

10865/12

0-09954/12

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A 430587

WCS  
28-9-12  
0-19653/1 ✓

Certified that the document is admitted to registration, The signature sheet and endorsement sheets attached to this document are the part of this document.

Additional District sub-Registrar  
Cossipore, Dum-Dum, North 24 Pgs

28 SEP 2012

**DEED OF CONVEYANCE**

THIS INDENTURE made this the 28th day of September in the year  
Two Thousand Twelve (2012).

**BETWEEN**

Sl. No. 29432  
 Name: Shree Venkatesh Towers Pvt Ltd  
 Address: P 106 Rasthaguru Avenue  
 Kolkata-28  
 Rs. 5000/-  
 Kolkata Collectorate,  
 11, Netaji Subhas Rd., Kolkata-1  
 Date: 25 SEP 2012  
 Amal Kr. Saha  
 Licensed Stamp  
 Vendor.

25 SEP 2012



Addl. District Sub-Registrar  
 Cossipore, Dum Dum, 24 Pgs. 00  
 28 SEP 2012

Prison Mitra  
 s/o date B. B. Mitra  
 Durganagar  
 Khat-79  
 Bnsore.



**SRI PRAHLAD JAISWAL**, son of Late Pyare Lal Shaw, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 38/1, Nirmal Chandra Street, P.S. Bowbazar, Kolkata-700 013, hereinafter called the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**SHREE VENKATESH TOWERS PVT. LTD.** a Company, having its office at P-106, Rastra Guru Avenue, Kolkata-700 028, being represented by its Directors namely viz. (1) **SRI RAHUL MAJUMDER**, son of Sri Tapas Majumder, residing at 434, Subash Nagar Bye Lane, P.S. Dum Dum, Kolkata-700 065 (2) **SRI RAHUL SINGH**, son of Surendra Prasad Singh, residing at 106<sup>P</sup>, Rastraguru Avenue, P.S. Dum Dum, Kolkata-700 028, and (3) **RAMA KANT DUBEY**, son of Late Ram Bachan Dubey, residing at 3A, Grastin Place, Kolkata-700 001, all are by faith-Hindu, by occupation-Business, by Nationality-Indian, hereinafter jointly called the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** by an indenture of Conveyance dated 12<sup>th</sup> July 1944 made between Smt. Amiya Bala Choudhury therein named and described as the Vendor of the First Part and Amalendu Choudhury, Bimalendu Choudhury, Purnendu Choudhury, Nirmalendu Choudhury, Saradindu Choudhury, Ardhendu Choudhury and Satya Prakash Choudhury therein named and described as the confirming Parties, of the Second Part and Smt. Kamalabala Dassi wife of Late Manik Lal Dutta of 15, Ram Mohan Roy Road therein, described in the Book No.1, Volume No.44, pages 77 to 75, being No.2235 for the year 1944 at the Office of the Registrar of Assurance Kolkata, Amiyabala Debi sold and conveyed and the said Confirming Parties confirmed the sale of All that the brick built messuages, tenements and dwelling house together with the Piece or parcel of Mourasi "Mokrari" land there unto bellowing known as "Grace Dale" and continuing by estimated an area of 1.13 acres be the same little more or less, situate in Mouja Sultanpur, J.L. No.10, Khatian No.485, being Dag No.623 & 624, Touzi No.173 Revenue Survey No.148, Police Station Dum Dum, Additional District Sub-Registrar Office at Cossipore Dum Dum, District North 24-Parganas, in favour of said Smt. Kamalabala Dassi.

**AND WHEREAS** said Smt. Kamala Bala Dassi became owner of the aforesaid property and she mutated her name in assessment registrar of Dum Dum Municipality, she paid taxes to the Dum Dum Municipality and then the property known as Premises No.40, P.K. Guha Road, Kolkata-700 028, District North 24-Parganas.

AND WHEREAS Smt. Kamalabala Dassi executed a deed of lease in respect of the said property in favour of Jamnadas Karsandas Popat and Pravin Karsandas Popat, both sons of Karsandas Khimji Popat of 28, Chittaranjan Avenue Calcutta, for the period of 51 years commencing from 1<sup>st</sup> April 1965 with the option of its renewal for a further optional period of 10 years on the terms and conditions and consideration mentioned in the said Deed of lease. The said Deed of lease was executed and registered at Registrar of Assurance, Calcutta and recorded vide Book No.I, Volume No.36, Pages 292 to 300, being No.1742 for the year 1965. According to Deed of Lease said Smt. Kamala Bala Dassi authorized said Jamnadas Karsandas Popat and Parvin Karsandas Popat to Sub-Lease the said property for the unexpired lease period on condition that after expiry of the said lease period of 51 years and the optional renewal period of another 10 year, if the renewal is at all made in future by the Lessor, the lease hold nght will be extinguished and the property shall revert back to the Lessor that is the owner of the said property.

