00526

I-00634/2015

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 86AA 981617

Deemed that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document.

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 JAN 2015

Deed of Conveyance

THIS INDENTURE made this the 21st day of January Two Thousand Fifteen

BETWEEN

DR. DEVI PRASAD SHETTY (PAN No- AKTPS6720Q), Son of Late Bommiah Shetty, Residing at "NARAYANA" No 393, 2nd Cross, 13th Main, 3rd Block, Koramangala, Bangalore- 560034, hereinafter 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, legal representatives, executors and administrators) of the **FIRST PART**.

AND

V-CHO-113/15

13562

31 DEC 2014

No..... Date.....
Name:- P. K. Banerjee Advocate
Address:- Alipur Judges' Court, Kolkata-27
Rupees.....

Stamp Vendor
Alipore Police Court,
South 24 Parganas, Kol-27

203
21/01/15

SONAPANI VINIMAY PVT. LTD.
Director/Authorised Signatory

208

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Kailash Gupta.
S/o Late. S.N. Gupta
167 Jessore Road
Kol- 700055
Service

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00634 of 2015
(Serial No. 00526 of 2015 and Query No. 1604L000000042 of 2015)

On 21/01/2015

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

Presented for registration at 15.45 hrs on :21/01/2015, at the Private residence by Shyamal Tapadar ,Claimant.

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

Execution is admitted on 21/01/2015 by

1. Devi Prasad Shetty, son of Late Bommiah Shetty , Narayana No 393 2nd Cross 13th Main 3rd Block Koramangala, District:-Bangalore, KARNATAKA, India, Pin :-560034, By Caste Hindu, By Profession : Others

2. Shyamal Tapadar
Director, Sonapani Vinimay Pvt Ltd, 197/2 Motilal Colony, District:-Kolkata, WEST BENGAL, India, Pin :-700081.
, By Profession : Others

Identified By Kailash Gupta, son of Late S N Gupta, 167 Jessore Rd, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste: Hindu, By Profession: Service.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 22/01/2015

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.-26,20,452/-

Certified that the required stamp duty of this document is Rs.- 157237 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 29/01/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962, duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 28859/- is paid , by the draft number 611884, Draft Date 28/01/2015, Bank Name State Bank of India, MIDDLETON ROW, received on 29/01/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00634 of 2015

(Serial No. 00526 of 2015 and Query No. 1604L000000042 of 2015)

(Under Article : A(1) = 28820/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 29/01/2015)

Deficit stamp duty

Deficit stamp duty Rs. 157237/- is paid , by the draft number 611883, Draft Date 28/01/2015, Bank : State Bank of India, MIDDLETON ROW, received on 29/01/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

