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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

FIVETHOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

A 230946

... are the part of the Document.

19.10.11

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 19th day of October, 2011 BETWEEN SMT. ANOMA SEN, daughter of Late Nibaran Chandra Sen and Smt. Banga Lakshmi sen by caste Hindu, by occupation housewife, residing at 2/86, Sree Colony, P. S. Patuli, Kolkata 700047, hereinafter called as the "VENDOR" (which expression ...

contd. 2.



(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

**A N D**

**M/S. N. S. MEDCON PRIVATE LIMITED** registered under The Companies Act, 1956, having its address at 153, Kailash Ghosh Road, P. S. Behala, Kolkata 700008, represented by its Director **SRI NARAYAN CHANDRA SEN**, son of Sri Ramendra Mohan Sen, by caste Hindu, by occupation business, residing at 153, Kailash Ghosh Road, Barisha, P.S. Thakurpukur, Kolkata 700008, hereinafter called as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

**W H E R E A S**

One Tara Nath Chatterjee is the absolute owner of the lands, hereditaments and Premises No.180, Kailash Ghosh Road, P.S. Behala, Kolkata – 700 008, and he was in continuous possession thereof in khas for more than 12 years peacefully and adversely to the knowledge of others and without any disturbance whatsoever from them.

**AND WHEREAS** the said Tara Nath Chatterjee sold the said property to Sri Amrita Lal Banerjee, Sri Chuni Lal Banerjee and Sri Jadab Lal Banerjee by a Deed of Conveyance dated 20<sup>th</sup> October, 1944, registered at the Sub-Registry Office at Alipore, and since the date of their purchase they were in joint, undisturbed and peaceful possession thereof in equal shares adversely and continuously in their absolute right for more than 12 years from the days of their Predecessors-in-interest.

**AND WHEREAS** for the sake of convenience of possession and enjoyment, they got the said properties divided amongst themselves by metes and bounds amicably by a Deed of Partition dated 29<sup>th</sup> June, 1954, and registered by the Sadar Joint Sub-Registrar of Alipore in Book No.1, Volume No.82 pages upto 123, being No.4514 for the year 1954.



**AND WHEREAS** the said Amrita Lal Banerjee being thus absolutely seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances to the said lands, hereditaments and premises together with all construction made thereon transferred and assigned the said property absolutely to his wife Smt. Kanaklata Banerjee for natural love and affection towards her by a Deed of Gift dated 6<sup>th</sup> April, 1959 and registered by the Sadar Sub-Registrar of Alipore in Book No.1, Volume No.71, pages 55 to 58 Being No.3550 for the year 1959.

**AND WHEREAS** Smt, Kanaklata Banerjee being thus absolutely seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances to the said lands, hereditaments and premises together with all construction made thereon.

**AND WHEREAS** the said Kanaklata Banerjee declared her intention to sell out the Land measuring 14 Cottahs 9 Chittacks more or less, and Smt. Banga Laksmi Sen, being the purchaser of the said property necessary Deed of Conveyance registered at the Office of the Sub-Registrar of Alipore in Book No.1, Volume No.166, pages 79 to 84, Being No.9243 for the year 1959.

**AND WHEREAS** Smt. Banga Laksmi Sen being thus absolutely seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances to the said lands, hereditaments and premises together with all construction made thereon.

**AND WHEREAS** Banga Laksmi Sen died intestate on 22-08-1987 and her husband Nibaran Chandra Sen died intestate on 06-03-1980 leaving behind two sons and five daughters namely 1. Ramendra Mohan Sen, 2. Madan Mohan Sen, 3. Kanan Prova Sen, 4. Anima Sen, 5. Sudha Rani Dutta, 6. Chinu Rani Bhowmick and 7. Pratima Manna.