AND WHEREAS said Sri Dipak Popat, Sri Hemant Popat and Sri Pravin Karsandas Popat as Lessees jointly surrendered their lease in favour of Sri Soutitra Banerjee and Sri Shourya Banerjee and BUBUS a partnership firm of 32B, Chittaranjan Avenue, Police Station Bowbazar, Kolkata-700 012, by dint of a registered deed of Surrender of Lease dated 6<sup>th</sup> January 2008, duly registered at Additional District Sub-Registrar Office at Cossipore Dum Dum.

AND WHEREAS the said Kamala Bala Dassi during her lifetime executed a will bequeathing a portion of the aforesaid property measuring an area 2 (two) Bighas 7(Seven)Cottahs 8(Eight) Chittacks 41(Forty One) Square Feet land with building structure standing thereon on being the Northern portion of the said premises known as 40, P.K. Guha Road, shown as Lot "B" of the plan annexed with said "Will" tying under Mouza-Sultanpur, J.L. No.10, Khatian No.485, Dag No.623 and 624 Zaminder's Khatian No.220 "Ka" "Kha" and "Ga", Touzi No.173, Revenue Survey No.148, under Police Station Dum Dum, Additional District Sub-Registrar Office at Cossipore Dum Dum, District North 24-Parganas, and a portion of the aforesaid Property that is the Southern portion of the said "Garden Land" measuring about 15 (Fifteen) Cottahs 4 (Four) Chittacks 11 (Eleven) Square Feet with building, structures standing thereon shown in Lot "A" of the said plan annexed with the said will in favour of her two grand sons namely **SRI ASHOKE KUMAR DUTT AND ALOKE KIJMAR DUTT** both sons of her youngest son Netai Chandra Dutt in equal share. The said "Will" was executed and registered at registrar of Assurance Calcutta, on 13<sup>th</sup> July 1967 and recorded in Book No.III, Volume No.6, Pages 275 to 277 being No. 331 for the year 1967.

AND WHEREAS the said Smt. Kamala Bala Dassi died on 22<sup>nd</sup> July 1985 leaving behind her four sons namely Balai Chandra Dutta, Kanai Dutta, Nirmai Dutta and Netai Chandra Dutta and only daughter Smt. Sova Roy as her legal heirs and successors in



respect of other properties excluding the aforesaid 2(two) Bighas 7(Seven)Cottahs 8(Eight) Chittacks 41(Forty One) Square Feet land with building structures standing thereon being the Northern portion of the said premises No. the then 40, P.K. Guha Road, which she bequeathed in favour of her grandson namely SRI SANJOY KUMAR DUTT son of her third son Nemai Dutt and her eldest son Balai Chandra Dutt and 15 (Fifteen) Cottahs 4 (Four) Chittacks 11(Eleven) Square Feet which she bequeathed in favour of her two Grandsons namely SRI ASOKE DUTT and SRI ALOKE DUTT by the said "WILL" dated 13<sup>th</sup> July 1967.

AND WHEREAS after demise of said Kamalabala Dassi, the said SRI ASOKE DUTT AND SRI SANJOY DUTT two of the legatees under the last "WILL" and testament of deceased Kamala Bala Dassi alias Kamalabala Dutt applied for obtaining Probates of the said Last "WILL" and testament of Late Kamala Bala Dutt in the High Court at Kolkata in Testamentary and Intestate Jurisdiction which was registered As case No.164 of 1993.

AND WHEREAS by order dated 12<sup>th</sup> March 1996 passed by the Hon'ble High Court at Kolkata in the above ease No.164 of 1993 the said "WILL" was probated and a Probate certificate to that effect was issued.

AND WHEREAS pursuant to issuance of the said Probate certificate the said Sri Sanjoy Kumar Dutt and Sri Balai Chandra Dutt became the owners absolutely in respect of 2 (two) Bighas 7(Seven) Cottahs 8 (Eight)Chittacks 41(Forty one) Square Feet land with building structures etc. and each of them are entitled to equal 50% that is 1(one) Bigha 3 (Three) Cottahs 12 (Twelve) Chittacks 21 (Twenty One) Square Feet "GARDEN HOUSE LAND" with building structures standing thereon and they stepped into the shoes of the said Smt. Kamala Bala Dassi and became the owners as well as the lessors in respect of their aforesaid 50% share of the aforesaid properties.

