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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

v/c-258/16 794892
 Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement stamp attached to this document are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances-4, Kolkata

Q.No - 177 63 8/16
 MV - 40 37 u991

16 FEB 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 16 day of Feb 2016;

BETWEEN

(1) MRS. PALLABI BOSE alias POULAMI BOSE having PAN Card no- ATPPB9051Q wife of Mr. Ruchir Bose by occupation- Housewife faith- Hindu and residing at 178/B, Block-G, New Alipore, Kolkata-700053, P.S and P.O- Alipore hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context shall deem

[Handwritten signature]
 20/12/2016
 700

156386

M/s. Rishabh Dev Builders Pvt. Ltd.

Pool

M.G. Rd.

Burhanpur

W.P. 7

NAME
 NO.
 DATE
 - 6 FEB 2016
 SUPPLEMENTARY DEPARTMENT
 Land Revenue Office
 S. D. Circle
 2nd Floor, 1st Floor, No. 2



Handwritten signature or initials.

ADDITIONAL REGISTRAR
 OF LAND REVENUE, CALCUTTA
 - 8 FEB 2016

to mean and include her heirs, successors, administrators, executors, legal representatives, nominees and assigns) of the ONE PART;

AND

(1) M/S. RISHABH DEV BUILDERS PRIVATE LIMITED having PAN Card no.-AACCR1746B having its registered office at 216, Mahatma Gandhi Road, Kolkata- 700007, P.O and P.S- Burabazar represented by its Director Sri Chandan Mall having PAN Card no.-AELPM0533R son of Sri Vishnu Prakash Mall working for gain 216, Mahatma Gandhi Road, Kolkata- 700007, P.O and P.S- Burabazar, (2) M/S. DEBRUP VANIJYA PRIVATE LIMITED having PAN Card no.-AACCD3872G having its registered office at 135, Foreshore Road, Howrah House, Howrah- 711102 P.O and P.S- Shibpur represented by its Director Sri Tushar Kant Mall having PAN Card no.- AJEPM0259J son of Late Raj Prakash Mall working for gain at 135, Foreshore Road, Howrah House, Howrah- 711102 P.O and P.S- Shibpur (3) M/S. RISING VANIJYA PRIVATE LIMITED having PAN Card no.-AADCR3074M having its registered office at 135, Foreshore Road, Howrah House, Howrah- 711102 P.O and P.S- Shibpur represented by its Director Sri Tushar Kant Mall having

PAN Card no.- AJEPM0259J son of Late Raj Prakash Mall working for gain at 135, Foreshore Road, Howrah House, Howrah- 711102 P.O and P.S- Shibpur (4) M/S. **STYLE TRACOM PRIVATE LIMITED** having PAN Card no.-AAJCS9470N having its registered office at 135, Foreshore Road, Howrah House, Howrah- 711102 P.O and P.S- Shibpur represented by its Director Sri Tushar Kant Mall having PAN Card no.- AJEPM0259J son of Late Raj Prakash Mall working for gain at 135, Foreshore Road, Howrah House, Howrah- 711102 P.O and P.S- Shibpur and (5)M/S. **SHAKESPEARE PROMOTERS PRIVATE LIMITED** having PAN card no.- AAECs0670F having its registered office at 184, Harish Mukherjee Road, Kolkata- 700026, P.O and P.S- Kalighat represented by its Director Sri Rahul Nangalia having PAN Card no.-ACXPN5609F son of Sri Shyam Sundar Nangalia working for gain at 184, Harish Mukherjee Road, Kolkata- 700026, P.O and P.S- Kalighat, all the above Companies registered under the Companies Act, 1956(as amended till date) hereinafter referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the context shall deem to mean and include its successors-at-office, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Prativa Chandra Roy was the absolute Owner of ALL THAT piece and parcel of Sali land measuring about 59 decimals to be little more or less lying and situate in C.S and R.S. Dag No.-393, under R.S. Khatian No.- 201, Mouza- Laskarhat, J.L. No.-11, Touzi No.-145, P.S.- Tiljala, under Ward No.- 107 of the Kolkata Municipal Corporation vide registered Deed of Partition which was registered before Sub-Registrar at Alipore on 22nd August, 1967 as Being No.- 6392 for the year 1967 and the same was recorded in Book No.- 1, Volume No.- 124, Pages 10 to 56.

AND WHEREAS said Prativa Chandra Roy made a scheme to divide the said land into small plots with a view to sell the same.

