



20 PM  
2/8/80

Admitted

5000



ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA

12/11/80

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S.S.I. \_\_\_\_\_  
Cheque No. \_\_\_\_\_  
Rs \_\_\_\_\_  
has been Paid on behalf of \_\_\_\_\_

THIS INDENTURE OF CONVEYANCE made this the 15<sup>th</sup> day of December TWO THOUSAND AND SIX BETWEEN SMT. MAMATA BHATTACHARYA daughter of Late Sasadhar Bhattacharya residing at No. 2/2 Chandra Nath Chatterjee Street, P.S. Bhowanipore, Kolkata 700 025 hereinafter referred to as the **VENDOR** (which term or expression

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22080

2008/11  
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12 DEC 2006

**Mr. R. L. GAGGAR**  
Solicitor & Advocate  
Address: TEMPLE CHAMBERS,  
100, OLD POST OFFICE STREET,  
3RD FLOOR, KOLKATA - 700 003

**L. I. VENDOR,**  
100, OLD POST OFFICE ST.

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ministrator  
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*[Handwritten signature]*

KAUSHAL KUMBHAT

Presented for Registration on the 12th of Dec 2006

Case of Vendor Resubmission  
Kaushal Kumbhat

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



621

VIBGYOR PROJECTS PRIVATE LIMITED

Director / Authorized Signatory

KAUSHAL KUMBHAT

*[Handwritten notes]*  
1) Kaushal Kumbhat  
Director / Authorized Signatory  
Vibgyor Projects Pvt Ltd  
2) *[Handwritten address]*  
Do. No. Bhobadur  
Batal 2/2, Chatur  
Maha Chatterjee Sarth  
25, Bhobadur Market



623

Mamata Bhattacharya

*[Handwritten signature]*  
Barun Adhikari  
Do. G. Adhikari  
Co-Op. Paddapukur  
West Bengal  
Barun



Barun Adhikari  
(BARUN ADHIKARI)  
S/o Gour Adhikari  
10-B, Paddapukur Road  
Kolkata  
Business

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

*[Handwritten signature]*

unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives executors administrators and assigns) of the **ONE PART AND VIBGYOR PVT.** **D** a company within the meaning of the Companies Act 1956 having its registered office situated at No.15, Chittranjan Avenue, Kolkata 700 072 hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **OTHER PART**

#### WHEREAS

1. By a Deed of Gift dated 16<sup>th</sup> November 1957 and registered at the office of the Sub Registrar, Barasat in Book No.1 Volume No. 86 Pages 115 to 119 Being No. 9363 for the year 1957 and made between Smt. Shrashi Bala Devi therein referred to as the Donor of the One part and Sambhu Nath Chatterjee therein referred to as the Donee of the Other Part, the said Donor out of natural love and affection which she had for her brother the said Sambhu Nath Chatterjee gifted granted conveyed transferred and assured by way of absolute Gift unto and in favour of the said Donee **ALL THAT** the piece and parcel of land containing by admeasurement an area of 1 (one) Cottah 6 (six) Chittacks and 28 (twenty eight) Sq.ft. (more or less) situate lying at and being Municipal Premises No.2/2 Chandranath Chatterjee

Street, P.S. Bhowanipore, Kolkata 700 025 **TOGETHER WITH** one storied brick built building standing thereon constructed about 100 years ago (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**)

2. By an Indenture of Conveyance registered at the office of the Sub Registrar, Barasat in Book No.1 Volume No.117 Pages 38 to 41 Being No. 9131 for the year 1966 and made between the said Sambhu Nath Chatterjee therein referred to as the Vendor of the One Part and Ram Prasad Chatterjee therein referred to as the Purchaser of the Other Part, the said Sambhu Nath Chatterjee for the consideration therein mentioned sold transferred and conveyed unto and in favour of the said Ram Prasad Chatterjee **ALL THAT** the piece and parcel of land containing by admeasurement an area of 1 (one) Cottah 6 (six) Chittacks and 28 (twenty eight) Sq.ft. (more or less) situate lying at and being Municipal Premises No.2/2 Chandranath Chatterjee Street, P.S. Bhowanipore, Kolkata 700 025 **TOGETHER WITH** one storied brick built building standing thereon full tenanted.