By reason of the such details mentioned above, the property mentioned under the Schedule devolved to

Ramendra Mhan Sen	- one-seventh share
Madan Mohan Sen	- one-seventh share
Kanan Prova Sen	- one-seventh share
Anima Sen	- one-seventh share
Sudha Rani Dutta	- one-seventh share
Chinu Rani Bhowmick	- one-seventh share
Pratima Manna	- one-seventh share



The Vendor herein Smt. Anima Sen fully seized and possessed of or otherwise well and sufficiently entitled to and being the owner of undivided one-seventh share of the below mentioned premises is desirous to sell the said undivided one-seventh share inclusive of tenanted Asbestos Shed area more or less 800 Sq. Ft. of the said property i.e current Premises No.153 (old No.180) Kailash Ghosh Road, P.S. Thakurpukur, Kolkata – 700 008 and, accordingly, offered a proposal to the said Purchaser herein who in turn agreed and accepted the said proposal for purchase, free from all encumbrances at or for the price of Rs.250,000.00 (Rupees two lakhs fifty thousand) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum paid by the Purchaser to the Vendor simultaneously with the execution of these presents the receipt whereof the Vendor hereby admit and acknowledge the said Vendor, as the beneficial owner, does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said Purchaser. ALL THAT undivided one-seventh share of dwelling house with compound and appurtenances belonging thereto, commonly called or known as Current Premises No.153 (old No.180), Kailash Ghosh Road, P.S. Thakurpukur, Kolkata – 700 008. More fully and particularly described in the below mentioned schedule free from all encumbrances, together with all buildings, ways, watercourses, lights, liberties, privileges, easements and appurtenances whatsoever to the said property and premises belong or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

AND all the estate, right, title, interest, claim and demand whatsoever of the Vendor in or upon the same and every part thereof; TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, his heirs, executors, administrators, assigns absolutely and forever together with the title deeds, writings, muniments and other evidences of the title AND THE VENDOR does hereby covenant with the Purchaser, his heirs, executors, administrators, representatives and assigns that notwithstanding any act, deed or thing 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 attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in manner aforesaid AND the purchaser shall hereafter peacefully and quietly held possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under them. And further that the Vendor – her heirs, executors,



administrators and assigns covenant with the Purchaser, his heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, his heirs, executors, administrators and assigns from or against all encumbrances, charges and equities whatsoever. And the Vendor, her heirs, executors, administrators and assigns further covenant that he shall at the request and costs of the Purchaser, his heirs, executors, administrators and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more fully and perfectly conveying and assuring the said property and every part thereof in manner according to the true intent and meaning of this Deed. The purchaser has every right to mutate his name with the records of The Kolkata Municipal Corporation, etc.

**SCHEDULE OF PROPERTY "A"**  
(full property)

ALL THAT piece and parcel of land area measuring 14 (fourteen) cottahs 9 (nine) chhattaks more or less with more than 50 years old one storied building 750 Sq. Ft. super built up area with an asbestos shed 800 Sq. Ft. under tenancy of the Purchaser, known and numbered as Premises No.153 (old No. 180), Kailash Ghosh Road, P.S. Thakurpukur, Kolkata – 700 008, under K.M.C. Ward No.123, Assessee No.41-123-09-0097-1, portions of C.S. Dag Nos.990, 993 and 994 under Khatian Nos.159C and 1847 appertaining to Touzi Nos. 235, 237-240 of 24-Parganas Collectorate under Mouza Purba Barisa, J.L. No. 23, P.S. Haridevpur (old P.S. Behala) previously with South Suburban Municipality, presently under The Kolkata Municipal Corporation which is butted and bounded as under :-

ON THE EAST : Plot No.II.

ON THE WEST : Land of Sushil Kr. Samaddar, Plot Nos. II & III

ON THE SOUTH : 12 ft. wide passage.

ON THE NORTH : 10 ft. wide passage.

**SCHEDULE OF PROPERTY "B"**

(undivided one-seventh share sold under this deed)

ALL THAT PIECE AND PARCEL of undivided share of property in 14 (Fourteen) cattahs 9 (nine) chhattaks more or less i.e. 2 (two) cattahs 1 (one) chhattack and 13 (thirteen) Sq. Ft. more or less inclusive of 50 years old one storied brick built building more or less super built up area 108 Sq. Ft. and asbestos shed old 800 Sq. Ft. under tenancy of the purchaser and vacant land located and situated at current premises No. 153 and old No. 180 Kailash Ghosh Road, P.S. Thakurpukur, Kolkata -700008 under The Kolkata Municipal Corporation, KMC Ward No. 123, KMC Assessee No. 41-123-09-0097-1, portions of C.S. Dag Nos. 990, 993 and 994 under Khatian Nos. 1590 and 1847 appertaining to Touzi Nos. 235, 237-240 of 24 Parganas Collectorate under Mouza Purba Barisa, J.L. No. 23, P.S. Haridevpur (old P.S. Behala) previously with South Suburban Municipality, butted and bounded as under:-

ON THE EAST : Plot No. II.