AND WHEREAS said Prativa Chandra Roy transferred by way of conveyance ALL THAT piece and parcel of Sali land measuring about 2 cottahs 8 chittacks to be little more or less together with 12 feet wide common passage marked as Plot 'A' in the Schedule therein contain in C.S. and R.S. Dag No.- 393 under R.S. Khatian No.- 201 in Mouza- Laskarhat, P.S. Tiljala, District- South 24-Parganas in favour of (1) Sri Kamta Prasad Shaw, (2) Sri Lalta Prasad Shaw, (3) Sri Sant Prasad Shaw and (4) Sri Phool Chand Shaw, (5) Sri Mool Chand Shaw and (6) Sri Lal Chand Shaw vide

registered Deed of Conveyance which was registered before Sub-Registrar, Alipore on 30th August, 1982 as Being No.- 5135 for the year 1982.

AND WHEREAS said Joint Owners of equal share of Plot- A land took physical khas possession of the same and applied for mutation before the Calcutta Municipal Corporation and the Calcutta Municipal Corporation numbered Plot- A land as premises no.- 353 Laskarhat.

AND WHEREAS said Prativa Chandra Roy executed a Deed of Conveyance in favour of (1) Sri Debi Prasad Shaw, (2) Sri Ganesh Prasad Shaw, (3) Sri Naresh Prasad Shaw and (4) Sri Suresh Prasad Shaw for ALL THAT piece and parcel of Sali land measuring about 4 cottahs to be little more or less together with 12 feet wide common passage marked as Plot- D in the Schedule therein contained in C.S. and R.S. Dag No. 393, under R.S. Khatian No.- 201, Mouza- Laskarhat, P.S. Tiljala which was registered before Sub- Registrar- Alipore on 1st September, 1982 as Being no.-12313 for the year 1982 and the same was recorded in Book no.-I, Volume- 319, Pages 98 to 107.

AND WHEREAS the said Joint Owners of Plot- D land got their names mutated in the records of the Calcutta Municipal Corporation and the said

Plot- D was numbered as premises no.-349 Laskarhat by the Calcutta Municipal Corporation.

AND WHEREAS said Prativa Chandra Roy executed a Deed of Conveyance in favour of (1) Smt. Durga Devi and (2) Sri Bikash Kumar Shaw for ALL THAT piece and parcel of Sali land measuring about 1Cottah 8 Chittaks to be little more or less together with 12 feet wide common passage marked as Plot- E in the Schedule therein contained in C.S. and R.S. Dag No.- 393, under R.S. Khatian No.- 201, Mouza- Laskarhat, P.S. Tiljala which was registered before Sub- Registrar- Alipore on 30th August, 1982 as Being no.-5134 for the year 1982 and the same was recorded in Book no.-I, Volume- 125, Pages 208 to 216.

AND WHEREAS the Calcutta Municipal Corporation numbered the said Plot- E as premises no.-356 Laskarhat after mutating the names of the said Joint Owners as recorded Owners of the said Plot- E land.

AND WHEREAS said Prativa Chandra Roy executed a Deed of Conveyance in favour of (1) Sri Deoraj Prasad Gupta and (2) Sri Prithvi Raj Gupta for ALL THAT piece and parcel of Sali land measuring about 3Cottahs to be little more or less together with 12 feet wide common

passage marked as Plot- F in the Schedule therein contained in C.S. and R.S. Dag No.- 393, under R.S. Khatian No.- 201, Mouza- Laskarhat, P.S. Tiljala which was registered before Sub- Registrar- Alipore on 30th August, 1982 as Being no.-5132 for the year 1932 and the same was recorded in Book no.-I.

AND WHEREAS the said Plot- F was numbered as premises no.-354 Laskarhat by the Calcutta Municipal Corporation with the mutation of the Joint Owners as the recorded Owners for the said Plot- F land in the records of the Calcutta Municipal Corporation.

AND WHEREAS said Prativa Chandra Roy executed a Deed of Conveyance in favour of (1) Sri Lakhani Lal Barai and (2) Sri Ashok Kumar Prasad for ALL THAT piece and parcel of Sali land measuring about 2 Cottahs to be little more or less together with 12 feet wide common passage marked as Plot- G in the Schedule therein contained in C.S. and R.S. Dag No.- 393, under R.S. Khatian No.- 201, Mouza- Laskarhat, P.S. Tiljala which was registered before Sub- Registrar- Alipore on 30th August, 1982 as Being no.-5131 for the year 1982 and the same was recorded in Book no.-I.

AND WHEREAS the aforesaid Joint Owners being sufficiently well possessed of the Plot- G land got their names mutated in the records of the

Calcutta Municipal Corporation and the said Plot- G was numbered as premises no.-351 Laskarhat by the Calcutta Municipal Corporation.

