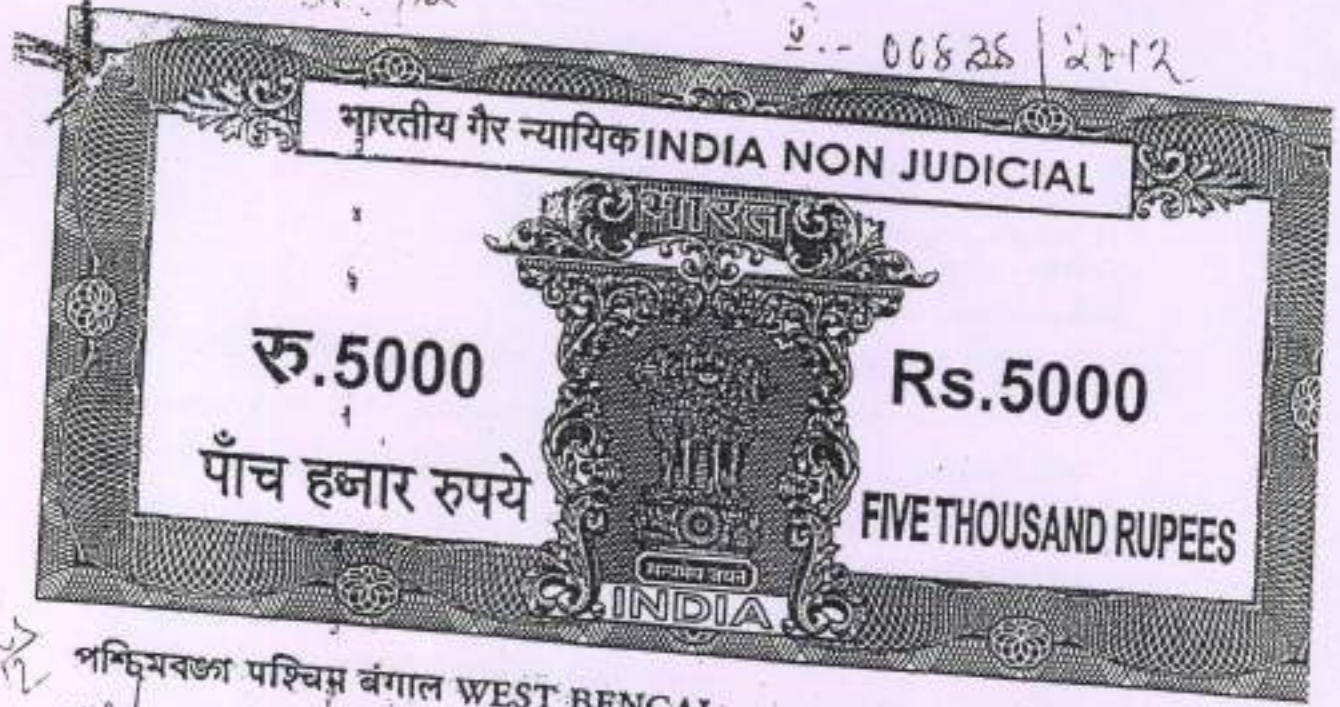


00826/12

00826/2012



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 369945

Certified that the work done by the Registrar is correct and true. The Registrar is not responsible for the correctness of the contents of the instrument.

Registrar

01 FEB 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the **16th** day of **February** **TWO THOUSAND & TWELVE (2012)**

G. S. PROPERTIES & MANAGEMENT PVT. LTD.

Manojit Chandra
Director

G. S. PROPERTIES & MANAGEMENT PVT. LTD.

Sumanvati
Director

BETWEEN

SMT. RINA DHAR, Wife of Sri Pradip Dhar, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 14, No. K.B. Basu Road, Purbachal Near Sukanta Sangha Club, P.O. + P.S. Barasat, Dist-North 24 Parganas, Kolkata- 700 124 hereinafter called and referred to as the VENDOR (which terms and expression shall unless exclude by or repugnant to the context be deemed to include her heirs, executors administrators and assigns) of the ONE PART.