AND WHEREAS the said Sri Balai Chandra Dutt during the lifetime executed and registered a "WILL" on 18<sup>th</sup> December 1992 which he bequeathed amongst other properties the properties lying at premises No.40, P.K. Guha Road, which was subsequently known as 105 and 144, P.K. Guha Road, now known as 168, P.K. Guha Road, P.S. Dum Dum, Kolkata-700 028, under Dum Dum Municipality in favour of his daughter Smt. Bani Mitra, the predecessor of the VENDOR herein. The said WILL was executed and registered at Registrar of Assurance, Kolkata on the same date that is on 18<sup>th</sup> December 1992 and recorded vide Book No.III, Volume No. 11, pages 123 to 132 being No. 545 for the year 1992.

AND WHEREAS the said Sri Balai Chandra Dutta died on 18<sup>th</sup> February 2003 leaving behind his only daughter said Smt. Bani Mitra and after demise of the said Balai Chandra Dutt the said last WILL and Testament of Balai Chandra Dutt was probated in

Probate Case No.40 of 2003 by order dated 20<sup>th</sup> September 2003 of the Hon'ble High Court at Kolkata and Probate certificate was granted in favour of Smt. Bani Mitra, wife of Sri Dipak Mitra, and thus the said Smt. Bani Mitra became the absolute owner in respect of 50% share of the aforesaid property lying at premises No.40, P.K. Guha Road, which was subsequently known as 105 and 144, P.K. Guha Road, now known as 168, P.K. Guha Road, P.S. Dum Dum, Kolkata-700 028, under Dum Dum Municipality thus she became the absolute owner as well as the lessor in respect of the aforesaid 50% share of the said 2 (two) Bighas 7(Seven)Cottahs 8 (eight) Chittacks 41(Forty One) Square Feet with building structure etc.

**AND WHEREAS** by four separate deeds of Conveyance dated 19<sup>th</sup> May 2008 duly registered in the office of the Additional Sub-Registrar Cossipore Dum Dum, being deed Nos.296, 299, 300 and 301 the said Smt. Bani Mitra sold and conveyed land measuring an area of 6 (six) Cottahs 9 (Nine) Chittacks 33 (Thirty Three) Square Feet being Plot No.D and an area of 6 (six) Cottahs 9 (Nine) Chittacks 33 (Thirty Three)Square Feet more or less being Plot No.C and land measuring about 7 (Seven) Cottahs 7(Seven) Chittacks being Plot No."B", and land measuring about 3 (Three)Cottahs 2 (Two) Chittacks being plot No.A, fully described in the respective schedule therein and marked in **RED** border lines, in the respective plan and annexed thereto in favour of BUBUS, a partnership First represented by Sri Bubu Banerjee alias Sri Soumitra Banerjee, morefully and particularly described in the schedule thereunder written.

**AND WHEREAS** said Bubus a partnership Firm represented by Sri Bubu Banerjee alias Sri Soumitra Banerjee, became the owner of the land measuring about 1(one)Bighas 3(Three)Cottahs 12(Twelve)Chittacks 21(Twenty One) Square Feet more or less, which free from all encumbrances and charges.

**AND WHEREAS** SRI SANJOY KUMAR DUTT son of Sri Nema Chandra Dutt, is the owner of total land measuring about 1(one) Bighas 3 (Three) Cottahs 12 (Twelve) Chittacks 20 (Twenty) Square Feet be the same little more or less, which free from all encumbrances and charges

**AND WHEREAS** to avoid legal complications for exclusive and separate enjoyment said BUBUS a partnership Firm, having it's office at 328, C.R. Avenue P.S. Bowbazar, Kolkata-700 012, represented by one of it's Partners namely **SRI BUBU BANERJEE, SRI SOUMITRA BANERJEE** and **SRI SANJOY KUMAR DUTT**, have decided to mutually partition of the property that is the land measuring about 2(Two)Bighas 7(Seven)Cottahs 8 (Eight) Chittacks 41 (Forty One) Square Feet. Accordingly a deed of partition executed by and between said BUBUS, the party of the **FIRST PART** and **SRI SANJOY KUMAR DUTT, SECOND PART** and the same was registered on 16<sup>th</sup> April 2010, at Additional District Sub-Registrar Office at Cossipore Dum Dum, being No.3415