AND WHEREAS said Prativa Chandra Roy executed a Deed of Conveyance in favour of (1) Sri Hari Shaw and (2) Sri Jai Gobind Prasad Gupta for ALL THAT piece and parcel of Sali land measuring about 2 Cottahs to be little more or less together with 12 feet wide common passage marked as Plot- J in the Schedule therein contained in C.S. and R.S. Dag No.- 393, under R.S. Khatian No.- 201, Mouza- Laskarhat, P.S. Tiljala which was registered before Sub- Registrar- Alipore on 1st September, 1982 as Being no.- 12317 for the year 1982 and the same was recorded in Book no.-I, Volume no.- 319, Pages 136 to 144.

AND WHEREAS the Calcutta Municipal Corporation numbered the said Plot- J land as premises no.-352 Laskarhat after mutating the names of the said Joint Owners in their records.

AND WHEREAS said Prativa Chandra Roy executed a Deed of Conveyance in favour of (1) Sri Prem Chand Gupta and (2) Sri Om Prakash Gupta for ALL THAT piece and parcel of Sali land measuring about 2 Cottahs to be little more or less together with 12 feet wide common



Government of West Bengal
Office of the A.R.A. - I KOLKATA, District: Kolkata
W.B. FORM NO. 1504

Query No / Year	19010000177635/2016	Serial No/Year	1901001005/2016
Transaction id	0000294771	Date of Receipt	16/02/2016 2:13PM
Deed No / Year	I - 190101279 / 2016		
Presentant Name	Mr Rahul Nangalia		
Seller	Mrs Pallabi Bose		
Buyer	M/s Rishabh Dev Builders Private Limited , M/s Debrup Vanijya Private Limited , M/s Rising Vanijya Private Limited , M/s Style Tracom Private Limited , M/s Shakespeare Promoters Private Limited		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4308] Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 40,25,000/-	Market Value	Rs. 40,37,499/-
Stamp Duty Paid	Rs. 500/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	277/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Suranjan Mukherjee	156386	06/02/2016	500/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		277/-

*Total Amount Received by Cash Rs. 277/-

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA

passage marked as Plot- K in the Schedule therein contained in C.S. and R.S. Dag No.- 393, under R.S. Khatian No.- 201, Mouza- Laskarhat, P.S. Tiljala which was registered before Sub - Registrar- Alipore on 1st September, 1982 as Being no.- 12316 for the year 1982 and the same was recorded in Book no.-I.

AND WHEREAS the said Joint Owners of the Plot- K land got their names mutated in the records of the Calcutta Municipal Corporation and the said Plot- K was numbered as premises no.-358 Laskarhat by the Calcutta Municipal Corporation.

AND WHEREAS (1) Sri Joydeep Mazumder, (2) Smt. Aparajita Mazumder, (3) Sri Sudeep Mazumder, (4) Smt. Nilothpaula Mazumder, (5) Sri Anil Tolasaria, (6) Smt. Rekha Tolasaria, (7) Sri Ruchir Bose and (8) Smt. Pallabi Bose alias Poulami Bose purchased from its respective said Joint- Owners vide registered Deed of Conveyance,

- (1) Premises no.- 353 Laskarhat being Plot-A measuring about 2Cottahs 8Chittaks to be little more or less with 12 feet wide common passage which was registered before ADSR- Sealdah on

9th February, 1996 as Being no.-264 for the year 1996 and the same was recorded in Book no.- I, Volume- 7, Pages 248 to 258.

- (2) Premises no.- 349 Laskarhat being Plot-D measuring about 4Cottahs to be little more or less with 12 feet wide common passage which was registered before ADSR- Sealdah on 13th February, 1996 as Being no.-289 for the year 1996 and the same was recorded in Book no.- I, Volume- 8, Pages 47 to 61.
- (3) Premises no.-356 Laskarhat being Plot-E land measuring about 1Cottah 8Chittaks to be little more or less with 12 feet wide common passage which was registered before ADSR- Sealdah on 28th February, 1996 as Being no.-1450 for the year 1996 and the same was recorded in Book no.- I, Volume- 36, Pages 94 to 110.
- (4) Premises no.-354 Laskarhat being Plot-F land measuring about 3Cottahs to be little more or less with 12 feet wide common passage registered before ADSR- Sealdah on 9th February, 1996 as Being no.-265 for the year 1996 and the same was recorded in Book no.- I, Volume- 7, Pages 259 to 274.

