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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 466113

Certified that the document is admitted in registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



[Signature]
District Sub-Register-III
Alipore, South 24-parganas

S-1-57405/16

DEED OF CONVEYANCE

THIS INDENTURE is made this 16th day of February 2016 BETWEEN SRI SHANKAR PRASAD SHAW son of Late Matavik Shaw, by religion - Hindu, by Occupation - Business, (PAN- AJUPS4001Q), residing at 36A, Acharya Jagadish Chandra Bose Road, Post - Circus Avenue, Police Station - Park Street, Kolkata- 700 017, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, representatives and or assigns) of the ONE PART.

[Faint handwritten notes in the bottom right corner]

A N D

M/S. SHAKESPEARE PROMOTERS PVT. LTD. , a Private Limited Company, registered under The Companies Act, 1956, (PAN- AAEC50670F), having its place of business at Premises No. 184, Harish Mukherjee Road, First Floor, Police Station - Kalighat, Post office - Kalighat, Kolkata - 700 026, represented by its Director SRI RAHUL NANGALIA son of Sri Shyam Sundar Nangalia, (PAN- ACXPN5609F), by faith - Hindu, by Occupation - Business, residing at Premises No. 32C, New Road, Police Station - Alipore, Post Office - Alipore, Kolkata - 700 027, hereinafter called and 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 Directors for the time being and their respective heirs, executors, representatives, successors-in-office and or assigns) of the OTHER PART

WHEREAS one Shri Prativa Chandra Roy and Pranab Chandra Roy, both sons of Late Sridhar Chandra Roy were the absolutely seized and possessed of or otherwise well and sufficiently entitled to various landed properties within the jurisdiction of the District Registration Office at Alipore in the District of 24 Paganas (South).

AND WHEREAS said Sri Prativa Chandra Roy and Pranab Chandra Roy partitioned their properties amongst themselves, by executing a Deed of Partition on 22nd August, 1967 which was registered at the Office of the Sub-Registrar at Alipore and noted in the Book No. I, Volume No. 124, at Pages 10 to 56, being Deed No. 6392 for the year 1967.

AND WHEREAS by virtue of the said Deed of Partition said Prativa Chandra Roy amongst other properties became absolute owner in respect of half portion of the land measuring about 59 decimals lying and situated in C.S. and R.S. Dag No. 393, under R.S. Khatian No. 201 in Mouza- Laskarhat, J.L. No. 11, Touji No. 145, within Police Station- Tollygunge, now Tiljala, within the limits of the Kolkata Municipal Corporation under Ward No. 107 (hereinafter referred to as the "said Land").

AND WHEREAS during the period of absolute possession of the said Land said Prativa Chandra Roy made a scheme to divide the said allotted Sali Land in small plots with a view to dispose of the same.

AND WHEREAS according to the aforesaid partition Deed the half portion of Dag No. 393, ie. Eastern side of the Dag No. 393, measuring about 59 sataks has been allotted in the name of the said Prativa Chandra Roy and accordingly his name was recorded in the records of right and he has been paying the rates and taxes for the said property to the Government of West Bengal as per his share and decided to sell the said property i.e. Dag No. 393 measuring 59 Sataks of Sali land dividing into some small plots.

AND WHEREAS said Prativa Chandra Roy by executing a Deed of Conveyance dated 30.08.1982, registered in the office of the Sub-Registry Office at Alipore and recorded in Book No. I, Volume No. 125, Being No. 5136, Pages 228 to 238, for the Year 1982 sold, transferred and conveyed ALL THAT piece and parcel of Sali Land measuring 2 Cottahs be the same a little more or less being the said Scheme Plot marked as "B" together with 12 feet wide common passage situated in portion of C.S. and R.S. Dag No. 393, under R.S. Khatian No. 201 in Mouza- Laskarhat, J.L. No. 11, Touji No. 145, within Police Station- Tiljala, District 24 Parganas (South) in favour of one Sri Shankar Prasad Shaw, the Vendor herein mentioned therein as Purchaser at or for a consideration mentioned thereunder.

AND WHEREAS thus said Sri Shankar Prasad Shaw by virtue of the aforesaid Deed of Conveyance became absolute owner of 2 Cottahs of land being Plot No. "B" and mutated his name in the records of B. L. & L.R.O and also recorded his name in the records of The Kolkata Municipal Corporation Ward No. 107 which after granting mutation is now known and numbered as Municipal Premises No. 350, Laskarhat, Police Station- Tiljala, Kolkata.

AND WHEREAS the Purchaser herein being satisfied regarding the title of the said plot of the land being ALL THAT piece and parcel of land measuring 2 Cottahs be the same a

little more or less being the said Scheme Plot marked as "B" together with 12 feet wide common passage situated in portion of C.S. and R.S. Dag No. 393, under R.S. Khatian No. 201 in Mouza- Laskarhat, now known and numbered as Municipal Premises No. 350, Laskarhat, Police Station- Tiljala, Kolkata, District 24 Paganas (South) within the Kolkata Municipal Corporation Ward No. 107, approached the Vendor herein to purchase the said property of the Vendor and the Vendor agreed to sell to the Purchaser herein at or for a total consideration of a sum of Rs. 38,00,000.00 (Rupees Thirty Eight Lacs) only as mutually agreed upon.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 38,00,000.00 (Rupees Thirty eight Lacs) only being paid by the Purchaser to the Vendor herein on or before the execution of these presents by account payee cheques (the receipt whereof the Vendor doth hereby acknowledgement) the Vendor doth hereby convey, transfer, assigns and/or assure on to the Purchaser ALL THAT piece and parcel of land measuring 2 Cottahs be the same a little more or less comprised in Municipal Premises No. 350, Laskarhat, Police Station- Tiljala, Kolkata, District 24 Parganas (South) as morefully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as the SAID PREMSIES and OR HOWSOEVER OTHERWISE the said Premises or any part thereof now are or is or heretofore were or was situated tenanted butted and bounded called known numbered described of distinguished and all other benefit and advantage of ancient and other rights all yards, country-yards areas sewers, drains, ways, paths, passages, walls, water, water courses, lights, rights, liberties, privilages, suffered to the contrary the vendors are 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 land hereby granted, conveyed, transferred, assigned and assured or otherwise or expressed or intended so be unto and to the user of the Purchaser absolutely and forever AND THAT

notwithstanding any such act deed or thing as aforesaid the Vendor hath now in himself good right and full power to grant undivided share of the said Premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and 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 Purchaser 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 have been paid in full up to the date of these presents by the Vendor AND THAT the Vendor do 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 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 served under the Income Tax Act, 1961 AND THAT no notice has been served on the Vendor for the acquisition of the said premises or any part thereof under Land Acquisition Act, 1984 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 have no knowledge as to any suit and/or proceeding being pending in any Court of law affecting the said premises and/or any part thereof now with their knowledge the same has been lying attachment of any Court or Revenue Authority AND THAT he 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 at all times, hereafter at the request and costs of the Purchaser 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 Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs be the same a little more or less being plot marked as "B" along with 100 Sq. ft. R.T. Shed structure of the said Scheme together with common right over the 12 feet wide common passage lying and situated in a portion of C.S. and R.S. Dag No. 393, under R.S. Khatian No. 201 in Mouza- Laskarhat, Police Station- Tiljala, at present lying with the local limits of the Kolkata Municipal Corporation, Wad No. 107, being Municipal Premises No. 350, Laskarhat, Police Station- Tiljala, Kolkata, District 24 Pargans (South), Sub-Registry Office at Sealdah with right to take electric connection , Gas, Tap Water, Telephone etc. connections through the said 12 feet wide common passage together with all easement rights thereto which is butted and bounded as follows:-

ON THE NORTH

By Plot No. "C" of the Scheme

ON THE SOUTH

By Plot No. of the Scheme

ON THE EAST

By Land of Vendor

ON THE WEST

By 12' Feet Wide Common Passage



IN WITNESS WHEREOF the VENDOR and the Purchaser abovenamed hereto set and subscribed their respective hand and seal this day, month and year first above written.

SIGNED, SEALED AND
DELIVERED by the VENDOR

In the PRESENCE of

① Mihir Prasad
Alok Blich Court
Kat-27.

Sanjay Prasad Shau

(VENDOR)

② Sanjay Prasad Shau
36A A.J.C Bare Road Kat-17

SIGNED, SEALED AND
DELIVERED by the PURCHASER

In the PRESENCE of

① Mihir Prasad
Alok Blich Court
Kat-27.

SHAKUPAR PROMOTERS PVT. LTD.

Rahul Nangalia
Director

(Rahul Nangalia)

(PURCHASER)

② Sanjay Prasad Shau
36A A.J.C Bare Road Kat-17

MEMO OF CONSIDERATION

By A/c payee Demand Draft vide
 NO. 545665 dt. 16/2/2016 on
 Andhra Bank, Karay Road
 Poo.

Rs 38,00,000.00

Total : Rs. 38,00,000.00

(Rupees Thirty eight Lacs) only.

SANJAY PRASAD SHAW

IN PRESENCE OF

① Nitin Dasg
 Alipore Civil Court
 1101-27.

