

12268

VC-3673/12 /- 11688/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 766605

Certified by the Registrar of Stamps and Documents and admitted to the effect of the document.

District Sub-Register-III
Alipore, South 24-parganas

31/12/12

INDENTURE OF CONVEYANCE

THIS INDENTURE made this 28th day of December 2012 AD
(Year Two thousand and Twelve Anno Domini)

BETWEEN

(1) MR. TAPASH CHAKRABORTY, son of the late Pabitalal Chakraborty by occupation service **AND** **(2) MR. ARKYA CHAKRABORTY**, son of Mr. Tapash Chakraborty, by occupation business both by faith Hindu, by Nationality Indian both residing

Serial..... 959
Dt..... 18/10/12
Name.....
Address.....

A. K. Purkayastha (Stamp Vendor)
Alipore Police Court, Kol-27

Rishi Multiprojects Pvt. Ltd.
82 Sarat Bose Road.
Kol-20.

Rs - 1000/-

←



NETI-7887

RISHI MULTIPROJECTS PVT.LTD.

←

Director

(NITIN BISHNANI)



NETI-7888

Tapul Chakrabarty



NETI-7889

Aranya Chakrabarty.

Pradeep Ray
S/o. dt. Parimal Ray
Alipore Police Court.
Kol-27



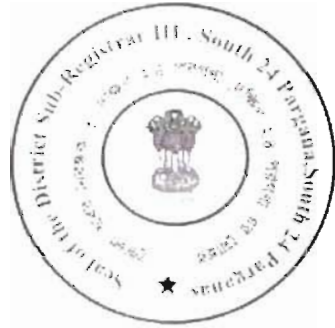
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District Sub-Registrar-III
Alipore, South 24-Parganas

20 DEC 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 8378 to 8391
being No 11688 for the year 2012.



(Rajendra Prasad Upadhyay) 31-December-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar-III
Alipore, South 24-Parganas



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 11688 of 2012
(Serial No. 12268 of 2012)

On

Payment of Fees:

On 28/12/2012

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.-2,41,06,379/-

Certified that the required stamp duty of this document is Rs.- 1687467 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

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

Presented for registration at 18.50 hrs on :28/12/2012, at the Private residence by Nitin Bhimani ,Claimant.

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

Execution is admitted on 28/12/2012 by

1. Mr. Tapsh Chakraborty, son of Late Pabitalal Chakraborty , Mathbari, 45, P. Majumder Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Service
2. Mr. Arkya Chakraborty, son of Mr. Tapash Chakraborty , Mathbari, 45, P. Majumder Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Business
3. Nitin Bhimani
Director, Rishi Multiprojects Pvt. Ltd., Front Block, 82, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.
, By Profession : Others

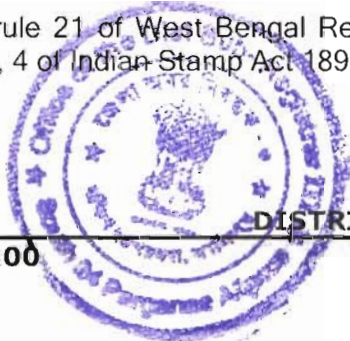
Identified By Pradeep Ray, son of Late Parimal Ray, Alipore Police Court, Kolkata, Thana:-Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Others.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 31/12/2012

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.



District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

31/12/2012 14:31:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 11688 of 2012
(Serial No. 12268 of 2012)

Payment of Fees:

Amount By Cash

Rs. 265212.00/-, on 31/12/2012

(Under Article : A(1) = 265166/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 31/12/2012)

Deficit stamp duty

Deficit stamp duty Rs. 1686467/- is paid, by the draft number 614823, Draft Date 21/12/2012, Bank Name State Bank of India, LA MARTINIERE, received on 31/12/2012

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Signature)
District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

at "Mathbari", 45, P. Majumdar Road, Kolkata-700078, Police Station: Garfa, hereinafter jointly referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

RISHI MULTIPROJECTS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956 having its registered office at 82, Sarat Bose Road, Front Block, Kolkata-700 026 hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in interest and assigns) of the **OTHER PART**.

WHEREAS:

A) One Krishna Chakraborty was seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 105¹/₂ Sataks be the same a little more or less together with all buildings and/or structures erected thereon situate lying at and being premises No. 86, P. Majumdar Road, Kolkata (hereinafter referred to as the said entire property).