ON THE WEST : Land of Sushil Kr. Samaddar, Plot Nos. II & III

ON THE SOUTH : 12 ft. wide passage.

ON THE NORTH : 10 ft. wide passage.

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

Signed, sealed and delivered  
In the presence of :

1. Chandan Pal.  
31/B, H. K. Sett Lane  
Kolkata - 700050.

2. Shyam Prasad Sen

3. Sandip Karmakar.  
33B/1B, H. K. Sett Lane.  
Kolkata - 700050

D. G. Pal, Advocate.  
Drafter by:  
P. G. Pal, Advocate,  
31/B, H K Sett Lane,  
Kolkata 700050.  
Mob: 9830007484.

Anima Sen.

SIGNATURE OF THE VENDOR

N S MEDCON PVT. LTD.

*Soumya Chandra Sen.*  
Director.

SIGNATURE OF THE PURCHASER



MEMO OF CONSIDERATION

Received on the day, month and the year, first above written of and from the within mentioned Purchaser the sum of Rs.2,50,000.00 (Rupees two lakhs fifty thousand) only within mentioned in cash to have been paid by him to me as consideration of this Conveyance.

Cash IN R.B.I. notes Rs.2,50,000.00

Cheque! Managers Cheque.

Cheque no. 000270

dt - 18-10-2011

TOTAL: Rs.250,000.00

(RUPEES TWO LAKHS FIFTY THOUSAND ONLY)

*Ariona Sen.*

SIGNATURE OF THE VENDOR

Witnesses:

1. Chandan Pal.  
31/B, H.K. Settlane,  
Kolkata - 700050.
2. Sandip Karmakar.  
33B/1B, H.K. Settlane.  
Kolkata - 700050.
3. *Ghyama Prasad Sen*



Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 09104 of 2011

(Serial No. 08239 of 2011)

On

Payment of Fees:

On 19/10/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 8843/-, on 19/10/2011

( Under Article : A(1) = 8745/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/10/2011 )

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.-795948/-

Certified that the required stamp duty of this document is Rs.- 47777 /- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 42800/- is paid 65787718/10/2011 State Bank of India, SHAMBAZAR, received on 19/10/2011

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

Presented for registration at 11.25 hrs on :19/10/2011, at the Office of the A.R.A.-I KOLKATA by Narayan Chandra Sen ,Claimant.

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

Execution is admitted on 19/10/2011 by

1. Anima Sen, daughter of Lt Nibaran Chandra Sen , 2/86, SREE COLONY, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700047 , By Caste Hindu, By Profession : House wife

2. Narayan Chandra Sen  
Director, M / S N. S. Medcon Pvt Ltd, 153, Kailash Ghosh Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008 .  
, By Profession : Others

Identified By P G Pal, son of . . . High Court, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

( Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
ADDITIONAL REGISTRAR  
of Assurances-I, Kolkata

19 OCT 2011

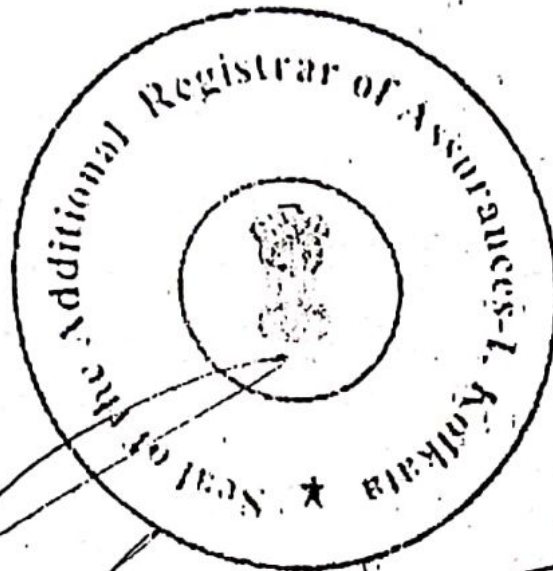
( Sadhan Chandra Das )

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 20  
Page from 3629 to 3640  
being No 09104 for the year 2011.



(Sadhan Chandra Das) 28-October-2011  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal