjee as her only legal heir and/or representative.
- T. The said Samir Kumar Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-eighteenth part and/or share into or upon the said Premises belonging to the said Late Sova Banerjee.
- U. The said Sailendra Nath Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 03<sup>rd</sup> January 2006 leaving behind him surviving his widow namely Uma Banerjee and one son namely Sanjay Banerjee as his only legal heirs and/or representatives.
- V. The said Uma Banerjee and Sanjay Banerjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** an undivided one-ninth part and/or share into or upon the said Premises belonging to the said Late Sailendra Nath Banerjee each having an undivided one-eighteenth part and/or share therein.
- W. Thus, under the circumstances the following had following shares in the said Premises: -

i.	Rabindra Nath Banerjee		1/9 <sup>th</sup>
ii.	Hemendra Nath Banerjee		1/9 <sup>th</sup>
iii.	Hirendra Nath Banerjee		1/9 <sup>th</sup>
iv.	Uma Banerjee	}	Jointly 1/9 <sup>th</sup>
v.	Sanjay Banerjee		
vi.	Samir Kumar Banerjee		1/9 <sup>th</sup>
vii.	Usha Banerjee	}	Collectively 1/9 <sup>th</sup>
viii.	Dipankar Bandyopadhyay		
ix.	Subhankar Bandyopadhyay		
x.	Mira Mukherjee		1/9 <sup>th</sup>
xi.	Madhuri Goswami	}	Collectively 1/9 <sup>th</sup>
xii.	Sutanuka Bhattacharya		
xiii.	Chandrashila Bhattacharya		
xiv.	Mita Ganguly (nee Das)	}	Collectively 1/9 <sup>th</sup>
xv.	Dhruba Jyoti Ganguly		
xvi.	Ruma Das (nee Ganguly)		

X. By a deed of conveyance dated 14<sup>th</sup> February 2007 and registered with the Additional Registrar of Assurances – I, Kolkata in book No. I, volume No. I, in pages 01 to 19 being deed No. 4693 of 2007 the said Hemendra Nath Banerjee, Samir Kumar Banerjee, Mira Mukherjee, Madhuri Goswami, Sutanuka Bhattacharya, Chandrashila Bhattacharya, Mita Ganguly (nee Das) and Dhruba Jyoti Ganguly sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. their respective share and/or the entirety of their respective right title interest claim and/or demand into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

Y. By another deed of conveyance dated 10<sup>th</sup> March 2007 and registered with the Additional Registrar of Assurances – I, Kolkata in book No. I, in volume No. I, in pages 01 to 16 being deed No. 4695 of 2007 the said Ruma Ganguly (nee Das) sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. her share and/or the entirety of her right title interest claim and/or demand into or upon the said Premises for the consideration and in the manner as contained and recorded therein.



Pursuance to the above the said Rabindra Nath Banerjee, Hirendra Nath Banerjee, Uma Banerjee, Sanjay Banerjee, Usha Banerjee, Dipankar Bandyopadhyay and Subhankar Bandyopadhyay by an agreement dated 14<sup>th</sup> June 2007 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) granted the exclusive right of development of the said Premises unto and in favour of Swastic Projects (P) Ltd. upon the terms and conditions as mentioned therein.

- AA. The said Hirendra Nath Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22<sup>nd</sup> March 2009 leaving behind him surviving his wife Ivy Banerjee and one son namely Raj Kumar Banerjee as his only legal heirs and/or representatives.
- BB. The said Rabindra Nath Banerjee during his life time made and published his last Will and Testament dated 26<sup>th</sup> March 2006 registered with the District Sub-Registrar – I, Alipore in Book No. III being No. 00066 of 2006 whereby and wherein the said Rabindra Nath Banerjee upon his death gave bequeathed and demised **ALL THAT** his undivided part and/or share into or upon said Premises unto and in favour of his only son Ranjit Banerjee in the manner as contained and recorded therein.
- CC. The said Rabindra Nath Banerjee died testate on 18<sup>th</sup> April, 2009.
- DD. That the Executor applied for and obtained the probate in respect of the Last Will and Testament dated 26<sup>th</sup> March 2006 from the Ld. District Delegate at Alipore in Act 39 Case No. 230 of 2009 on 03<sup>rd</sup> May 2010.
- EE. The said Sanjay Banerjee was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 23<sup>rd</sup> May 2009 leaving behind him surviving his mother Uma Banerjee as his only legal heirs and/or representatives as he was a Bachelor.
- FF. Portions of the said Premises are under the occupation of several tenants and one occupier (hereinafter collectively referred to the said **TENANTS**) all of whose details appear in the **SECOND SCHEDULE** hereunder written.
- GG. The said Premises having two separate municipal Nos. has been amalgamated as one single municipal holding No. in the records of the Kolkata Municipal Corporation and the same has been numbered as 117A, Shyama Prasad Mukherjee Road, Kolkata 700 026.