Sub-Registrar - IV, South 24 Pgs, Alipore, West Bengal

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

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

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

District Sub-Registrar-IV
Registrar U/S 7(2) of
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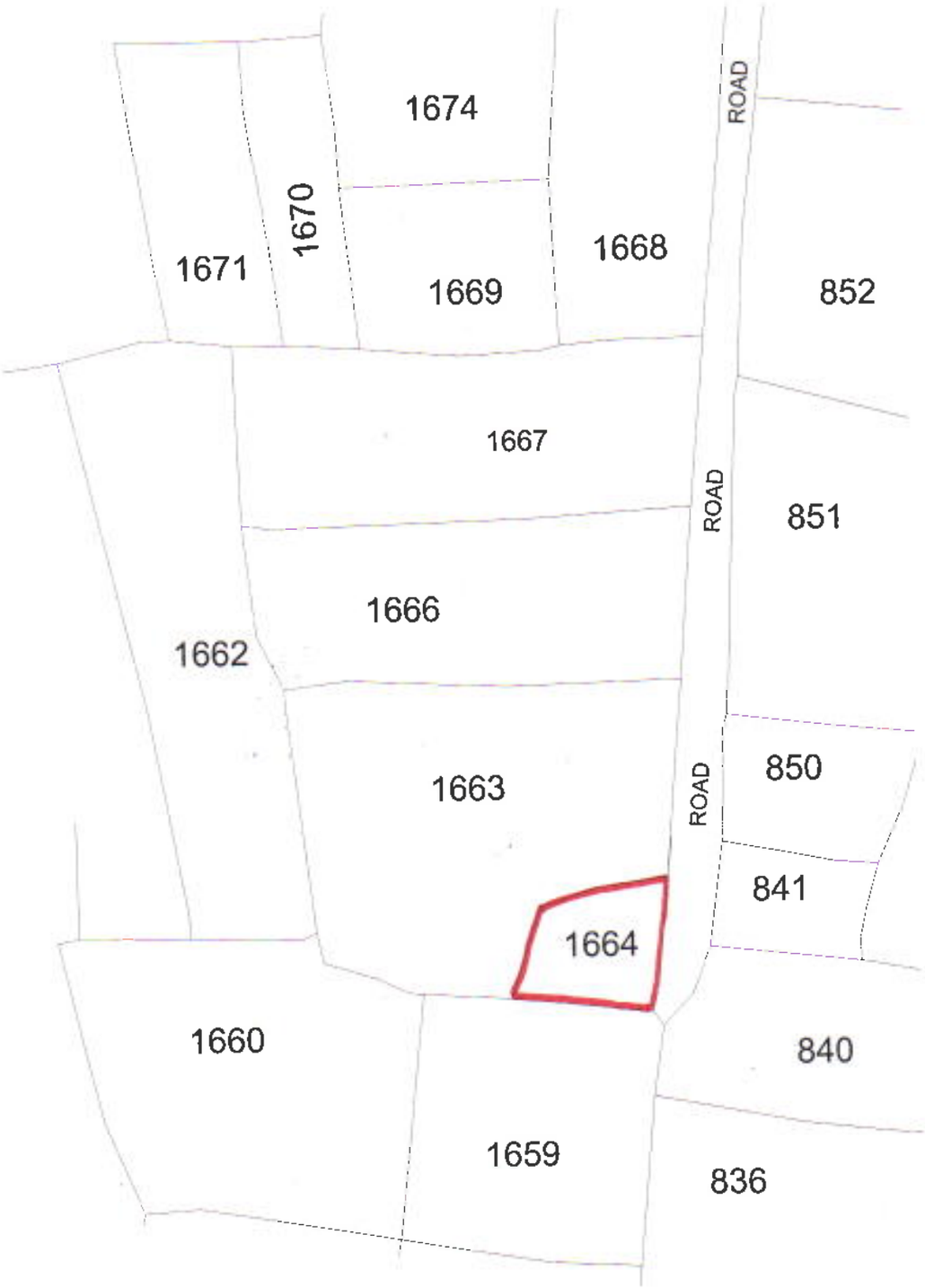
SITE PLAN SHOWING RS. DAG.NO.-1664,LR.DAG.NO.-1686,
AT,MOUZA - ELACHI,JL.NO.-70,PS.-SONARPUR,
DIST.-SOUTH 24 PARGANAS.

ENTIRE DAG IS BORDERED IN COLOUR RED
AS PER SCHEDULE SUBJECT TO THE FACT THAT OUT OF MY AREA
ADMEASURING 7 DEC. IN RS DAG NO.-1664,
I AM NOW CONVEYING 7 DEC. BY THIS DOCUMENT



SONAPANI VINIMAY PVT. LTD.
Director/Authorized Signatory

SIGNATURE OF PURCHASER

SIGNATURE OF VENDORS

District Sub-Registrar-IV,
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

21 JAN 2015

SONAPANI VINIMAY PVT.LTD. (CIN U51909WB2014PTC203745),having PAN No. AAVCS0189G, a company incorporated under the Companies Act, 1956 having its registered office at Premises No. 197/2 (197 Off 2) Motilal Colony, Kolkata - 700081,West Bengal India represented by its Director Sri. Shyamal Tapadar, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors-in-interest and assigns) of the **SECOND PART.**

WHEREAS:

1. Dr. Devi Prasad Shetty,the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst other land, All That the piece and parcel of land measuring 7 Decimal in R.S. Dag No 1664 , corresponding to L.R. Dag No- 1686 out of 14 Decimal , recorded in L.R. Khatian No- 1268, situate lying at Mouza- Elachi J.L.No- 70, P.S.- Sonarpur, In the District of South 24 Parganas, herein after referred to as the SAID MOTHER LAND.