for the year 2010. Therefore according to said partition Deed dated 16<sup>th</sup> April 2010, the said Bubus became absolute owner of the plot of land measuring about 1 (one) Bighas 3 (Three) Cottahs 12 (Twelve) Chittacks 21 (Twenty One) Square Feet more or less, Categorically mentioned in First Schedule of the Partition Deed dated 16<sup>th</sup> April 2010, and the same was divided into (4) Four plots like as Plot No. "A", Plot No. "B", Plot No. "C" and Plot No. "D". The plot of land measuring about 3 (Three) cottahas 2 (Two) Chittacks, more or less with R.T. Shed structure measuring about 800 Square Feet more or less in portion of Dag No.624 (Six Hundred Twenty Four) under Khatian No.485, at Mouza Sultanpur, J.L.10, Revenue Survey No.148, being portion of Premises No.168, P.K. Guha Road, marked as Plot No."A" AND The plot of land measuring about 7 (Seven) Cottahs 7 (Seven) Chittacks more or less with R.T. Shed structure measuring about 1400 Square Feet more or less and pucca building measuring about 400 Square Feet, more or less in portion of Dag No.624 (Six Hundred Twenty Four) under Khatian No.485, Mouza Sultanpur, J.L. No.10, Revenue Survey No. 148, Police Station Dum Dum, being portion of Premises No.168, P.K. Guha Road, marked as Plot No."B" AND The plot of land measuring about 6 (Six) Cottahs 9 (Nine) Chittacks 33 (Thirty Three) Square Feet more or less with R.T. Shed Structure measuring about 100 (Hundred) Square Feet, in portion of Dag No.624 (Six Hundred Twenty Four) under Khatian No.485, Mouza Sultanpur, J.L. No.10, Revenue Survey No.148, Police Station Dum Dum, being portion of premises No.168, P.K. Guha Road, marked as plot No."C" AND the plot of land measuring about 6 (six) Cottahs 9 (Nine) Chittacks 33 (Thirty Three) Square Feet, more or less with R.T. Shed Structure measuring about 100 Square Feet more or less in portion of Dag No.624 (Six Hundred Twenty Four) under Khatian No.485, Mouza Sultanpur, J.L. No.10, Revenue Survey No.148, Touzi No.173, Police Station Dum Dum, being portion of premises No.168, P.K. Guha Road, marked as Plot No. "D", morefully and particularly described in the schedule thereunder written.

**AND WHEREAS** said Bubus, a partnership Firm represented by Sri Bubu Banerjee alias Sri Soumitra Banerjee, became sole owner of the property 1(one)Bighas 3(Three) Cottahs 12(Twelve)Chittacks 21(Twenty One) Square Feet more or less as mentioned therein before, categorically mentioned in the Schedule "A" written hereunder and they are in possession of the property without any interruption by paying all rent and taxes before the competent authority.

**AND WHEREAS** said Bubus, a partnership Firm represented by Sri Bubu Banerjee alias Sri Soumitra Banerjee, by virtue of a registered Deed of Conveyance registered at the office of A.D.S.R. Cossipore Dum Dum therein recorded in Book No.1, Being No.4250 for the year 2010 sold, transferred and conveyed all that piece and parcel of land measuring 3 cottahs 2 chittacks more or less with R.T. Shed structure measuring about 300 sq.ft. more or less at Mouza- Sultanpur, P.S. Dum Dum, at Dag No.623, 624, Khatian No.485 in favour of Sri Prahlad Jaiswal, the vendor herein.

AND WHEREAS the vendor is seized ad possessed of and sufficiently entitled to all that piece and parcel of land measuring 3 cottahs 2 chittacks more or less with R.T. Shed structure measuring about 300 sq.ft. more or less at Mouza- Sultanpur, P.S. Dum Dum, at Dag No.623, 624, Khatian No.485 at Premises No.168, P.K. Guha Road, morefully and particularly described in the schedule "B" hereunder written hereinafter called the said property.