HH. The Vendor herein having an undivided 01/09<sup>th</sup> part and/or share in the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the same at or for the consideration of Rs.13,00,000/= (Rupees Thirteen Lacs) only free from all encumbrances, charges, liens, lispens, attachments, trusts, mortgages whatsoever and/or howsoever **BUT SUBJECT HOWEVER** to the said Tenants **AND ALSO SUBJECT** to the said Development Agreement.

II. The Purchaser has made payment of the consideration amount as aforementioned and has now requested the Vendor to sign and execute the deed of conveyance in its favour.

**NOW THIS INDENTURE WITNESSETH**

In pursuance of the said agreement and in consideration of the said sum of Rs.13,00,000/= (Rupees Thirteen Lacs) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Premises hereby intended to be conveyed they the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 01/09<sup>th</sup> part and/or share (hereinafter referred to as the said **UNDIVIDED SHARE** and the same is morefully and particularly described in the **THIRD SCHEDULE** hereunder written) into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 07 (seven) cottahs 08 (eight) chittacks and 05 (five) sq. ft. be the same a little more less together with the three storied building and other structures standing thereon lying situate at and/or being municipal premises No. 117A (including 117B), Shyama Prasad Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and the same is morefully and particularly described in the **FIRST SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and

bounded called known numbered described or distinguished with the intent and object that the Vendor has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever to the extent of the said Undivided Share or any part thereof belonging or in anyway appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Undivided Share hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises and/or any part or portion of the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, trespassers **BUT SUBJECT** to the said Tenants and **ALSO SUBJECT HOWEVER** to the said Development Agreement with the said Swastic Projects (P) Ltd..

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

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to ALL THAT the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispens attachments trusts mortgages whatsoever and/or howsoever.
- b) **THAT**, the interest which the Vendor doth hereby profess to transfer subsists and that the Vendor has good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents.
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them.

- d) **THAT**, the said Undivided Share and/or the said Premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership.
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required.
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled.
- g) **THAT**, the Vendor has ceased to have any right title interest claim and/or demand into or upon the said Premises or any part thereof and any right of any nature accruing shall now belong to the Purchaser exclusively.

**THE FIRST SCHEDULE ABOVE REFERRED TO****(PREMISES)**

**ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 07 (seven) cottahs 08 (eight) chittacks and 05 (five) sq. ft. be the same a little more less together with the three storied old dilapidated building and other structures standing thereon lying situate at and/or being municipal premises No. 117A (including 117B), Shyama Prasad Mukherjee Road, Kolkata 700 026 PS Tollygunge in ward No. 87 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

- ON THE NORTH: By municipal premises No. 113, Shyama Prasad Mukherjee Road;
- ON THE EAST: By municipal premises No. 115, Shyama Prasad Mukherjee Road;
- ON THE WEST: By KMC Road named as Shyama Prasad Mukherjee Road
- ON THE SOUTH: By municipal premises No. 115, Shyama Prasad Mukherjee Road;

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

**THE SECOND SCHEDULE ABOVE REFERRED TO****(TENANTS)**

<b>Name of Tenant</b>	<b>Area Sq. ft.</b>	<b>Location</b>	<b>Rent Rs.</b>
1. Arindam Mukherjee	200	Front block grd. Flr.	300/=
2. R. K. Thacker	200	- Do -	365/=
3. Tarafder & Sons	250	- Do -	345/=
4. Purna Lakshman Laundry	Garage Space	- Do -	110/=

M/s Kamrupa Enterprise as an occupier in respect of one room on the ground floor that was under the exclusive control of the Vendor herein.

**THE THIRD SCHEDULE ABOVE REFERRED TO****(UNDIVIDED SHARE)**

**ALL THAT** the undivided 01/09<sup>th</sup> part and/or share into or upon the said Premises referred to in the First Schedule above.

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

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of:

*Uma Banerjee*

*Rajesh Kumarjha*

*26-5 Road*

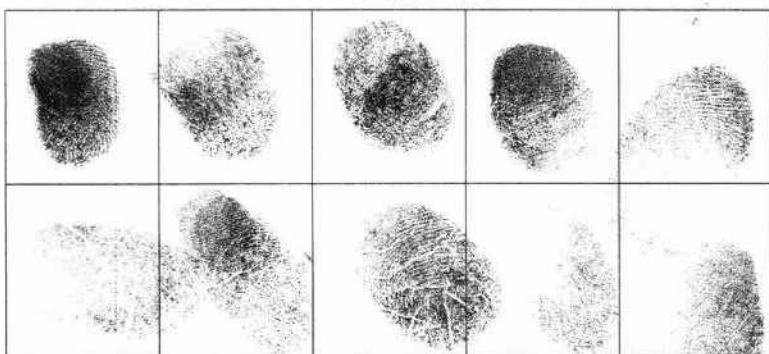
*Belyachia*

*P.S. - Kharak*

*Himachal*

*Uma Banerjee*

Left



Right

*Dr. Jyotsika Chakraborty*  
*19, Baba Bagan Lane*  
*KOLKATA - 700031*  
*P.S. Jadavpur*

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:

SUBHDEEP HOMES PVT. LTD.

*Subhanakar Banerjee*  
Director

*Rajesh Kumarjha*

*26-5*

*Dr. Jyotsika Chakraborty*

*Subhanakar Banerjee*

Left



Right

RECEIVED of and from the withinnamed

PURCHASER the withinmentioned sum of

RUPEES THIRTEEN LACS ONLY

RS.13,00,000/=

being the total Consideration in terms

hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

Date	Demand Draft No.	Drawn on	Amount	In favour of
25-11-2011	007372	HDFC BANK	Rs. 13,00,000/-	Uma Banerjee

13,00,000/-

WITNESSES:

Rajesh Kamnighe

Dr. Jayati K. Chakravorty

Uma Banerjee  
VENDOR

Drafted by me:

Chanchal Santra  
Advocate  
Kolkata

Subbanker Banerjee





**Government Of West Bengal**  
**Office Of the A. D. S. R. ALIPORE**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 08673 of 2011**  
**(Serial No. 11133 of 2011)**

**On 26/11/2011**

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

Presented for registration at 13.40 hrs on :26/11/2011, at the Private residence by Subhankar Bandyopadhyay ,Claimant.

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

Execution is admitted on 26/11/2011 by

1. Uma Banerjee, wife of Late Sailendra Nath Banerjee , 117 A, Shyama Prasad Mukherjee Road, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : House wife
2. Subhankar Bandyopadhyay  
Director, Subhdeep Homes Private Limited, Greenwood Nook, Flat No:14 A L1, 368, Purbachal Kalitala Road, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 .  
, By Profession : Business

Identified By Rajesh Kumar Jha, son of M C Jha, Belgachia, 26, I Road, Howrah, Thana:-Liluah, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-6 , By Caste: Hindu, By Profession: Others.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 28/11/2011**

**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.-5207719/-

Certified that the required stamp duty of this document is Rs.- 364560 /- and the Stamp duty paid as: Impresive Rs.- 10/-

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 29/11/2011**

**Payment of Fees:**

Amount By Cash

Rs. 57291/-, on 29/11/2011

( Under Article : A(1) = 57277/- ,E = 14/- on 29/11/2011 )

**Deficit stamp duty**

Deficit stamp duty

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR



**Government Of West Bengal**  
**Office Of the A. D. S. R. ALIPORE**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 08673 of 2011**  
**(Serial No. 11133 of 2011)**

1. Rs. 21560/- is paid, by the draft number 758209, Draft Date 25/11/2011, Bank Name State Bank of India, GOLPARK, received on 29/11/2011
2. Rs. 49000/- is paid, by the draft number 758216, Draft Date 25/11/2011, Bank Name State Bank of India, GOLPARK, received on 29/11/2011
3. Rs. 49000/- is paid, by the draft number 758215, Draft Date 25/11/2011, Bank Name State Bank of India, GOLPARK, received on 29/11/2011
4. Rs. 49000/- is paid, by the draft number 758214, Draft Date 25/11/2011, Bank Name State Bank of India, GOLPARK, received on 29/11/2011
5. Rs. 49000/- is paid, by the draft number 758213, Draft Date 25/11/2011, Bank Name State Bank of India, GOLPARK, received on 29/11/2011
6. Rs. 49000/- is paid, by the draft number 758212, Draft Date 25/11/2011, Bank Name State Bank of India, GOLPARK, received on 29/11/2011
7. Rs. 49000/- is paid, by the draft number 758211, Draft Date 25/11/2011, Bank Name State Bank of India, GOLPARK, received on 29/11/2011
8. Rs. 49000/- is paid, by the draft number 758210, Draft Date 25/11/2011, Bank Name State Bank of India, GOLPARK, received on 29/11/2011

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 01/12/2011**

**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. 0/-, on 01/12/2011

**Payment of Fees:**

Exempted ( on 01/12/2011 )

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

01/12/2011 10:58:00 A

EndorsementPage 2 of 2

assigns) of the OTHER PART:

... successor, successors - in - interest and

E. The said Land alongwith the building and structures was subsequently named and numbered as municipal premises Nos. 117:

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 38  
Page from 403 to 420  
being No 08673 for the year 2011.



*Basu*  
(Arnab Basu) 01-December-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. ALIPORE  
West Bengal