AND

M/S. G.S PROPERTIES and MANAGEMENT, 1, Crooked Lane, P.S. Hare street, Kolkata- 700 069 represented the following Parties amongst other namely (1) SRI BISWAJIT CHAKRABORTY Son of Biswanath Chakraborty, by religion- Hindu, by Occupation Business, by Nationality- Indian, residing at 52, R.B.C.Road (Extn), Dum Dum Cantonment, P.S. Dum Dum, Kolkata- 700 028 (2) SRI SAUMENDRA NATH SANTRA Son of Sri Gaur Hari Santra, by religion-Hindu, by Occupation Business, by Nationality- Indian, residing at 56/1/1, Bangal Para, 2nd Bye Lane, Howrah- 711109 (3) SRI KRISHNADAS PODDAR Son of Late Dhirendra Nath Poddar, by religion- Hindu, by Occupation Business, by Nationality- Indian, residing at 11, Aurobinda Pally P.O. Konnager, Dist-Hooghly, P.S. Uttar Para, Pin- 712 235 hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS Md. Sairad Hasan and others were the absolute owner of a plot of land Bastu and Danga measuring 40 Cottahs 7 Chittacks 5 sq.ft more or less out of which already a plot of land measuring 17 Cottahs 7 Chittacks was transferred to the outsider and a plot of land measuring 13 Chittacks 15 Sq.ft was transferred for making sitala Mandir and balance a plot of land measuring 22 Cottahs 3 Chittacks 15 sq.ft more or less was under possession of the above said owners and the above said property situated and lying at mouza Dum Dum House, Touzi No. 179, presently 1070/2834, J.L.No. 19, R.S.Khatian No. 125, C.S. Dag No. 332, R.S.Dag No. 1580, C.S.Dag No. 334 and 336.

AND WHEREAS One Ramendra Nath Roy purchased a plot of land measuring 22 Cottahs 3 Chittacks 15 sq.ft more or less more fully described in the schedule herfein below from Md. Sairad Hasan and others by virtue of a registered deed of sale in the year 1953.

AND WHEREAS One Smt. Bina Pani Roy purchased the above said property more fully described in the schedule herein below from the Said Ramendra Nath Roy by virtue of a registered deed of sale being deed No. 2219 for the year 1972 and copied in book No. 1, Volume No. 55 and registered the same at the sub registration office of Cossipore Dum Dum.

AND WHEREAS the said Smt. Bina Pani Roy executed a 'WILL' before her death and Sri Rabindra Nath Roy, husband of Smt. Bina Pani Roy obtained probate from the Ld Court as per terms and condition of the above said Will and he became sole and absolute owner of the above said property measuring measuring 22 Cottahs 3 Chittacks 15 sq.ft more or less and enjoyed the said property and seized and possessed of or

otherwise well and sufficiently entitled to the said property free from all encumbrances.

AND WHEREAS one Smt. Rina Dhar Wife of Sri Pradip Dhar (the vendor herein) purchased above said property measuring 22 Cottahs 3 Chittacks 15 sq.ft more or less more fully described in the schedule herein below from Sri Rabindra Nath Roy by virtue of a registered deed of sale being deed No. 04454 for the year 2011 and copied in book No. 1, CD Volume No. 16, Pages 4312 to 4333 and registered the same at the sub Registration office of Cossipore Dum Dum and mutated her name in the records of South Dum Dum Municipality and thereafter vendor executed Boundary declaration deed in respect of a plot of land measuring 11 (Eleven) Cottahs 5 (Five) Chittacks more or less before registrar of Cossipore Dum Dum by virtue of registered deed being deed 09686 for the year 2011 and copied in book No. 1, Volume No. 26, Pages from 1667 to 1674 and registered the same at the sub Registration office of Cossipore Dum and enjoyed the said property and seized and possessed of or otherwise well and sufficiently entitled to the said property free from all encumbrances.

AND WHEREAS the Purchaser has agreed to purchase and the vendor have agreed to sell **ALL THAT** a plot of land measuring 11 (Eleven) Cottahs 5 (Five) Chittacks more or less out of a plot of land measuring 22 Cottahs 3 Chittacks 15 sq.ft more or less with kancha structure standing thereon more fully described in the schedule hereunder written free from all encumbrances, charges, liens, lispendences, claims and demands whatsoever at or for a consideration of **Rs. 52,00,000/- (Rupees Fifty**