② Sanjay Prasad Shaw
 35A A. J. Bose Road Kolkata

DRAFTED BY

Subir Kumar Dutta
 SUBIR KUMAR DUTTA

Advocate

Alipore Civil & Criminal Court
 Kolkata - 700 027 : WB 2165 799

TYPED BY

Khelachar
 KHELACHAR

18, Moore Avenue, Kolkata - 700 040

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Sri Shankar Prasad

Right Hand
Finger Prints



Name : - *SRI SHANKAR PRASAD* Signature : - *Sri Shankar Prasad*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Rahul Nangalia

Right Hand
Finger Prints



Name : - *SRI RAHUL NANGALIA* Signature : - *Rahul Nangalia*



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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16031000057405/2016

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	Shri Shankar Prasad Shaw 36A, Acharya Jagadish Chandra Bose Road, P.O:- Circus Avenue, P.S:- ParkStreet, District:- South 24-Parganas, West Bengal, India, PIN - 700017	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Rahul Nangalia 32C, New Road, P.O:- Allpore, P.S:- Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Buyer [M/s. Shakespeare Promoters Pvt Ltd]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Mithun Pandit Son of Shri Kailash Pandit Allpore Police Court, P.O:- Allpore, P.S:- Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Shri Shankar Prasad Shaw, Shri Rahul Nangalia			

(Utpal Kumar Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Rahul Nangalia 32C, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Shankar Prasad Shaw Son of Late Matavik Shaw 36A, Acharya Jagadish Chandra Bose Road, P.O:- Circus Avenue, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJUPS4001Q., Status : Individual; Date of Execution : 16/02/2016; Date of Admission : 16/02/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/s. Shakespeare Promoters Pvt Ltd 184, Harish Mukherjee Road, 1st Floor, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAEC50670F,; Status : Organization; Represented by representative as given below:-
1(1)	Shri Rahul Nangalia 32C, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPN5609F,; Status : Representative; Date of Execution : 16/02/2016; Date of Admission : 16/02/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Mithun Pandit Son of Shri Kailash Pandit Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Shri Shankar Prasad Shaw, Shri 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, , Premises No. 350, Ward No: 107		2 Katha	37,70,000/-	38,00,000/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Subir Kumar Dutta
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160302837 / 2016

Query No/Year	16031000057405/2016	Serial no/Year	1603000899 / 2016
Deed No/Year	I - 160302837 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Rahul Nangalia	Presented At	Private Residence
Date of Execution	16-02-2016	Date of Presentation	16-02-2016

Remarks

On 11/02/2016

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 38,30,000/-

U.K. Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 16/02/2016

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

Presented for registration at 17:10 hrs on : 16/02/2016, at the Private residence by Shri Rahul Nangalia ,

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

Execution is admitted on 16/02/2016 by

Shri Shankar Prasad Shaw, Son of Late Matavik Shaw, 36A, Acharya Jagadish Chandra Bose Road, P.O: Circus Avenue, Thana: ParkStreet, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Business

Identified by Mr Mithun Pandit, Son of Shri Kailash Pandit, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Others

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

Execution is admitted on 16/02/2016 by

Shri Rahul Nangalia Director, M/s. Shakespeare Promoters Pvt Ltd, 184, Harish Mukherjee Road, 1st Floor, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Shri Rahul Nangalia, Son of Shri Shyam Sundar Nangalia, 32C, New Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By profession Business

Identified by Mr Mithun Pandit, Son of Shri Kailash Pandit, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Others

UK Basu

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 15/06/2016

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 Fees

Certified that required Registration Fees payable for this document is Rs 42,165/- (A(1) = Rs 42,119/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 42,165/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,29,820/- and Stamp Duty paid by Draft Rs 2,29,720/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 466113, Purchased on 11/02/2016, Vendor named L K Das.

Description of Draft

1. Rs 2,29,720/- is paid, by the Draft(8554) No: 000428891124, Date: 07/06/2016, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR.

UK Basu

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 88134 to 88154

being No 160302837 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.06.17 11:55:55 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 17/06/2016 11:55:55
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



[Signature]
District Sub-Registrar-III
Alipore, South 24 Parganas

16 FEB 2016



District Sub-Registrar-III
Alipore, South 24 Parganas

16 FEB 2016



[Signature]
District Sub-Registrar-III
Alipore, South 24 Parganas

16 FEB 2016



District Sub-Registrar
Alipore, South 24 Parganas

16 FEB 2016



District Sub-Registrar-III
Alipore, South 24 Parganas
16 FEB 2016



District Sub-Registrar-III
Alipore, South 24 Parganas

6 FEB 2016



District Sub-Registrar-III
Alipore, South 24 Parganas

16 FEB 2016



District Sub-Registrar-III
Alipore, South 24 Parganas

16 FEB 2016

No. 926 Dt. 11/02/16 1001
Name R. K. DUTTA. PM
Address Jeepee
Vendor [Signature]

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

Jangalini
(RANIL NANGARIA)



NETI-613

SHAKESPEAR PROMOTERS PVT. LTD

Jangalini
Director



NETI-613

Shanivar. Pysadi suvar

Mithun Parait-
S/O Kailash Parait-
Alipore Police Court
Kolkata- 700027
Pero kshon. Lo chok.

District Sub-Registrar-III
Alipore, South 24 Parganas
16 FEB 2016