2. The Vendor has agreed to sell and the Purchaser has upon satisfaction of the vendor's title after referring to and understanding the purport of all the title related papers, agreed to purchase ALL THAT the piece and parcel of land measuring 7 decimal out of the the said land measuring 7 Decimal in R.S. Dag No 1664 , corresponding to L.R. Dag No- 1686, recorded in L.R. Khatian No- 1268, situate lying at Mouza- Elachi J.L.No- 70, under P.S- Sonarpur, District South 24 Parganas more fully described in the **Schedule** hereunder written, hereinafter referred to as the Said Land free from all encumbrances, charges, liens, lispendens, acquisition, requisition attachments, trust of whatever nature at and for the consideration of **Rs11,52,688/-** (Rupees Eleven lac fifty two thousand six hundred eightyeight) Only.

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs11,52,688/-** (Rupees Eleven lac fifty two thousand six hundred eightyeight) Only., of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the purchaser and the said land) the vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser, All That the UNDIVIDED said land measuring 7 Decimal out of the said Mother land measuring, 7 Decimal in R.S. Dag No 1664 , R.S. Khatian No. 440, corresponding to L.R. Dag No-1686, recorded in L.R. Khatian No- 1268, situate lying at Mouza- Elachi J.L.No-70, P.S. Sonarpur, in the district of south 24 Parganas, , more fully and particularly described in the Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser

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absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessors-in- title done or executed or knowingly 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 land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof 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 has now in good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended 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 possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

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SCHEDULE

ALL THAT the piece and parcel of Danga land containing an area admeasuring 7 decimal out of the said Mother land measuring 7 Decimal in part of R.S. Dag No 1664 ,in R.S. Khatian No. 440, corresponding to L.R. Dag No- 1686(part), recorded in L.R. Khatian No- 1268, together with a dilapidated dwelling house admeasuring 250 Sq.ft. situate lying at Mouza- Elachi J.L.No- 70,P.S.- Sonarpur, in the District of South 24 Parganas , thereon and the entire dag is Bordered in Colour RED thereon and Butted and bounded in the manner following that is to say:-

ON THE NORTH	: R.S. Dag No. 1663
ON THE SOUTH	: R.S. Dag No. 1659
ON THE EAST	: R.S. Dag No. ROAD
ON THE WEST	: R.S. Dag No. 1663

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seal of the day month and year first above written.

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

1. Kailash Gupta
   167 Jessore Road
   Kol. 700055

2. Yugant Bajoria
   134 Block A,
   BANGUR AVENUE
   KOLKATA- 700055

SIGNED SEALED AND DELIVERED by the **PURCHASER** at Kolkataln the presence of :

1. Krishanu Jana
   10/10, Balaka, Joka
   Kolkata-104

2. Biswajit Kar.
   Baulatpur Phoelbagan
   Rajkunda - 700139

SONAPANI VINIMAY PVT. LTD.

Director/Authorized Signatory

District Sub-Registrar-IV
Registrar U/S 7(2) of
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By adjustment and appropriation of Sum of **Rs11,52,688/-** (Rupees Eleven lac fifty two thousand six hundred eightyeight) Only., being the total consideration money of 10 Decimal of land conveyed herein paid by the within mentioned purchaser to the within mentioned Vendor out of the total amount paid earlier by Demand Draft No-478501 dated 11.12.2014 drawn on State Bank of India, branch Dhakuria (Calcutta) of an amount of Rs27500000/- (Rupees Two Crore Seventy Five Lakh) Only.

WITNESSES:

1. Kailash Gupta

2. Yugant Bagaria

VENDOR

Drafted and Prepared by me

Ujjal Surya Sarkar

UJJAL SURYA SARKAR
Advocate
Alipore Police Court
Kolkata- 700 027

Seal of the Dist. Sub-Registrar-IV, South 24 Pgs. Alipore West Bengal

District Sub-Registrar-IV
Registrar U/S 7(2) of
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Alipore, South 24 Parganas

21 JAN 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 5895 to 5906
being No 00634 for the year 2015.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Tridip Misra) 02-February-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal