



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

030948

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said suit no. 99 of 1997 and subject to realisation of municipal taxes and occupation charges in terms of the order in the said suit OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or at any time heretofore were or was situated butted bounded called known numbered described or distinguished together with all rights ,lights, liberties, privileges, easements, profits appendages and appurtenances whatsoever to the said premises or any part or portion thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and the reversion and reversions remainder and remainders rents issues and profits thereof together with any right or interest of the defendants under the said lease dated 6th August,1962 and with the right to obtain possession of the premises and realisation of the mesne profits on obtaining the decree in the said suit no. 99 of 1997 and for realisation of municipal taxes in terms of the order in the said suit and all the estate right title and interest inheritance reversion use trust possession property claim and demand whatsoever both at

11981

S.C. Roy Choudhuri & Co

10, Old Post office St
Kolkata - 1

Calcutta Collectorate,
Treasury.

Date: 18.9.06 MS 6

CR
Secretary

13C

1C

1C

3,25,000/-

10,000/-

1,000/-

3,36,000/-



REGISTRAR OF INSTRUMENTS
KOLKATA

25/9/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

030949

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law and in equity of them the said Vendors into and upon the said premises and every part or parcel thereof and all deeds papers and writings exclusively relating to the title to the said premises or any part thereof in the custody and possession of the Vendors TO HAVE AND TO HOLD the said premises and all and singular other premises hereby conveyed and assigned or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever and the Vendors have good right full power and the said Vendors doth hereby covenant with the Purchaser that subject to the provisions contained in the aforesaid part recited Indenture of Lease dated August 6,1962 and the said suit No. 99 of 1997 the Vendors are lawfully or rightfully absolutely and otherwise well and sufficiently entitled to the said premises hereby granted transferred conveyed assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND that notwithstanding any act deed matter or thing

11981
Total to S. C. Roy Choudhuri & Co
10, old Post office St
Kolkata - 1

Collectorate,
Treasury.

Date 19.9.2006

AM
TREASURY

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3,25,000/-

10,000/-

1,000/-

3,36,000/-



REGISTRAR OF ASSURANCES
KOLKATA 25/9/06



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that the Vendors made done committed or knowingly suffered or permitted to the contrary
THEY the Vendors now have in them good right and full power to grant transfer convey
assign and assure the said premises hereby granted transferred conveyed assigned and
assured with the appurtenances unto the Purchaser in the manner aforesaid and it shall be
lawful for the said Purchaser at all times hereafter to enter into and upon and to hold
occupy possess and enjoy the said premises subject to the said Indenture of Lease dated
August 6 ,1962 and to obtain possession of the premises and realisation of the mesne
profits on obtaining decree in the said suit No. 99 of 1997 and receive the rents issues and
profits thereof without any lawful eviction or any matter or hindrance interruption or
disturbance claim or demand whatsoever from the Vendors or any person or persons
lawfully or equitably claiming from under or in trust for him and that subject to the
provisions of the said part recited Deed of Lease dated August 6, 1962 and save and except
the said Deed of Lease and the said suit No. 99 of 1997 free and clear freely and clearly
and absolutely acquitted exonerated and forever discharged and sufficiently saved
defended kept harmless and indemnified of and from against all other former or other

No. 11981

Sold to S. C. Roy Choudhury
of 10, Old Post Office St.
Kolkata - 1

Calcutta Collectors,
Treasury.

Date 19.9.2006

CM
~~Signature~~

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12
12

3,25,000/-
10,000/-
10,000/-

3,36,000/-



~~INSURANCE~~
INSURANCE

25/9/06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

5000

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conditions charges liens claims and demands and encumbrances whatsoever had made done executed or occasioned by the Vendors or any other persons and further that the Vendors and all person or persons rightfully having or claiming for or under them any estate or interest either at law or in equity in or to the said premises hereby granted transferred conveyed assigned and assured shall and will at all times hereafter upon the request and at the costs of the Purchaser do and execute or caused to be done and executed all such acts deeds things assurances for further and more perfectly assuring the said premises and every part thereof hereby conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid as shall and may reasonably require AND that the Vendors do hereby for themselves and their successors assigns covenants with the Purchaser its successor successors assign and assigns that the Vendors shall and will unless prevented by fire or some other inevitable accidents from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser its successor

11-781

10 S. C. Raj Choudhury & Co
old Post Office St.
Kolkata-1

General Collector,
Treasury.

Date 19-9-06

DM

13c

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1c

3,25,000

10,000

1,000

3,36,000/-

INSURANCE DEPARTMENT
KOLKATA

25/9/06



Govt. of West Bengal
Office of the Registrar of Assurances, Kolkata
5, Govt. Place (North), Kolkata- 700 001

Memo No. ...81

Dated : 27.02.2013

From : The Additional Registrar of Assurances-II, Kolkata.

**To : The Deputy Inspector General of Registration, Range-I,
West Bengal at Bhabani Bhaban, Alipore,
Kolkata-700 027.**

**Sub. : Prayer for action under Sub-section (3) of section 47A of the Indian
Stamp Act, 1899.**

Sir,

I am to forward herewith a photocopy of the pending Deed No. 7304 of 2006 and request you kindly to take necessary action in the matter as per provision made under Section 47 A (3) of the Indian Stamp Act, 1899.

Enclosure: 1) Photocopy of the Deed.

2) Form No.1.

Yours faithfully

Additional Registrar of Assurances-II
Kolkata

Add. Registrar of Assurances - II
Kolkata



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

Endorsement For Deed Number : I - 02786 of 2015
(Serial No. 07304 of 2006)

On 25/09/2006

Payment of Fees:

(Under Article : A(1) = 61589/- ,E = 7/- on 25/09/2006)

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.-2,07,18,953/-

Certified that the required stamp duty of this document is Rs.- 1243147 /- and the Stamp duty paid as: Impresive Rs.- 336000/-

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

Presented for registration at 12.15 hrs on :25/09/2006, at the Office of the A.R.A. - II KOLKATA by Sm Anuradha Tagore , one of the Executants.

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

Execution is admitted on 25/09/2006 by

1. Sm Anuradha Tagore, wife of Manabendra Nath Tagore , 25, Shyam Pukur Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : Others
2. Sm Dipti Deb, wife of Late Ajoyendra Krishna Deb , 25, Shyam Pukur Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : Others
Identified By Keya De, daughter of - , District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

On 11/03/2015

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

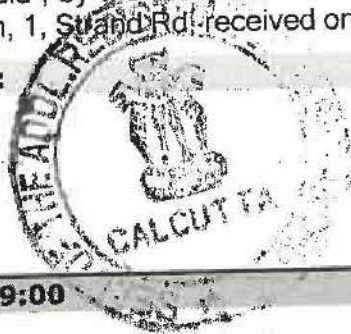
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty

1. Rs. 10/- is paid , by the draft number 564833, Draft Date 11/03/2015, Bank : State Bank of India, Samriddhi Bhavan, 1, Strand Rd, received on 11/03/2015
2. Rs. 907147/- is paid , by the draft number 564776, Draft Date 09/03/2015 / Bank : State Bank of India, Samriddhi Bhavan, 1, Strand Rd, received on 11/03/2015

Payment of Fees:



11/03/2015 17:19:00

EndorsementPage 1 of 2



GOVERNMENT OF WEST BENGAL
DIRECTORATE OF REGISTRATION AND STAMP REVENUE
WRITERS' BUILDINGS, BLOCK -F (FIRST FLOOR), KOLKATA

Memo No.260 /1M-35/12(Pt-II)

Dated : 21.01.2015.

From : Shri B. Gangopadhyay,
Inspector General of Registration and
Commissioner of Stamp Revenue, West Bengal.

To : Dy. Inspector General of Registration, Range-I, Alipore
Bhavani Bhavan (Annexe) Building, Ground Floor,
P.O. Alipore, District. South 24 Parganas.

Sub. : Disposal of cases under Section 47 A (3) of the Indian Stamp Act, 1899


Ref : His No. 762 Dt. 24.12.2014.

With reference to the subject noted above, the undersigned is to inform him that the under mentioned cases have been examined with reference to the decision taken by him. He is now requested to inform the concerned Registering Officers to accept the payment of Stamp duty and registration fees of the under mentioned document.

Sl. No.

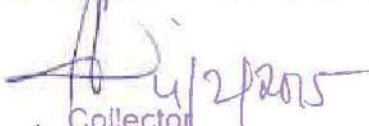
P.R. No.

- | | |
|----|--|
| 1. | P-2209/2005 of DSR-I, Alipore, S-24Pgs. |
| 2. | P-8916/2007 of ADSR Behala, S-24Pgs. |
| 3. | P-3344/2008 of DSR-II, Alipore, S-24Pgs. |
| 4. | P-7304/2006 of ARA-II, Kolkata. |
| 5. | P-1023/2004 of DSR-II, Alipore, S-24Pgs. |
| 6. | P-1014/2004 of DSR-II, Alipore, S-24Pgs. |
| 7. | P-3980/2008 of DSR-IV, Alipore, S-24Pgs. |


Inspector General of Registration &
Commissioner of Stamp Revenue, W.B.

 Memo No. 68 dated 09-12-2015

Copy forwarded to the ARA-II, Kolkata for information & taking necessary action.


Collector
U/S 2(9) of Indian Stamp Act. 1899
and
D.I.G. Registration, Range-I, West Bengal



Handwritten mark or signature

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
11 MAR 2015



GOVERNMENT OF WEST BENGAL
DIRECTORATE OF REGISTRATION AND STAMP REVENUE
WRITERS' BUILDINGS, BLOCK -F (FIRST FLOOR), KOLKATA

Dated : 21.01.2015.

Memo No.260 /IM-35/12(Pt-II)

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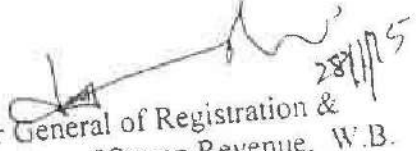
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P.R. No.

Sl. No.

- 1.
- 2.
- 3.
- 4.
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- 6.
- 7.

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Inspector General of Registration &
Commissioner of Stamp Revenue. W.B.

21/1/15

Memo No. 68 dated 09-12-2015

Copy forwarded to the ARA-II, Kolkata for information & taking necessary action.

4/2/2015
Collector
U/S 2(b) of Indian Stamp Act, 1899
and
D.I.G Registration Range-I, West Bengal

successors assign and assigns produce or cause to be produced unto it or its attorneys agents or at any trial hearing commission or examination or otherwise as occasion shall require the deeds and writings comprised in Schedule "B" hereunder written for the purpose of showing the title of the said Purchaser its successor successors assign and assigns such attested or other copies extract or extracts from the said deeds and writings as it may require and shall in the meantime unless prevented as aforesaid keep the said Deeds and writings safe unobliterated and uncanceled .

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT one old three storied building ,two old two storied buildings ,one old two storied building of which the first floor is CI shed ,one old one storied building ,having a total area of the buildings 12,940 sq.ft. and four old CI sheds and one AC shed having a total area of sheds 6,050 sq. ft. together with the piece and parcel of the land containing an area on ad-measurement 19 cottahs 9 chittacks 8 sq. ft. appertaining to and now known as Municipal premises No.76/1C, Bidhan Sarani formerly known as Cornwallis Street, Kolkata -700004 under Kolkata Municipal Corporation Ward No. 16 ,Police Station - Burtolla and delineated in the map or plan annexed hereto and thereon bordered Red and butted and bounded in the manner as following :-

On the North : By Raj Kissen Street

On the East : By Burtolla Police Station

On the South : By premises No.76/1B, Bidhan Sarani ,Kolkata

On the West : By Bidhan Sarani ,Kolkata



THE REGISTER OF ASSURANCE

MADE

25/9/06

SCHEDULE 'B' ABOVE REFERRED TO :

Certified copy of the final decree in Partition Suit No. 49 of 1904 (Maharaj Kumar Gopendra Krishna Deb Bahadur & Ors. -VS- Maharani Chandramoni & Ors.) of the 2nd Sub-Judge 24 Parganas Alipore dated 26th May 1904 ,

IN WITNESS WHEREOF the Vendors hereunto set and subscribed their hands the day month and year first above written.

SIGNED AND DELIVERED at

Calcutta in the presence of :-

Samir Ray Chaudhuri
Solicitor & Advocate
Calcutta

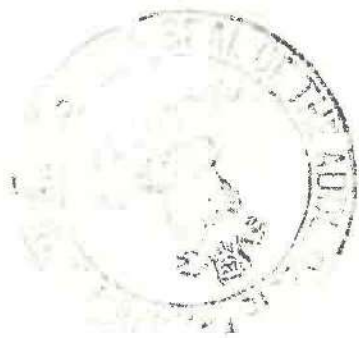
Dipti Deb.
Anuradha Tagore

Durga De
Advocate
10/12 Fort Street
Kolkata - 700001

Drafted by :- Samir Ray Chaudhuri

Samir Ray Chaudhuri

Solicitor & Advocate



RECEIVED BY ASSOCIATION
SOLESA

25/9/06

Received of and from the within named purchaser the within mentioned sum of Rs. 56,00,000.00 (Rupees Fifty Six Lac) only being the amount of full consideration as per memo below :-

MEMO OF CONSIDERATION

By Cheque No. 998831 dated 25.9.2006

Drawn on State Bank of Bikaner & Jaipur,

Ajad Hind Bagh Branch drawn in favour of

one of the Vendors Sm. Dipti Deb

Rs. 28,00,000.00

By Cheque No.998832 dated 25.9.2006

Drawn on State Bank of Bikaner & Jaipur,

Ajad Hind Bagh Branch drawn in favour of

one of the Vendors Sm. Anuradha Tagore

Rs. 28,00,000.00

Total ---- Rs. 56,00,000.00

(Rupees Fifty Six Lac only)

Dipti Deb.

Anuradha Tagore

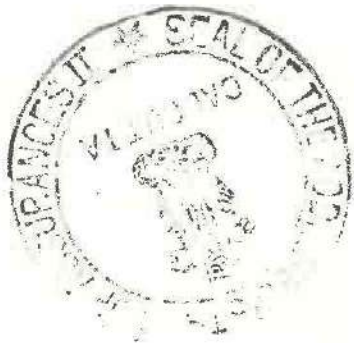
WITNESSES :

Sami Ram Maubrom

Durga De

VENDORS



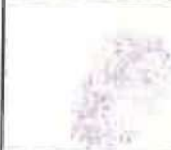


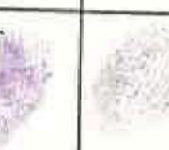
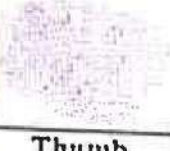


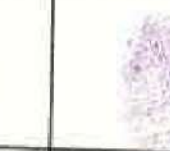




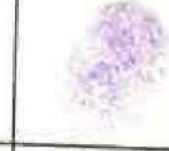















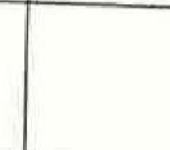
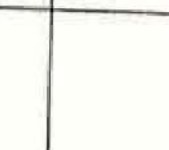



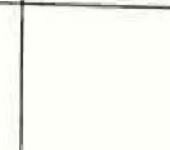




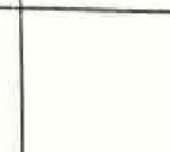
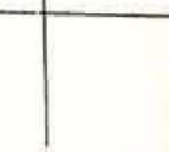
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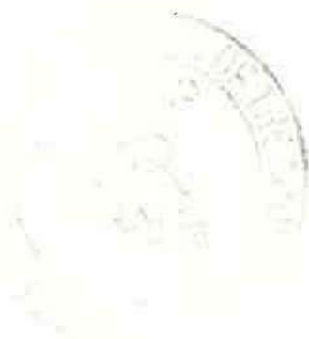


REGISTRATION OF ASSURANCE
COMPANIES

25/9/06

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
						
		Little	Ring	Middle	Fore	Thun
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thum
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



REG. REGISTER OF ASSURANCE
MOLSKA 25/9/06

DATED THIS 25th DAY OF SEPTEMBER 2006

Book No. _____
Volume No. _____
Page No. _____
Serial No. _____
Date of Issue _____

BETWEEN

SMT. DIPTI DEB & ANR.

..... VENDORS

AND

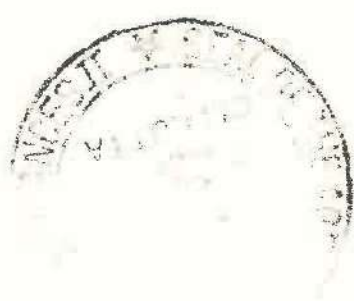
M/S BIDHAN NIRMAN PRIVATE LTD.

..... PURCHASER



REGISTRAR OF ASSURANCES
KOLKATA

CONVEYANCE



REGISTRAR OF ASSURANCES
KOLKATA 25/9/06

S.C. RAY CHAUDHURI & CO.
SOLICITORS & ADVOCATES
10, OLD POST OFFICE STREET
CALCUTTA-700001