B) By an Indenture of Gift dated the 30th day of March 1999 made between the said Krishna Chakraborty therein referred to as the Donor of the One Part and Pabitalal Chakraborty, Tapash Chakraborty, Chandan Chakraborty, Kalyan Kanti Chakraborty, Arkya Chakraborty and Vaishali Chakraborty therein jointly referred to as the Donees of the Other Part and registered with the District Sub-Registrar-H 1, Alipore in Book



District Sub-Registrar-III
Alipore, West Bengal, Barganas

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No. I, Volume No. 51, Pages 169 to 184 Being No. 1911 for the year 1999, the said Krishna Chakraborty in consideration of love and affection towards the said Pabitalal Chakraborty, Tapash Chakraborty, Chandan Chakraborty, Kalyan Kanti Chakraborty, Arkya Chakraborty and Vaishali Chakraborty made a free absolute gift in respect of All That the piece and parcel of land containing an area of 2 Bighas 4 Cottahs 14 Chittacks 23 Square Feet be the same a little more or less out of the said premises No. 86, P. Majumdar Road, Kolkata being the land appurtenant to the buildings and or structures more fully and particularly described in the SCHEDULE hereunder written (hereinafter referred to as the said property).

C)The said property was separated and renumbered as premises no. 86/1, P. Majumder Road, Kolkata (postal address 45, P. Majumder Road) by the Kolkata Municipal Corporation.

D)The Vendors are now seized and possessed of and/or otherwise well and sufficiently entitled to All That the undivided one third part or share in the said property free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

E)The Vendors have agreed to sell and the Purchaser has agreed to purchase All That the undivided one third part or share in the said property free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, trusts of whatsoever nature at and for the consideration of a sum of Rs. 90,00,000/- (Rupees ninety lakhs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of Rs. 90,00,000/- (Rupees ninety lakhs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or



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before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser and the said property), the Vendors do and each of them doth hereby grant, convey, transfer, assure and assign unto and in favour of the said Purchaser All That the undivided one third part or share in the piece and parcel of land containing an area of 2 Bighas 4 Cottahs 14 Chittaks 23 sq. ft. be the same a little more or less together with all structures erected thereon or on the part thereof containing a super built up area of 200 Sq. Ft. more or less situate lying at and being premises No. 86/1, P. Majumdar Road (postal address 45A, P. Majumder Road), Kolkata, Police Station now Garfa previously Kasba, Kolkata-700078 more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the 'said premises') **OR HOWSOEVER OTHERWISE** the 'said premises or any part thereof now or are heretofore were or was situate tenanted bounded called known numbered and described distinguished **TOGETHER WITH** all areas, compounds, paths, passages, sewers, drains, water courses, light, liberties, privileges, easements, appendages and appurtenances whatsoever to the said premises belonging or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereof AND all the estate, right, title, interest claim and demand whatsoever of the Vendors into, and upon the said premises or any part thereof **TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever in anyway relating to or concerning the said premises or any part thereof be "in the possession or power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit AND **TOGETHER WITH** all rights of way **TO HAVE AND TO HOLD THE** said premises hereby granted or expressed so to be unto and to the use of the



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Alipore Parganas

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Purchaser forever AND the Vendors do and each of them doth 'hereby for themselves, their respective heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser that notwithstanding any act, deed or thing done or executed or knowingly suffered to the contrary by the Vendors or by any of their predecessors-in-title, the Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted or expressed so to be and every party thereof for a perfect and indefeasible estate or 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 such act, deed or thing whatsoever as aforesaid the Vendors have good right full power and absolute authority to grant transfer convey the said premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and receive the rents issues and profits thereof without any 'lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or from or under any of their predecessors- in-title or any person or persons lawfully or equitably claiming as aforesaid AND free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates, encumbrances, , charges, whatsoever, made, created or suffered by the Vendors or their predecessors-in-title **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and property or any part thereof from under or in trust for the Vendors or 'from or under any of their predecessors-in-title shall and will from time to time and at all times, hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all



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Alipore, West Bengal Bargaranas