AND WHEREAS the vendor agreed to sell and the Purchasers agree to purchase all that piece and parcel of land measuring 3 cottahs 2 chittacks more or less with R.T. Shed structure measuring about 300 sq.ft. more or less at Mouza- Sultanpur, P.S. Dum Dum, at Dag No.623, 624, Khatian No.485, at premises No.168, P.K. Guha Road, Kolkata-700028, under Dum Dum Municipality morefully and particularly described in the schedule "B" hereunder written hereinafter called the said property at or for consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs) only of the lawful money of the Union of India in hand well and truly paid by the purchasers to the Vendor herein at or before the execution of these presents, the receipt whereof the Vendor herein do hereby as well as by the receipt hereunder written admit and acknowledge and from the same and every part thereof do hereby acquit releases and forever discharge to the purchasers herein as well as the said land and fully mentioned in the Schedule "B" hereunder written the Vendor do hereby grant, convey, transfer, assign and assure unto and to the purchasers herein ALL THAT piece and parcel of revenue land measuring about 3(three) Cottahs 2(Two)Chittacks more or less with R.T. Shed structure measuring about 300 Square Feet more or less in portion of Dag No.624 (Six Hundred Twenty Four) under Khatian No.485, Mouza Sultanpur, J.L. No.10, Revenue Survey No. 148, Touji No.173, Police Station Dum Dum, being portion of Premises No.168, P.K. Guha Road, marked as Plot No. "B" Bastu land, District North 24-Parganas, Additional District Sub-Registrar Office at Cossipore Dum Dum, within the jurisdiction of Dum Dum Municipality, morefully described in the Schedule "B" hereunder written and delineated in the annexed site plan and bordered with red color together with full benefit of passages, ways, water ways, right, liberties, privileges, all manner of easement and appurtenances belonging and all the estate right title and interest property, claim and demand whatsoever of the Vendor into of and from the said property and hereby conveyed unto the purchaser herein TO HAVE AND TO HOLD the said piece or parcel of bastu land hereby granted, conveyed, transferred and assigned or into so to the unto the purchasers herein absolutely and forever enjoy the property mentioned in the schedule "A" written hereunder, free from all encumbrances, charges, attachments, liens and lispence whatsoever and free from all mortgage, acquisition, requisitions and/or any adverse right, title and interest of the vendor and he does here by covenant with the purchasers that the right, title and interest of the property as mentioned in the Schedule



"B" written hereunder, which the vendor herein professes to transfer the property and he has good marketable title and have full power and absolute authority to grant convey transfer and assign the said property hereby sold and transferred unto the or here in the manner as aforesaid. The Vendees/Purchasers shall henceforth quietly and peaceably held, enjoy, possess absolutely, by inducting tenants and receiving profit there from, without any interruption, claim and demand either from the Vendor and/or it's authorized agents, representatives, and without any lawful eviction, disturbance, interruption by the Vendor or by any other person or persons claiming under the vendor whatsoever.

**AND WHEREAS** the under mentioned Schedule "B" property hereby sold, conveyed and transferred to the purchasers herein are free from all encumbrances and the Vendor sufficiently indemnified against any loss, encumbrances, claim, and demand whatsoever. The under mentioned "B" Schedule property or any portion thereof never been vested and/or not any subject matter of State Acquisition Act, 1956 (Govt. of West Bengal) and/or under the Urban Land and Regulation Act, 1976 or any other law for the time being in force. The Purchasers herein will be entitled to mutate their names in the record of Govt. of West Bengal as well as in the Assessment Registrar of local authority. The purchasers will pay the proportionate share of rents and taxes to the competent authority. If it transpire that the under mentioned Schedule "B" property hereby sold, conveyed, transferred by the Vendor is not free from encumbrances, as hereinbefore covenant, the vendor, herein will be bound to refund to the purchasers the full consideration money paid by the purchasers, together with the cost of the stamp and registration charges and the legal fees incurred by the purchasers herein together with the damages which the purchasers may or have suffered. The Vendor shall be liable for payment of all taxes impositions levies, charges relating to the said land till the date of the conveyance even it is disclosed or ascertained subsequently.

**AND FURTHER THAT THE VENDOR** to save harmless indemnify and keep indemnified, purchasers, their legal heirs, administrators or assigns do or execute or cause to they done or executed all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intention and meaning of this Deed of Conveyance.

**SCHEDULE OF THE PROPERTY MARKED AS "A"**

**ALL THAT** piece and parcel of land measuring about 1(one) Bighas 3(Three) Cottahs: 12 (Twelve) Chittacks 21 (Twenty One) Square Feet more or less at Mouja-Sultanpur, J.L. No.10, Khatian No.485, being Dag No.623 & 624, Touzi No.173; Revenue Survey No.148, Police Station Dum Dum, Additional District Sub-Registrar office at Cossipore Dum Dum, District North 24-Parganas, premises No 40, P.K. Guha Road, which was subsequently known as 105 and 144, P.K. Guha Road, now known as 168, P.K. Guha Road. P.S. Dum Dum, Kolkata: 700 028, under Dum Dum Municipality which is butted and bounded by :

ON THE NORTH : By 20'-0" ft. P.K. Guha Road.  
 ON THE SOUTH : By Land of Soumitra Banerjee.  
 ON THE EAST : By plot of land comprised in Dag No. 643, 645,  
 622 and 621.  
 ON THE WEST : By P. K. Guha Road, 20'-0"

**SCHEDULE OF THE PROPERTY MARKED AS "B"**

(Description of the property hereby sold)

ALL THAT piece and parcel of land measuring about 3(three)Cottahs 2(two) Chittacks more or less with R.T. Shed structure measuring about 300 Square Feet more or less, Mouja Sultanpur, J.L. No.10, Khatian No.485, being Dag No.623 & 624, Touzi No.173, Revenue Survey No.148, Police Station Dum Dum, Additional District Sub-Registrar Office at Cossipore Dum Dum, Additional District North 24-Parganas, premises No.40, P.K. Guha Road, which was subsequently known as 105 and 144, P.K. Guha Road, now known as 168, P.K. Guha Road, P.S. Dum Dum, Kolkata-700 028, under Dum Dum Municipality which is butted and bounded by :

ON THE NORTH : By P.K. Guha Road, Rd-0'wide  
 ON THE SOUTH : By Appurtenant Land of Dag No 623 & 624  
 ON THE EAST : By Appurtenant Land of Dag No 623 & 624  
 ON THE WEST : By Appurtenant Land of Dag No.623 & 624

IN WITNESS WHEREOF the Vendor and Purchasers hereto have set and subscribed their respective hand the day, month and year first above written

**WITNESSES:**

1) *Soumitra Banerjee*  
*Part-79*

2) *R. S. Ghosh*  
*Belghant*  
 SHREE VENKATESH TOWERS PVT. LTD.  
*Rahul Singh*  
 Director

*Anilad Biswas*  
 SIGNATURE OF THE VENDOR  
 SHREE VENKATESH TOWERS PVT. LTD.

*Rahul Majumdar*  
 Director

SHREE VENKATESH TOWERS PVT. LTD.  
*Ramkrishna Deb*

SIGNATURE OF THE PURCHASERS



RECEIVED of and from the within named Purchasers within mentioned sum of Rs.15,00,000/- (Rupees Fifteen Lakhs) only as per memo below -

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cash/Cheque No.</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
28/9/2012	006128	ALLAHABAD BANK	15,00,000/-

Total Rs.15,00,000/-

(Rupees Fifteen Lakhs) only

WITNESSES:

1. *Pratul Mishra*

2

*Pratul Mishra*

Pratul Mishra

SIGNATURE OF THE VENDOR

DEED PREPARED BY

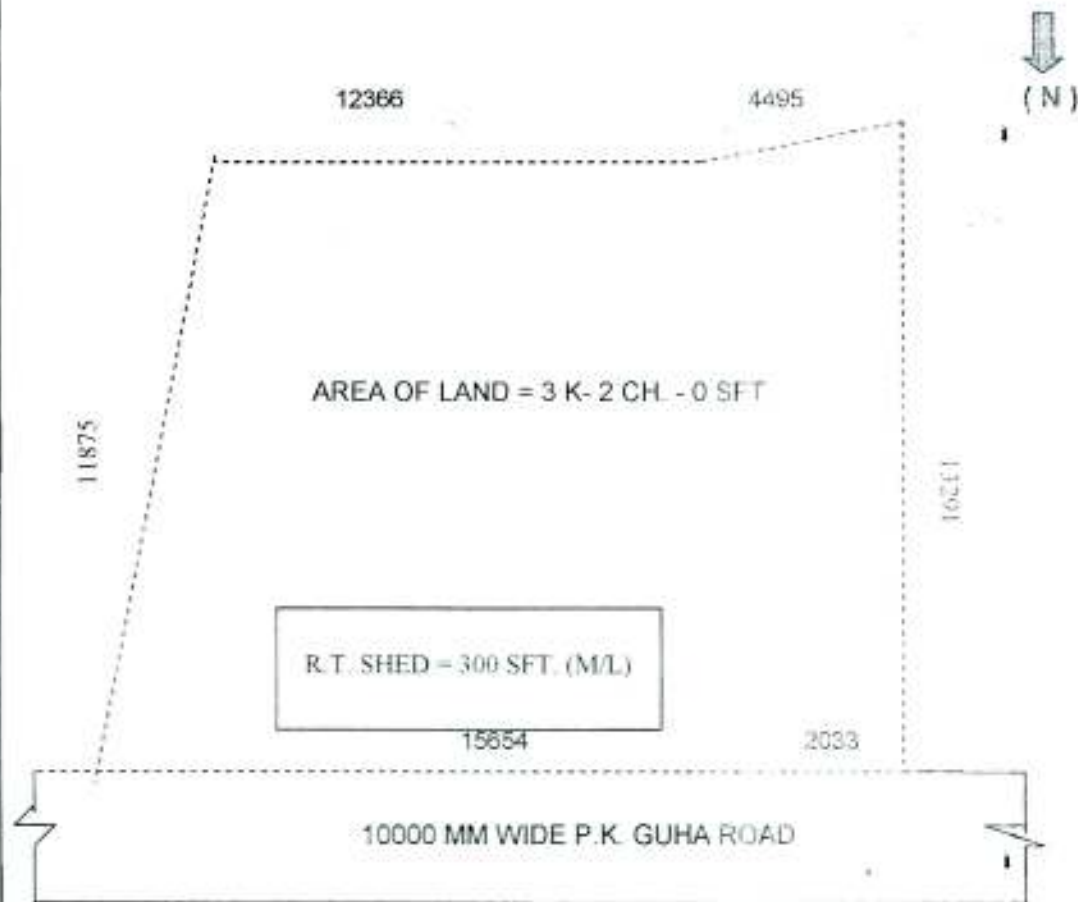
Deed prepared by  
Bidyut Kumar Das  
Having License No.:- XI-34  
of under C. Dum Dum S.R.O

*Bidyut Kumar Das*  
Signature of the Deed Writer

TYPED BY :

**SITE PLAN SHOWING THE LAND IN MOUZA- SULTANPUR, J.L. NO.10, C.S./R.S. DAG NO.624, R.S. NO.148, KHATIAN NO.485, WARD NO.10, P.S. DUM DUM, DIST. 24 PGS. (N), UNDER DUM DUM MUNICIPALITY.**

**TOTAL LAND AREA = 03 COTTAH 02 CHITTACKS 0 SQ.FT. (M / L).**



SHREE VENKATESH TOWERS PVT. LTD.

*Rohit Singh*

*Rohit Singh*  
**Signature of the Vendor**

SHREE VENKATESH TOWERS PVT. LTD.

*Rohit Majumdar*  
Director

SHREE VENKATESH TOWERS PVT. LTD.

*Ramakant Dubey*  
Director

**Signature of the Purchasers**

*Manoj Kumar*  
S. K. BUILDING PLANNER  
Taitwara (Kadamtala)  
Kolkata - 700049  
Lic No. 2322











**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. COSSIPUR (DUMDUM), District: North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 10865 / 2012, Deed No. (Book - I , 09954/2012)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rahul Majumder 464, Subhas Nagar Bye Lane, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065	 28/09/2012	 LTI 28/09/2012	<i>Rahul Majumder</i> 28/09/12

i . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Prahlad Jaiswal Address -38/1, Nirmal Ch. Street, Kolkata, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700013	Self	 28/09/2012	 LTI 28/09/2012	<i>Prahlad Jaiswal</i>
2	Rahul Majumder Address -464, Subhas Nagar Bye Lane, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065	Self	 28/09/2012	 LTI 28/09/2012	<i>Rahul Majumder</i>
3	Rahul Singh Address -106, Rashtra Guru Avenue, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028	Self	 28/09/2012	 LTI 28/09/2012	<i>Rahul Singh</i>
4	Rama Kant Dubey Address -3 A Grastin Place, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 28/09/2012	 LTI 28/09/2012	<i>Ramakant Dubey</i>

Name of Identifier of above Person(s)

Gipul Mitra  
Purganagar, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700013

Signature of Identifier with Date

*Gipul Mitra*  
28/9/12



(Utpal Kumar Basu)

A. D. S. R. COSSIPUR DUMDUM

Office of the A.D.S.R. COSSIPUR (DUMDUM)



**Government Of West Bengal**  
**Office Of the A.D.S.R. COSSIPUR (DUMDUM)**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 09954 of 2012**

**(Serial No. 10865 of 2012)**

**On**

**Payment of Fees:**

**On 28/09/2012**

**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. also under section 5 of West Bengal Land Reforms Act. 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 26260.00/-, on 28/09/2012

( Under Article : A(1) = 26246/- ,E = 14/- on 28/09/2012 )

**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.-23,86,875/-

Certified that the required stamp duty of this document is Rs.- 143232 /- and the Stamp duty paid as Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 664270, Draft Date 25/09/2012, Bank Name State Bank of India, ESPLANADE, received on 28/09/2012
2. Rs. 49000/- is paid, by the draft number 664271, Draft Date 25/09/2012, Bank Name State Bank of India, ESPLANADE, received on 28/09/2012
3. Rs. 40250/- is paid, by the draft number 664272, Draft Date 25/09/2012, Bank Name State Bank of India, ESPLANADE, received on 28/09/2012

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

Presented for registration at 14.00 hrs on :28/09/2012, at the Office of the A.D.S.R. COSSIPUR (DUMDUM) by Rahul Majumder , one of the Claimants.

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

Execution is admitted on 28/09/2012 by

1. Prahlad Jaiswal, son of Late Purna Chandra Jaiswal, 38/1, Nirmal Ch. Street, Kolkata, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, Pin :-700013, By Caste Hindu, By Profession Business



*(Handwritten signature)*

(Prpal Kumar Basu )  
**A. D. S. R. COSSIPUR DUMDUM**





Government Of West Bengal  
Office Of the A.D.S.R. COSSIPUR (DUMDUM)  
District:-North 24-Parganas

Endorsement For Deed Number : I - 09954 of 2012  
(Serial No. 10865 of 2012)

2. Rahul Majumder  
Director, Shree Venkatesh Towers Pvt Ltd, P-106, Rashtra Guru Avenue, Kolkata, Thana:-Dum Dum,  
P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028.  
, By Profession : Others
3. Rahul Singh  
Director, Shree Venkatesh Towers Pvt Ltd, P-106, Rashtra Guru Avenue, Kolkata, Thana:-Dum Dum,  
P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028.  
, By Profession : Others
4. Rama Kant Dubey  
Director, Shree Venkatesh Towers Pvt Ltd, P-106, Rashtra Guru Avenue, Kolkata, Thana:-Dum Dum,  
P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028.  
, By Profession : Others

Identified By Bipul Mitra, son of Late B Bh Mitra, Durganagar, Kolkata, P.O. :- ,District:-North  
24-Parganas, WEST BENGAL, India, Pin :-700079, By Caste: Hindu, By Profession: Business.

( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM

*Rahul Majumdar*

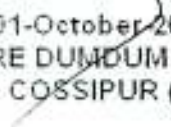


*Utpal*  
( Utpal Kumar Basu )  
A. D. S. R. COSSIPORE DUMDUM

Certificate of Registration under section 60 and Rule 69.


































Registered in Book - I  
CD Volume number 23  
Page from 4014 to 4031  
being No 09954 for the year 2012.














  
(Utpal Kumar Basu) 01-October-2012  
A. D. S. R. COSSIPORE DUMDUM  
Office of the A.D.S.R. COSSIPUR (DUMDUM)  
West Bengal



PAGE NO. —  
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants						
	 <i>Rahim Nagappa</i>	Little	Ring	Middle	Fore	Thumb	
		( Left Hand )					
							
		Thumb	Fore	Middle	Ring	Little	
		( Right Hand )					
							
	 <i>Rah</i>	Little	Ring	Middle	Fore	Thumb	
		( Left Hand )					
							
		Thumb	Fore	Middle	Ring	Little	
		( Right Hand )					
							
	 <i>Rama Kant Desai</i>	Little	Ring	Middle	Fore	Thumb	
		( Left Hand )					
							
		Thumb	Fore	Middle	Ring	Little	
		( Right Hand )					
							

PAGE NO. —  
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
	 <i>M. H. S. S. S. S.</i>	Little	Ring (Left Hand)	Middle	Fore	Thumb
						
		Thumb	Fore (Right Hand)	Middle	Ring	Little
						
		Little	Ring (Left Hand)	Middle	Fore	Thumb
		Thumb	Fore (Right Hand)	Middle	Ring	Little
		Little	Ring (Left Hand)	Middle	Fore	Thumb
		Thumb	Fore (Right Hand)	Middle	Ring	Little