Two Lakhs) Only and subject to the terms and conditions and stipulations as stated hereinafter.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement made between the Purchaser and the Vendor referred to above and in consideration of the said sum of Rs. 52,00,000/- (Rupees Fifty Two Lakhs) Only paid by the Purchaser to the vendor (the receipt whereof the said vendor doth hereby as well as by the receipt hereunder written, admit, acknowledge and of and from the same and every part thereof release and discharge the Purchaser by the vendor doth hereby grant, transfer, sell, convey unto and to the use of the said **PURCHASER** **ALL THAT** the said property with building (more fully described in the schedule hereunder and delineated in the sketch map or plan hereto annexed and therein demarcated and shown within **RED** border) together with all rights of easements, privileges and appurtenances whatsoever to the said Piece of land belonging or in anywise appertaining to or usually held and enjoyed herewith and the remainder and remainders, reversion and reversions **TO HAVE AND TO HOLD** the said property hereby granted and conveyed unto and to the use of the said **PURCHASER** free from all encumbrances absolutely and forever **AND THE SAID VENDOR** doth hereby declare that they are possessed of and have not in any way of encumbered the said property intended to be conveyed by this **DEED OF CONVEYANCE** and the said vendor both hereby declare that the said property as mentioned in the schedule below has not been transferred to any one else and neither She has entered into any agreement with any one for transfer or otherwise encumber the said property and She further covenant that the property has not been encumbered by way of mortgage

security, bond, attachment and/or any kind of encumbrances AND the said vendor further covenant and declare that there is no litigation over the said property pending in any court of law or Tribunal or any other office or offices AND She declare that the said property is not 'DEBOTTAR', 'PIROTTAR', or DEITY property AND She further declare that there is no liability for payment of income Tax in respect of the said property AND She further declares that She is absolute owner and is in possession of the said property and as such She is competent and She has the right to transfer the said property AND THAT the said vendor declare, that the said PURCHASER shall and may all times hereafter peaceably and quietly possess and enjoy and hold the said property and receive rents and profits thereof without interruption, claim or demand whatsoever from under or in trust for him AND that the said VENDOR shall and will and for all times come at the reasonable request and cost of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the said PURCHASER. The Vendor do hereby declare that any defect in the title of the purchased property, the vendor shall be liable as per law.

NOW THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

1. That the vendor herself or any predecessors-in-title of the vendor had/have never made anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the vendor and the vendor is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the

property hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the vendor has full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the said property hereby granted unto the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

2. That the vendor do hereby covenant with the Purchaser that it shall be lawful for the Purchaser from time to time and at all times hereafter to enter upon and TO HOLD, own and possess and enjoy the same unto and to use of the Purchaser, his heirs, executors, administrators, assigns, absolutely and forever together with title deeds, writings, and other evidences.
3. That the vendor do hereby covenant with the Purchaser notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from all encumbrances or defect in title whatsoever.
4. That the vendor shall from time to time and at all times hereafter upon every reasonable requests of the Purchaser make do acknowledge execute and perform all such further and/or other lawful and reasonable acts, matters and things whatsoever for further better or more perfectly assuring the said property together

with the rights hereby granted unto the Purchaser and in the manner aforesaid.

5. That the vendor shall not do anything or make any grant or terms hereby the rights of the Purchaser hereunder may be prejudicially affected and shall do all access be necessary to ensure the rights available to the Purchaser as a purchaser.

AND THE VENDOR DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows:

- a) That to the best of my knowledge the said property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty authority or other Government Authorities under the public Demands Recovery Act or any other acts or otherwise whatsoever and there is no certificate case or proceedings against the vendor for realization of the arrears of Income Tax or wealth Tax or Gift Tax or other taxes or dues or otherwise under the public Demand Recovery Act or any Acts for the time being in force.
- b) AND THAT to the best of my knowledge the said property or any portion thereof is not affected by any notice or scheme of alignment of the panchayat or Municipality or the Government or any other public body or authorities
- c) AND THAT to the best of my knowledge no declaration or notification is made or published for acquisition on the said property

or any portion thereof under the land Acquisition Act or any other Act for the time being in force and that the said property or any portion thereof is not affected by the notice of acquisition or requisition or alignment under any Act or Case whatsoever.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT a Piece and Parcel of a plot of land measuring 11 (Eleven) Cottahs 5 (Five) Chitacks more or less together with 500 Sq.ft more or less Kancha R.T.Shed structure standing thereon out of a plot of land measuring 22 Cottahs 3 Chitacks 15 Sq.ft more or less and the above said property situated and lying at mouza Dum Dum House, Touzi No 179, presently 1070/2834, J.L.No 19, F.S.Khatian No. 125, C.S. Dag No. 332, R.S.Dag No. 1580, C.S.Dag No. 334 and 336, J.L.No. 19, under South Dum Dum Municipality being holding No. 330 (Old) & 386 (New) R.N.Guha Road, Kolkata- 700 074, ward No. 8 under A.D.S.R. Cossipore Dum Dum. The said property is delineated in the map or plan Annexed hereto and bordered **RED** therein and The said plot is butted and bounded as follows

ON THE NORTH

By House of Haradhan Banik & Sudhan banik & Santosh and 12'ft wide Road

ON THE SOUTH

By House of Sukumer Pal

ON THE EAST

By House of Tapan Majhi, Maitray Roy, 6'ft wide road, House of Rita Mondal and Gobindo Barui

ON THE WEST

By R.N.Guha Road and House of Gouranga Des . Rabindro Nath Saha . Bose House and Mas Sitata mandir

IN WITNESS WHEREOF the Vendor and the Purchaser hereto set and subscribed in their respective hand and seals on the present day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

1) Pradip Das,
Purbachal, P.O. Basmat
P.O. Basmat K.D. 700124

Rina Das

SIGNATURE OF THE VENDOR

2) Bipul Mishra,
Durgachal,
Kail-29

G. S. Properties and Management

Darshit Kumar
Partner

G. S. Properties and Management

Saurabh Kumar
Partner

G. S. Properties and Management

Krishna Das
Partner

SIGNATURE OF THE PURCHASER

RECEIVED of and from the within named Purchaser within mentioned sum of Rs. 52,00,000/- (Rupees Fifty Two Lakhs) Only as total money of the said Property as per memo of consideration below.

MEMO OF CONSIDERATION

Date	Cash/Cheque	Bank	Branch	Amount
07.11.2011	414773	Maharashtra	Chandni Chowk	Rs. 5,00,000/-
07.11.2011	Cash			Rs. 6,000/-
08.11.2011	414774	Maharashtra	Chandni Chowk	Rs. 5,00,000/-
14.11.2011	414784	Do	Do	Rs. 4,00,000/-
15.11.2011	414785	Do	Do	Rs. 3,00,000/-
29.11.2011	417751	Do	Do	Rs. 4,00,000/-
30.11.2011	417752	Do	Do	Rs. 4,00,000/-
13.12.2011	417767	Do	Do	Rs. 7,00,000/-
30.01.2012	422230	Do	Do	Rs. 10,00,000/-
31.01.2012	422231	Do	Do	Rs. 5,00,000/-
1.2.2012	422232	Do	Do	Rs. 4,94,000/-

Total : Rs. 52,00,000/- (Rupees Fifty Two Lakhs) Only

WITNESSES: -

1) Praveer Datta

Rina Dhar

SIGNATURE OF THE VENDOR

2) Anil Kumar Datta

DRAFTED BY

Jayashankar Gosh

Res. No. 10B/588/1999
Seal & Stamp

PRINTED BY

SUBRATA MUKHERJEE SM

158/3 R.B.C. ROAD/ KOL - 28

34, 336, J.L. NO-19 KHATIAN NO-125, HOLDING NO 1010-336
 WEN-386, R.N. GUHA ROAD- WARD NO-8, KOL-74
 TRUFI NO. 179(D) 1070/2838 (N) PS DUMDUM NORTH
 24 PARAGANAS. UNDER SOUTH DUMDUM MUNICIPALITY

G.S. Properties and Management

Bijoy Chakraborty

LAND AREA 11 K. 5 CH 0 SFT (19/4)

G.S. Properties and Management

2. Sacchidanand Saha

G.S. Properties and Management Partner

3. Krishnadas Podder

Rina Dhar

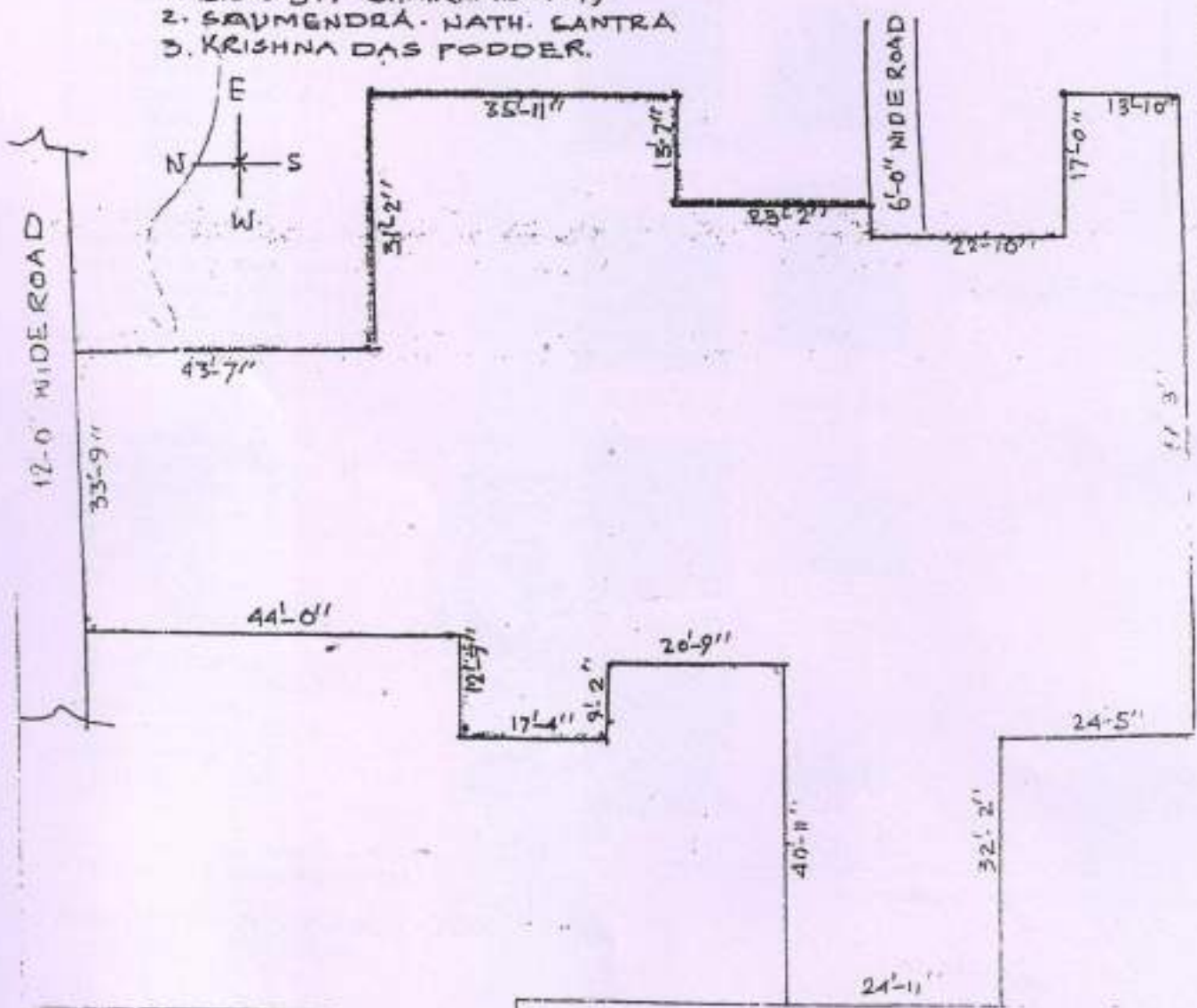
SIG OF

VENDOR - SMT. RINA DHAR.

Part 1

PURCHASERS - G.S. PROPERTIES & MANAGEMENT

1. BIDWAJIT CHAKRABORTY
2. SAUMENDRA NATH LANTRA
3. KRISHNA DAS PODDER.



PLAN TRACE BY
 SDBJ
 CIVIL/D/DA
 L.D.S.









R N GUHA ROAD

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. COSSIPORE DUMDUM, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 00963 / 2012, Deed No. (Book - I , 00838/2012)

Signature of the Presentant

Name of the Presentant	Signature with date
	Rina Dhar 1.2.12 1.2.12

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Rina Dhar Address -14, K.B.Basu Road, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India; P.O. :- Pin :-700124	Self	 01/02/2012	 LTI 01/02/2012	Rina Dhar
	Biswajit Chakraborty Address -52, R B C Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. Pin :-700026	Self	 01/02/2012	 LTI 01/02/2012	Biswajit Chakraborty
	Saumendra Nath Santra Address -56/1/1 Bengal Para, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711109	Self	 01/02/2012	 LTI 01/02/2012	
	Krishnadas Poddar Address -11, Aurobinda Pally, Thana:-Uttarpara, District:-Hooghly, WEST BENGAL, India, P.O. :- Pin :-712235	Self	 01/02/2012	 LTI 01/02/2012	Krishnadas Poddar