- (5) Premises no.- 351 Laskarhat being Plot-G land measuring about 2Cottahs to be little more or less with 12 feet wide common passage which was registered before ADSR- Sealdah on 9th July, 1996 as Being no.-3266 for the year 1996 and the same was recorded in Book no.- I, Volume- 84, Pages 23 to 40.
- (6) Premises no.-358 Laskarhat being Plot-K land measuring about 2Cottahs to be little more or less with 12 feet wide common passage which was registered before ADSR- Sealdah on 9th July, 1996 as Being no.-3267 for the year 1996 and the same was recorded in Book no.- I, Volume- 84, Pages 41 to 58.
- (7) 50% undivided share of Premises no.- 352 being Plot- J measuring about 1Cottah to be little more or less with common right over the 12 feet wide common passage which was registered before ADSR- Sealdah on 29th August, 1996 as Being no.-3269 for the year 1996 and the same was recorded in Book no.-I, Volume- 84, Pages 77 to 96 from said Jai Govind Prasad Gupta.

AND WHEREAS said Hari Shaw being the 50% undivided Joint Owner of Plot- J land died intestate and was survived by

- 1) Smt. Usha Bharti as his widow and
- 2) Sri Pratap Kumar Gupta as his only child.

AND WHEREAS the legal heirs of Late Hari Shaw upon whom devolved the 50% undivided share of Late Hari Shaw in equal proportion transferred their share in the said Plot- J land in total measuring about 1Cottah to be little more or less with 12 feet wide common passage in favour of said (1) Sri Joydeep Mazumder, (2) Smt. Aparajita Mazumder, (3) Sri Sudeep Mazumder, (4) Smt. Nilothpaula Mazumder, (5) Sri Anil Tolasaria, (6) Smt. Rekha Tolasaria, (7) Sri Ruchir Bose and (8) Smt. Pallabi Bose alias Poulami Bose vide a Deed of Conveyance which was registered before ADSR-Sealdah on 5th September, 1996 as Being no.-3268 for the year 1996 and the same was recorded in Book no.-I, Volume- 84, Pages 59 to 76.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance (1) Joydeep Mazumder, (2) Aparajita Mazumder, (3) Sudeep Mazumder, (4) Nilothpaula Bose and (5) Anil Tolasaria, (6) Rekha Tolasaria, (7) Ruchir Bose and (8) Pallabi Bose alias Poulami Bose became undivided joint

owners of equal share in ALL THAT piece and parcel of Sali land measuring about 17 cottahs to be little more or less together being Plot Nos. A, D, E, F, G, J and K together with 12 feet wide common passage in each plot being premises nos. 353, 349, 356, 354, 351, 352 and 358 Laskarhat contained in C.S. and R.S. Dag No. 393, under R.S. Khatian No. 201, Mouza-Laskarhat, P.S. Tiljala, District : South 24-Parganas in Ward No.107 of the Kolkata Municipal Corporation.

AND WHEREAS (1) Joydeep Mazumder, (2) Aparajita Mazumder, (3) Sudeep Mazumder and (4) Nilothpaula Mazumder entered into an Agreement for sale dated 24th February, 2007 with Anil Tolasaria for their 50% undivided share in the said land.

AND WHEREAS vide registered Deed of Conveyance dated 21st April, 2007 which was registered before A.R.A.-I, Kolkata as Being No.-4542 for the year 2007 with the same being recorded in Book No.1, Volume No.-1, pages 1 to 27, (1) Joydeep Mazumder, (2) Aparajita Mazumder, (3) Sudeep Mazumder and (4) Nilothpaula Mazumder sold their 50% undivided share in the said plots of land measuring about 8.5Cottahs to be little more or less with 12 feet wide common passage in favour of (1) M/s. Aakooti Vinimoy

Private Limited, (2) M/s. Sun Club Vyapaar Private Limited with (1) Anil Tolasaria, (2) Rekha Tolasaria, (3) Ruchir Bose and (4) Pallabi Bose alias Poulami Bose executed the said Deed as confirming parties therein with confirming parties 2 to 4 therein being represented by said Anil Tolasaria.

AND WHEREAS said Anil Tolasaria and said Rekha Tolasaria have executed separate Deed of Conveyances for each plot of land in favour of (1)M/s Aakooti Vinimoy Private Limited and (2) M/s Sun Club Vyapaar Private Limited all registered on 16th May, 2013 before DSR-III, Alipore, 24Parganas(South) transferring their 1/8th undivided share in each plot of land as follows:-

- 1) Land measuring about 10 Chittaks to be little more or less in premises no.-353 being Plot-A with common right over the 12 feet wide common passage vide Deed no.- 4690 for the year 2013 and the same being recorded in Book no.-I, Volume-9, Pages 9229 to 9245,
- 2) Land measuring about 1Cottah to be little more or less in premises no.-349 being Plot-D with common right over the 12 feet wide common passage vide Deed no.- 4691 for the year 2013 and the same being recorded in Book no.-I, Volume-9, Pages 9212 to 9228,

- 3) Land measuring about 6 Chittaks to be little more or less in premises no.-356 being Plot-E with common right over the 12 feet wide common passage vide Deed no.- 4692 for the year 2013 and the same being recorded in Book no.-I, Volume-9, Pages 7525 to 7541,
- 4) Land measuring about 12 Chittaks to be little more or less in premises no.-354 being Plot-F with common right over the 12 feet wide common passage vide Deed no.- 4694 for the year 2013 and the same being recorded in Book no.-I, Volume-9, Pages 9195 to 9211,
- 5) Land measuring about 8 Chittaks to be little more or less in premises no.-351 being Plot-G with common right over the 12 feet wide common passage vide Deed no.- 4689 for the year 2013 and the same being recorded in Book no.-I, Volume-9, Pages 9246 to 9262,
- 6) Land measuring about 10 Chittaks to be little more or less in premises no.-352 being Plot-J with common right over the 12 feet wide common passage vide Deed no.- 4693 for the year 2013 and the same being recorded in Book no.-I, Volume-9, Pages 9263 to 9281,
- 7) Land measuring about 8 Chittaks to be little more or less in premises no.-358 being Plot-K with common right over the 12 feet wide

common passage vide Deed no.- 4688 for the year 2013 and the same being recorded in Book no.-I, Volume-9, Pages 9136 to 9152.

AND WHEREAS said Pallabi Bose alias Poulami Bose is willing to sell undivided land measuring about 2 Cottahs 2 Chittaks to be little more or less with common right over 12 feet wide common passage to prospective buyers which is more fully written and described in the Schedule hereunder.

AND WHEREAS the Purchasers herein are willing to purchase the Scheduled property herein.

AND WHEREAS the Vendor herein is willing to sell and the Purchasers herein are willing to purchase the Schedule property herein at a total consideration amount of Rs 40,25,000/- (Rupees forty lakhs twenty five thousand only).

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs 40,25,000/- (Rupees forty lakhs twenty five thousand only) paid by the Purchasers to the Vendor herein, on or before the execution of these presents (the receipt whereof each of the Vendor doth hereby acknowledge) the Vendor doth hereby convey, transfer, assign and/or assure on to the

Purchasers ALL THAT undivided piece and parcel of Sali land measuring about 2Cottahs 2Chittaks to be little more or less with common right over the 12 feet wide common passage out of the total 17Cottahs to be little more or less being premises no.- 353, 349, 356, 354, 351, 352, 358 Laskarhat lying and situate in C.S and R.S. Dag No.-393, under R.S. Khatian No.- 201, Mouza- Laskarhat, J.L. No.- 11, Touzi No.- 145, P.S. Tiljala, under Ward No.- 107 of the Kolkata Municipal Corporation together with all easement rights as more fully and particularly described in the SCHEDULE hereunder written *on as it is where it is basis* OR HOWSOEVER OTHERWISE the Purchasers after due and diligent investigation are fully satisfied about the marketability of the Scheduled plots of land mentioned herein AND all other benefit and advantage of ancient and other rights all yards country yards areas sewage drain ways paths passages walls water, water courses lights rights, liberties, privileges, suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted conveyed transferred and sold or expressed so to be and every part thereof for a period and indefeasible estate of inheritance without any manner or condition of use trust or other thing whatsoever to after defeat

encumber or make void the same **TO HAVE AND TO HOLD** the said Schedule property hereby granted, conveyed, transferred, assigned and assured or otherwise or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever **AND THAT** notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor hath good right and full power to grant in respect of share of the undivided property hereby granted or expressed so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall may at all times hereafter peaceably and quietly hold possess and enjoy the said premises and receive the rents issues and profits thereof without any 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 **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified of from and against all estate and encumbrances by the Vendor or any person or persons lawfully or equitably claiming under or in trust for the Vendor **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said premises by the Vendor has been paid in full up to the date of these presents **AND THAT** the Vendor does not hold any excess

vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling and Regulation) Act, 1976 and that no certificate proceedings and/or notice of attachment has been instituted and/or levied and/or served under the Income Tax Act, 1961 AND THAT no notice has been served upon the Vendor for the acquisition of the said premises or any part thereof under Land Acquisition Act, 1894 or under any other law or acts and/or rules made or framed there under and the Vendor have no knowledge or issue of any such notice or notices under the above acts and/or rules for the time being in force affecting the said premises or any part thereof AND THAT the Vendor has no knowledge of any suit and/or proceeding being pending in any court of law affecting the said premises and/or any part thereof nor within their knowledge the same has been lying attached under any writ or attachment of any court or revenue authority and that they and all person or persons having or lawfully claiming any estate or interest in the said premises or any part thereof from 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 Purchasers do and execute or cause to be

done or executed all 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 Purchasers in the manner aforesaid as shall or may be reasonably required AND upon the execution of this Indenture the Purchasers herein shall have full right to mutate, amalgamate, segregate, lease, Will, sell, mortgage, partition, gift the Scheduled property herein in any lawful manner AND upon the execution of this Indenture the right, Title, interest and possession of the Vendor herein shall be transferred in the name of the Purchasers herein.

SCHEDULE ABOVE REFERRED TO

ALL THAT undivided piece and parcel of Sali land measuring about 2 Cottahs 2 Chittaks to be little more or less with common right over the 12 feet wide common passage on as it is where it is basis out of the total 17 Cottahs to be little more or less being premises no.- 353, 349, 356, 354, 351, 352, 358 Laskarhat lying and situate in C.S and R.S. Dag No.-393, under R.S. Khatian No.- 201, Mouza- Laskarhat, J.L. No.11, Touzi No.- 145, P.S. Tiljala, under Ward No.- 107 of the Kolkata Municipal Corporation, District- 24 Parganas (South) together with all easement rights, which is butted and bounded as follows :-

ON THE NORTH : C.S. Dag No. 391, 292;

ON THE SOUTH : Canal Road;

ON THE EAST : Dag No. 392, Khatian No.204;

ON THE WEST : Road and Canal.

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

SIGNED SEALED & DELIVERED by the VENDOR at Kolkata in the presence of:

Poulami Bose

Mrs. Pallabi Bose alias Poulami Bose
VENDOR

1. [Signature]
36-B, Block B
New Airport
2. Omprakash More
1/55/1 Dover Palace
KOL-19.

SIGNED SEALED & ACCEPTED by the PURCHASERS in presence of:

RISHAB DEV BUILDERS PVT LTD

Chandan Mall
Director

1. [Signature]
36-B, Block B
New Airport
2. Omprakash More
1/55/1 Dover Palace
KOL-19.

1) M/s Debrup Vanijya Private Limited
Rishab Dev Builders Private
RISING VANIYA PVT LTD
Chandan Mall

2) M/s Rising Vanijya Private Limited
STYLE TRACOM PVT LTD
Chandan Mall

3) M/s Style Telecom Private Limited
DEBRUP VANIYA PVT. LTD
Chandan Mall

4) M/s Rishab Dev Builders Private Limited
Debrup Vanijya
RISHAB DEV BUILDERS PVT LTD
Chandan Mall

5) M/s Shakespeare Promoters Private Limited
PURCHASERS

Drafted by me as per the instructions and information by the parties herein.

MIR. DEOBRAJ UPADHYAY
Advocate
High Court, Calcutta

M/s. Upadhyay & Associates
Hastings Chambers,
7C, Kiran Shankar Roy Road,
Ground Floor, Office No. - GD,
Kolkata - 700001,
09830105765, 03340619989
legalsolutionsandrelief@gmail.com



F/1735/2008

MEMO OF CONSIDERATION


RECEIVED from the Purchasers herein the within mentioned sum of Rs.40,25,000/- (Rupees forty lakhs twenty five thousand only) as full & final consideration amount as per memo below :-

<u>Date</u>	<u>Cash/ Cheque No.</u>	<u>Bank & Branch</u>	<u>Amount (Rs.)</u>
① 5/02/2016	423043	Federal Bank	8,00,000/-
② 5/02/2016	545618	Andhra Bank	8,00,000/-
③ 6/02/2016	033445	HDFC Bank	8,00,000/-
④ 6/02/2016	033443	HDFC Bank	8,00,000/-
⑤ 06/02/2016	033441	HDFC Bank	8,00,000/-
⑥ 06/02/2016	cash		25,000/-

Total : Rs. 40,25,000.00

Total: Rs 40,25,000/- (Eighty Lakhs Seventy Five Thousand only)

WITNESSES :

1. 
Subroto
26-B, Ghule B
New Alipore

2. Omprakash More
1/55/1 Dover Palace
KOL-19

Poulami Bose

Mrs. Pallabi Bose alias Poulami Bose
AS VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



Name: POULAMI BOSE
Sig. Poulami Bose

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Name: Anshu Kant Mall
Sig. Anshu Kant Mall

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Name: Ranvir Nangalia
Sig. Ranvir Nangalia

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



Name CHANDAN MALL
Sig. Chandan Mall

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Name :
Sig. :

Name :
Sig. :



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue






OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000177635/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Pallabi Bose Alias Mrs Poulami Bose Block-G, New Alipore, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 608	Poulami Bose 08/02/2016
2.0	Mr Tushar Kant Mall Foreshore Road, 135, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Represent ative of Buyer [M/s Debrup Vaniya Private Limited]		 609	Tushar Mall 8/02/16
2.1	Mr Tushar Kant Mall Foreshore Road, 135, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Represent ative of Buyer [M/s Rising Vaniya Private Limited]			Tushar Mall 8/02/16
2.2	Mr Tushar Kant Mall Foreshore Road, 135, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Represent ative of Buyer [M/s Style Tracom Private Limited]			Tushar Mall 8/02/16

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Chandan Mall Mahatma Gandhi Road, 216, P.O:- Burabazar, P.S:- Burabazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007	Represent ative of Buyer (M/s Rishabh Dev Builders Private Limited]		 610	Chandan Mall 08/02/16
4	Mr Rahul Nangalia Harish Mukherjee Road, 216, P.O:- Kalighat, P.S:- Kalighat, District- South 24-Parganas, West Bengal, India, PIN - 700026	Represent ative of Buyer (M/s Shakespe are Promoters Private Limited]		 107	Rahul Nangalia 08/02/2016
Sl No.	Name and Address of Identifier		Identifier of		Signature with date
1	Mr Deobrat Upadhyay Son of Mr Paras Nath Upadhyay Hastings Chambers, Kiran Shankar Roy Road, Ground, Flat No: GD, 7C, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001		Mrs Pallabi Bose, Mr Tushar Kant Mall, Mr Chandan Mall, Mr Rahul Nangalia		

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

State of Karnataka
 Department of Revenue
 Bangalore

GRN: 1221516 009337400-1
 GRN Date: 15/12/2016 11:46:40
 BRN: 17400071

Department Code: 0000
 Bank: AXIS Bank
 BRN Date: 15/12/2016 11:56:27
 Other Payment:

DEPOSITOR'S DETAILS

ID No.: 190100001776359-2-2016
 (2016-17)

Name: BENGAL GLOBAL TECHNO CRATTE LTD
 Contact No: Mobile No: +91 9830081999
 Email: HANUNANDRA@GOUTSOL.COM
 Address: A D B K H A S H A L K O U R T H A
 Appointee Name: Mr. Prabha Jadhav
 Office Name:
 Office Address:
 State of Deposit: Karnataka
 Purpose of Payment: Penalty
 Other Doc. Document Ref. No. 2

PAYMENT DETAILS

Sr. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	10000000000000000000	Income Tax Deductible	10000000000	1000
2	10000000000000000000	Income Tax Deductible	10000000000	1000
Total				2000

(Handwritten Signature)

आयकर विभाग
INCOME TAX DEPARTMENT
POULAMI BOSE



भारत सरकार
GOVT. OF INDIA

SOUMITRA CHATTERJEE

04/09/1965

Permanent Account Number

ATPPB9051Q

Poulami Bose
Signature



Poulami Bose

आयकर विभाग / सर्वे पर कृपया ध्यान दें / ध्यान
आयकर विभाग के कार्यालय, एन एस सी एच
नवीन कैंपस, राखवर पैदा, बंगलूर
बंगलूर टेलिफोन एक्सचेंज के माध्यम से,
बंगलूर, पिन - 411 045

This card is for income tax card return
Please return / return to
Income Tax PAN Services Ltd, NSCI,
New Campus, Raikwar Chembu,
Bangalore Telephone Exchange,
Bangalore, Pincode - 411 045

Tel: 9111 1111 (100)
e-mail: info@...

Poulami Bose

DATED THIS 8th DAY OF FEBRUARY 2018

BETWEEN

MRS. PALLABI BOSE alias POULAMI
BOSE

..... VENDOR

AND

M/S RISHAB DEV BUILDERS PVT.
LTD. & ORS.

..... PURCHASERS

DEED OF CONVEYANCE



MR. DEOBRAJ UPADHYAY

Advocate

High Court, Calcutta

M/s. Upadhyay & Associates

Hastings Chambers,

7C, Kiran Shankar Roy Road,

Ground Floor, Office No. - GD,

Kolkata - 700001,

99830105765, 03340619989

legalsolutionsandrelief@ymail.com

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Rahul Nangalia Harish Mukherjee Road, 216, P.O:- Kalighat, P.S:- Kallghat, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs Pallabi Bose (Alias: Mrs Poulami Bose) Wife of Mr Ruchir Bose Block-G, New Alipore, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ATPPB9051Q;; Status : Individual; Date of Execution : 08/02/2016; Date of Admission : 08/02/2016; Place of Admission of Execution : Pvt. Residence

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	M Deobrat Upadhyay Son of Mr Paras Nath Upadhyay Hastings Chambers, Kiran Shankar Roy Road, Ground, Flat No: GD, 7C, PO:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, FN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India,	Mrs Pallabi Bose, Mr Tushar Kant Mall, Mr Chandan Mall, Mr Rahul Nangalia	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarhat, , Ward No: 107		2 Katha 2 Chatak	40,25,000/-	40,37,499/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mrs Pallabi Bose	M/s Rishabh Dev Builders Private Limited	0.70125	20
	Mrs Pallabi Bose	M/s Debrup Vanijya Private Limited	0.70125	20
	Mrs Pallabi Bose	M/s Rising Vanijya Private Limited	0.70125	20
	Mrs Pallabi Bose	M/s Style Tracom Private Limited	0.70125	20
	Mrs Pallabi Bose	M/s Shakespeare Promoters Private Limited	0.70125	20

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Deobrat Upadhyay
Address	Hastings Chambers, 7C, Kiran Shankar Roy Road, Office No.-GD, Ground Floor, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190101279 / 2016

Query No/Year	19010000177635/2016	Serial no/Year	1901001008 / 2016
Deed No/Year	I - 190101279 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Rahul Nangalia	Presented At	Private Residence
Date of Execution	08-02-2016	Date of Presentation	08-02-2016

Remarks

On 08/02/2016

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

Presented for registration at 18:01 hrs on : 08/02/2016, at the Private residence by Mr Rahul Nangalia ,

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 40,37,499/-

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

Execution is admitted on 08/02/2016 by

Mrs Pallabi Bose, Alias Mrs Poulami Bose, Wife of Mr Ruchir Bose, Block-G, New Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession House wife Identified by Mr Deobrat Upadhyay, Son of Mr Paras Nath Upadhyay, Hastings Chambers, Kiran Shankar Roy Road, Ground, Flat No: GD, 7C, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/02/2016 by

1. Mr Tushar Kant Mall Director, M/s Debrup Vanijya Private Limited, Foreshore Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Mr Tushar Kant Mall, Son of Late Raj Prakash Mall, Foreshore Road, 135, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By profession Business
2. Mr Tushar Kant Mall Director, M/s Rising Vanijya Private Limited, Foreshore Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Mr Tushar Kant Mall, Son of Late Raj Prakash Mall, Foreshore Road, 135, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By profession Business
3. Mr Tushar Kant Mall Director, M/s Style Tracom Private Limited, Foreshore Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Mr Tushar Kant Mall, Son of Late Raj Prakash Mall, Foreshore Road, 135, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By profession Business Identified by Mr Deobrat Upadhyay, Son of Mr Paras Nath Upadhyay, Hastings Chambers, Kiran Shankar Roy Road, Ground, Flat No: GD, 7C, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/02/2016 by

Mr Chandan Mall Mr Chandan Mall, Son of Mr Vishnu Prakash Mall, Mahatma Gandhi Road, 216, P.O: Burabazar, Thana: Burabazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, By caste Hindu, By profession Business

Indified by Mr Deobrat Upadhyay, Son of Mr Paras Nath Upadhyay, Hastings Chambers, Kiran Shankar Roy Road, Ground, Flat No: GD, 7C, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/02/2016 by

Mr, Rahul Nangalia Mr Rahul Nangalia, Son of Mr Shyam Sundar Nangalia, Harish Mukherjee Road, 216, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By profession Business

Indified by Mr Deobrat Upadhyay, Son of Mr Paras Nath Upadhyay, Hastings Chambers, Kiran Shankar Roy Road, Ground, Flat No: GD, 7C, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 15/02/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,505/- (A(1) = Rs 44,407/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 44,505/- is paid, by online on 15/02/2016 11:56AM with Govt. Ref. No. 192015160033374001 on 15-02-2016, Bank: AXIS Bank (UTIB0000005), Ref. No. 17460071 on 15/02/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,82,645/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 2,82,145/- is paid, by online on 15/02/2016 11:56AM with Govt. Ref. No. 192015160033374001 on 15-02-2016, Bank: AXIS Bank (UTIB0000005), Ref. No. 17460071 on 15/02/2016, Head of Account 0030-02-103-003-02



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 11/02/2016

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 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,82,645/- and Stamp Duty paid by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 156386, Purchased on 06/02/2016, Vendor named Surarjan Mukherjee.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 46114 to 46153

being No 190101279 for the year 2016.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
MAITY

Date: 2016.02.19 10:12:32 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 19/02/2016 10:12:31
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)