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such acts, deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided one third part or share in the piece and parcel of piece and parcel of Bastu (homestead) land containing an area of 2 Bighas 4 Cottahs 14 Chittaks and 23 Sq. Ft. more or less (i.e. roughly an area of 14 Cottahs 15 Chittaks 23 Sq.Ft) together with all structures (RT Shed) erected thereon or on the part thereof containing a super built up area of 200 sq. ft. More or less in Touzi No: 145, R.S. No: 233, J.L. No: 13, within the Kolkata Municipal Corporation Ward No: 106 (Jadavpur Unit), comprised in Mouza Kasba, in the R.S. Dag No: 4079 under R.S. Khatian No: 1082 and also comprised in R.S. Dag No: 4078 under R.S. Khatian No: 2233 in T.S. Khatian No: 112 formed from C.S. Khatian No: 112 being Municipal Premises No: 86/1, P. Majumder Road, (postal Premises No: 45A, P. Majumder Road) under present Police Station Garfa (previously P.S. Kasba), Kolkata-700078, butted and bounded in the following manner:-

ON THE NORTH BY: By 24' ft. wide private passage and balance land under mother municipal premises 86 P. Majumder Road, and K.M.C. Road

ON THE SOUTH BY: By Premises No: 22, 20, 18, Unique Park.

ON THE EAST BY: By Premises No: 47/8, 47/6, 406, Unique Park.

ON THE WEST BY: By Premises No: 43, 41, 49, Nivedita Road.



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District Registrar-III
Alipore, West Bengal Parganas

28 DEC 2012

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

SIGNED SEALED AND DELIVERED by the **VENDORS** at Kolkata in the presence of: -

Tapank Chakrabarty

WITNESSES:

(1) Soumya Kanti Dasgupti
S/o Lt. Prafulla Kumar Dasgupti
31/C, Sreemohan Lane Kol-26

Aranya Chakraborty.

(2) Vipin Vasudev Bhunia
S/o Late Vasudev Kripa Bhunia
6A Sinda 25 A S. B. Rd. Kol. 20

SIGNED SEALED AND DELIVERED by the **PURCHASER** at Kolkata in the presence of: -

RISHI MULTIPROJECTS PVT.LTD.

WITNESSES:

(1) Soumya Kanti Dasgupti
S/o Lt. Prafulla Kumar Dasgupti
31/C, Sreemohan Lane Kolkata-26

(NITIN BHATTARAJ) Director

(2) Vipin Vasudev Bhunia
S/o Late Vasudev Kripa Bhunia
6A Sinda 25 A S. B. Rd.
Kol-20

Drafted by me:

Subir Kumar Datta

(Advocate)

Alipore Police Station
Kol-27.

SHI MULTIPROJECTS PVT.LTD.

Director



District Sub-Registrar-III
Alipore, South 24 Parganas

28 DEC 2012

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within-mentioned sum of Rs. 90,00,000/- (Rupees ninety Lakhs) only being the consideration money as per Memo below :-

MEMO:-

DATE	DRAFT NO.	BANK & BRANCH	IN FAVOUR OF	AMOUNT
22.12.2012	904602.	CITI Bank. Global Consumer Branch.		90,00,000
Total: RS				90,00,000

(RUPEES NINETY LAKHS ONLY)

WITNESSES:

(1)

Somyakanti Dasgupta

Tapank Chakraborty

Ankya Chakraborty.

(2)

Vipin Chakraborty

Computer typed by me:

SK Ray

(Surajit Kumar Ray)

57, Pratapaditya Place

Kolkata: 700026



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District Sub-Registrar-III
Alipore, South 24-Parganas

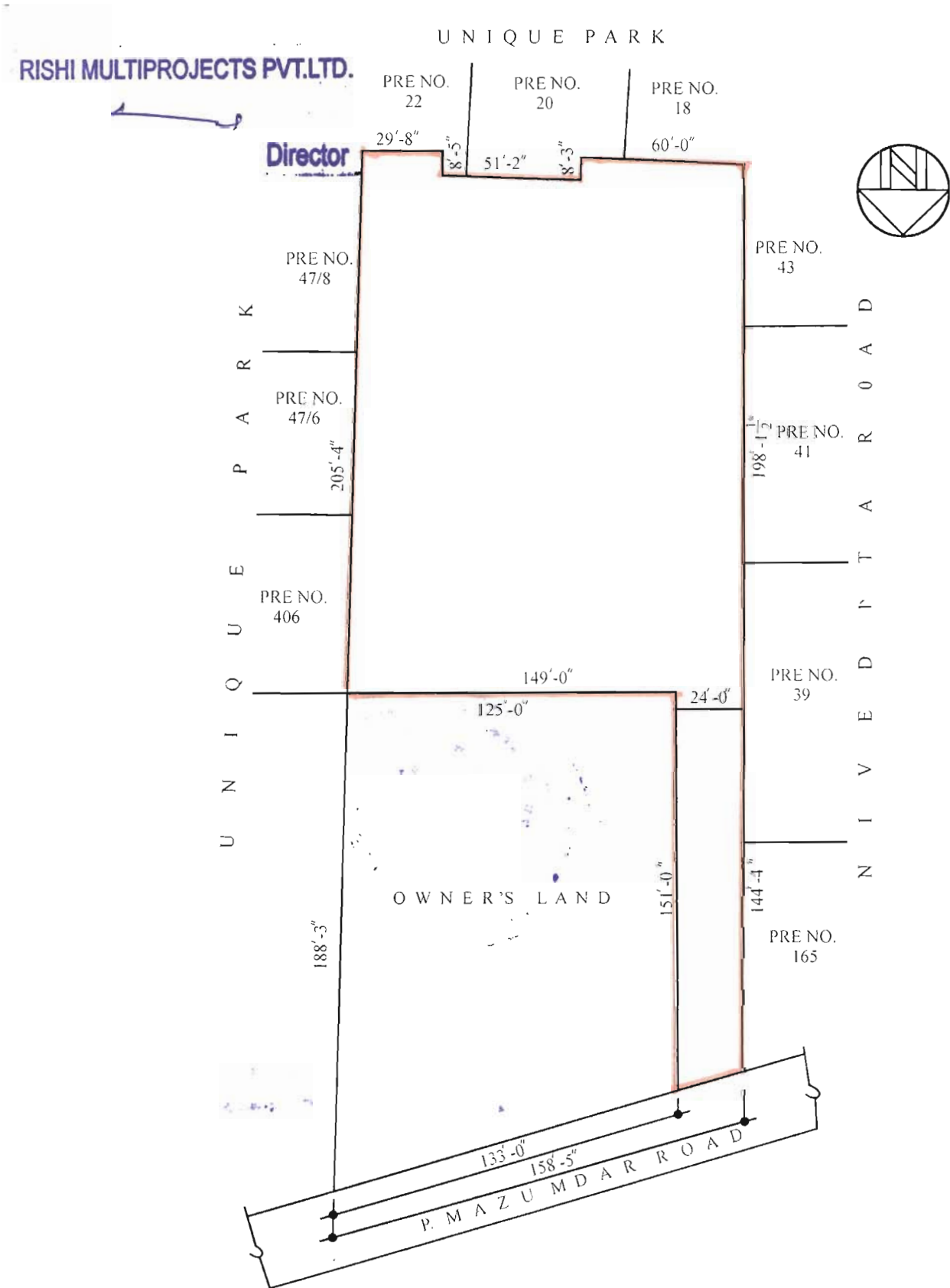
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ANNEX - I

SITE PLAN OF PRE. NO. 86/1, P. MAZUMDAR ROAD, KOLKATA - 78, R.S. DAG NO. 4078
R.S. KHATIAN NO. 2233 & R.S. DAG NO. 4079, R.S. KHATIAN NO. 1082 UNDER MOUZA:
KASBA, J. L. NO. 13, P.S. GARFA, (PREVIOUS P.S. KASBA) WITHIN K.M.C. WARD NO.106
DIST. 24 PGS (S) DEMARCATED IN RED BORDER.

AREA OF LAND 44 K, 14 CH. 23 SFT

Tapank Chakraborty
Ankya Chakraborty.



RIGHT MULTIPROJECTS PVT.LTD.

Director



District Sub-Registrar-III
Alipore, South 24 Parganas

28 DEC 2012

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name TARASH CHAKRABORTY

Signature Tarash Chakraborty

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name ARKYA CHAKRABORTY

Signature Arky Chakraborty

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name NITIN BHARGAVA

Signature Nitin Bhargava

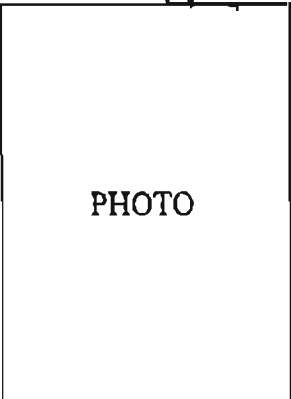
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1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name

Signature



District Sub-Registrar-III
Alipore, South 24-Parganas

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