Name of Identifier of above Person(s)

Rina Dhar
Thana:-Barasat, District:-North 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700124

Signature of Identifier with Date

Rina Dhar



(Utpal Kumar Basu)

A. D. S. R. COSSIPORE DUMDUM
Office of the A. D. S. R. COSSIPORE DUMDUM



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

Endorsement For Deed Number : I- 00838 of 2012
(Serial No. 00983 of 2012)

On

Payment of Fees:

On 01/02/2012

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

Payment of Fees:

Amount By Cash

Rs. 87761/-, on 01/02/2012

(Under Article : A(1) = 87747/- , E = 14/- on 01/02/2012)

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.-7977118/-

Certified that the required stamp duty of this document is Rs.- 558418 /- and the Stamp duty paid as Impressive Rs - 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49500/- is paid, by the draft number 949370, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
2. Rs. 8950/- is paid, by the draft number 949371, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
3. Rs. 49500/- is paid, by the draft number 949372, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
4. Rs. 49500/- is paid, by the draft number 949373, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
5. Rs. 49500/- is paid, by the draft number 949374, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
6. Rs. 49500/- is paid, by the draft number 949375, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
7. Rs. 49500/- is paid, by the draft number 949376, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 00838 of 2012
(Serial No. 00983 of 2012)

- 8. Rs. 49500/- is paid, by the draft number 949377, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
- 9. Rs. 49500/- is paid, by the draft number 949378, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
- 10. Rs. 49500/- is paid, by the draft number 949379, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
- 11. Rs. 49500/- is paid, by the draft number 949380, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012
- 12. Rs. 49500/- is paid, by the draft number 949381, Draft Date 31/01/2012, Bank Name State Bank of India, ESPLANADE, received on 01/02/2012

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

Presented for registration at 13.21 hrs on 01/02/2012, at the Office of the A. D. S. R. COSSIPORE DUMDUM by Rina Dhar, Executant.

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

Execution is admitted on 01/02/2012 by

Rina Dhar, wife of Pradip Dhar, 14, K.B. Basu Road, Thana:-Barasat, District:-North 24-Parganas WEST BENGAL, India, P.O. :- Pin :-700124. By Caste Hindu. By Profession Business.

Biswajit Chakraborty

Partner, M/s G. S. Properties And Management, 1, Crooked Lane, Kolkata, Thana -Hare Street District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700069
By Profession : Business

Saumendra Nath Sentra

Partner, M/s G. S. Properties And Management, 1, Crooked Lane, Kolkata, Thana-Hare Street District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700069
By Profession : Business.

Krishnadas Poddar

Partner, M/s G. S. Properties And Management, 1, Crooked Lane, Thana-Hare Street District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700069
By Profession : Business

Identified By Pradip Dhar, son of Rabindra Lal Dhar, Thana:-Barasat, District:-North 24-Parganas WEST BENGAL, India, P.O. :- Pin :-700124. By Caste: Hindu, By Profession: Business

Rina Dhar
Rina Dhar

Krishnadas Poddar
Krishnadas Poddar

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



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



























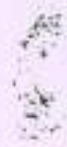






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 2
Page from 6034 to 6052
being No 00838 for the year 2012.



(Utpal Kumar Basu) 02-February, 2012
A. D. S. R. COSSIPORE DUMDUM
Office of the A. D. S. R. COSSIPORE DUMDUM
West Bengal

PAGE NO. —
 SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants/ Presentants					
	Little	Ring Middle (Left Hand)		Fore	Thumb
					
	Thumb	Fore Middle (Right Hand)		Ring	Little
					
 <i>Pranjit Dasgupta</i>	Little	Ring Middle (Left Hand)		Fore	Thumb
					
	Thumb	Fore Middle (Right Hand)		Ring	Little
					
 <i>Sachin Kumar Singh</i>	Little	Ring Middle (Left Hand)		Fore	Thumb
					
	Thumb	Fore Middle (Right Hand)		Ring	Little
					

PAGE NO. —
 SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
 Executants/ Presentants



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)

Little Ring Middle Fore Thumb
 (Left Hand)

Thumb Fore Middle Ring Little
 (Right Hand)