3. By another Indenture of Conveyance registered at the office of the Additional Sub Registrar, Alipore in Book No. 1 Being No. 3153 for the year 1993 and made between the said Ram Prasad

Chatterjee therein referred to as the Vendor of the One Part and Smt. Mamata Bhattacharya (the Vendor herein) therein referred to as the Purchaser of the Other Part, the said Ram Prasad Chatterjee for the consideration therein mentioned sold transferred and conveyed unto and in favour of the Vendor herein **ALL THAT** the piece and parcel of land containing by admeasurement an area of 1 (one) Cottah 6 (six) Chittacks and 28 (twenty eight) Sq.ft. (more or less) situate lying at and being Municipal Premises No.2/2 Chandra Nath Chatterjee Street, P.S. Bhowanipore, Kolkata 700 025 **TOGETHER WITH** one storied brick built building standing thereon full tenanted.

4. In the events as recited hereinabove the Vendor herein thus became the absolute Owner and is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the entirety of the said Premises, free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever.
5. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the Municipal Premises No.2/2 Chandra Nath Chatterjee Street, Kolkata 700 025 P.S. Bhowanipore **TOGETHER WITH** one storied brick built building having partly asbestos shed on the roof admeasuring approximately 500 sq.ft. (more or less) (more fully and

particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**) at and for a consideration of Rs.20,00,000/- (hereinafter referred to as the **CONSIDERATION AMOUNT**) free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever.

6. At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows :

a) **THAT** the Vendor alone is the absolute owner of the said Premises.

b) **THAT** the said Premises is free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever.

c) **THAT** the Vendor has a marketable title in respect of the said Premises.

d) **THAT** the Vendor has not entered any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the said Premises or any part or portion thereof.

e) **THAT** the Vendor is fully competent to sell and transfer the said Premises.

f) **THAT** all the municipal rates taxes and other outgoings including electricity charges payable in respect of the said Premises has been duly paid and/or shall be paid upto the date of execution of this Indenture.

7. Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed purchaser and acquire the said Premises.

**NOW THIS INDENTURE WITNESSETH as follows**

I. **THAT** in pursuance of the Said **AGREEMENT AND** in further consideration of a sum of **Rs.20,00,000/-** (Rupees Twenty lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Vendor doth hereby acquit release and discharge the Purchaser as well as the said **PREMISES** hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and

to the Purchaser **ALL THAT** the piece and parcel of land measuring 1 (one) Cottah 6 (six) Chittacks and 28 (twenty eight) Sq.ft. (more or less) situate lying at and being Municipal Premises No.2/2 Chandra Nath Chatterjee Street P.S. Bhowanipore, Kolkata 700 025 **TOGETHER WITH** one storied brick built building having partly asbestos shed on the roof measuring about 500 Sq.ft. (hereinafter referred to as the said **PREMISES** more fully and particularly mentioned and described in the **SCHEDULE** hereunder written) absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements whatsoever **OR HOWSOEVER OTHERWISE** the said **PREMISES** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards compounds courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **PREMISES** or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or



reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **PREMISES** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **PREMISES** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **PREMISES** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispendens whatsoever.

- II. **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor alone is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said

**PREMISES** and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchaser that she has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **PREMISES** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said **PREMISES** or any part thereof in the manner as aforesaid.

III. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **PREMISES** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part 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 Vendor now has in herself good right full and absolute power to grant sell convey transfer assure and assign the said **PREMISES** hereby granted sold conveyed

transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions as aforesaid **AND THAT** the Vendor has duly made over possession of the said **PREMISES** to the Purchaser herein and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the said **PREMISES** or otherwise.

IV. **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust of any of her predecessors in title **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and liens whatsoever suffered or made or liabilities created in respect of the

said **PREMISES** by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or any of her predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **PREMISES** upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period after the date of execution of these presents shall be payable by the Purchaser.

V. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said property or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the *Income Tax Act 1961* **AND THAT** no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the said **PREMISES** or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **PREMISES** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of

law affecting the said **PREMISES** and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VI. **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **PREMISES** or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **PREMISES** and every part thereof unto and to the use of the Purchaser.

VII. **AND IT IS HEREBY FURTHER RECORDED** that simultaneously upon execution of this Indenture the Vendor has put the Purchaser in complete vacant possession of the said Premises and the Purchaser shall be entitled to hold possess and enjoy the entirety of the said Premises as the absolute owner thereof and receive realize and collect all rents issues and profits arising therefrom without any hindrances or obstructions from the Vendor or any person and/or persons claiming through or under her.

THE SCHEDULE ABOVE REFERRED TO:

(THE SAID PREMISES)

ALL THAT messuages, tenements, hereditaments and premises TOGETHER WITH the piece or parcel of land whereon or on part whereof the said structure is erected measuring 1 (one) Cottah 6 (six) Chittacks and 28 (twenty eight) Sq.ft. (more or less) TOGETHER WITH one storied building and one room with asbestos shed on the roof totally measuring 500 sq.ft. (more or less) situate lying at and being Municipal Premises No.2/2 Chandranath Chatterjee Street, Kolkata 700 025 Police Station Bhowanipore, within the limits of the Kolkata Municipal Corporation in Ward No.71 District Registration Office Alipore, District 24 Parganas (South) and butted and bounded in the manner following, that is to say:

ON THE NORTH : By Premises No. 2/30, Chandra Nath  
Chatterjee Street

ON THE EAST : By Premises No. 2, Chandra Nath Chatterjee  
Street

ON THE SOUTH : By Common passage and Premises  
No.2/1B, Chandra Nath Chatterjee Street,

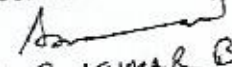
ON THE WEST : By Premises No. 2/3B, Chandra Nath  
Chatterjee Street

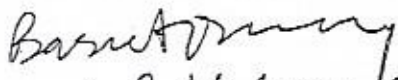
OR HOWSOEVER OTHERWISE the same may be butted, bounded, numbered, described or distinguished.

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 AND DELIVERED by the VENDOR at Kolkata in the presence of:-

✓ Mamata Bhattacharya

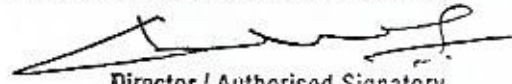
  
(SAMIR KUMAR BHATTACHARYA)  
P-12, SANTINIKETAN  
KENDUA - PATULI,  
GARIA, Kol - 700084

  
10-B, Paddapukur Road  
Kolkata - 20

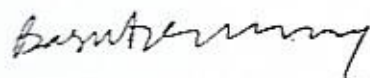
SIGNED AND DELIVERED by the withinnamed PURCHASER at Kolkata in the presence of :-

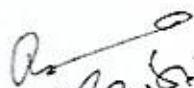
✓  
K.K.  
with A stamp

VIBGYOR PROJECTS PRIVATE LIMITED

  
Director / Authorised Signatory

KAUSHAL KUMBHAT



  
(Basu)  
6-12, Santiniketan  
Kolkata - 700084

RECEIVED of and from the within named  
PURCHASER the within mentioned sum of

Rs.20,00,000/- (Rupees Twenty lacs only)

Rs.20,00,000.00

only, being the full agreed consideration  
money as per Memo. of Consideration written below :

**MEMO OF CONSIDERATION**

By B. Draft no. 054465 dt 15/12/06  
drawn on Citi Bank A/c indicates  
in favour of Mrs. Mamta Bhattacharya  
the vendor herein.

Rs 20,00,000.00  
Total Rs 20,00,000.00

(Rupees Twenty lacs only)

M.B. ✓ Mamta Bhattacharya

Witnesses :

(SAMIR KUMAR BHATTACHARYA)  
P-12, SANTINIKETAN,  
KENDUA - PATUJ,  
GARIA, KOL - 700084

*Basut...*

Drafted and prepared in my  
Office

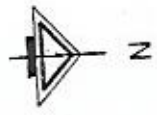
*R. L. Gaggur*

R. L. GAGGAR  
SOLICITOR & ADVOCATE  
HIGH COURT AT CALCUTTA



DEED PLAN

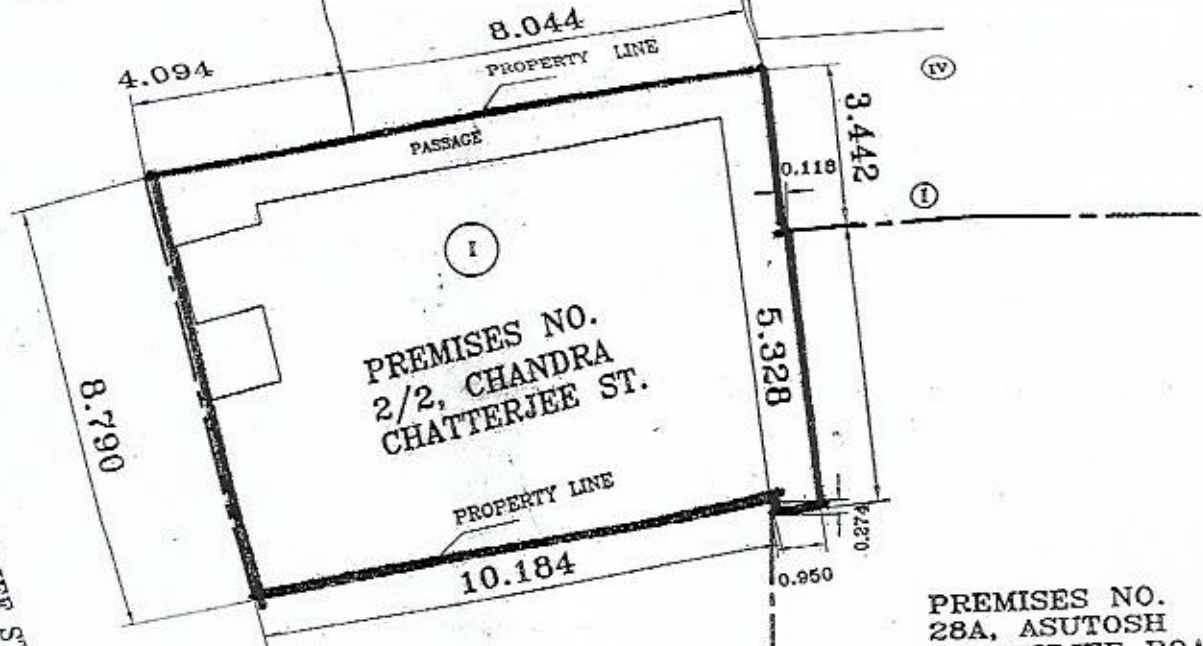
SHOWING THE PORTION OF LAND AND CONSTRUCTION UNDER  
CHANDRA CHATTERJEE STREET, KOLKATA.-700025



SCALE = 1: 150(M)

PREMISES NO.  
2/3G, CHANDRA  
CHATTERJEE ST.

PREMISES NO.  
2/3E, CHANDRA  
CHATTERJEE ST.



CHANDRA CHATTERJEE ST.

PREMISES NO.  
2/2, CHANDRA  
CHATTERJEE ST.

PREMISES NO.  
2A, CHANDRA  
CHATTERJEE ST.

PREMISES NO.  
28A, ASUTOSH  
MUKHERJEE ROAD

*Mamata Bhattacharya*

VIBGYOR PROJECTS PRIVATE LIMITED  
*[Signature]*  
Director / Authorised Signatory  
KAUSHAL KUMHAT

VENDOR(S) SIGNATURE

VENDEE(S) SIGNATURE

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Mama Sa*  
*Mrs. Bahadur Singh*



*10/12*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger

PHOTO

PHOTO

