## भारतीय गेर न्यांथिक भारत INDIA

₹ 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

भत्यपेत उच्चे

Rs. 500

## SINDIA NON JUDICIAL

CONVEYANCE

THIS DEED OF CONVEYANCE made this the 3 m day of February Two Thousand Ten BETWEEN MRS. SIMA CHATTERJEE w/o Mr. Chinmoy Chatterjee, by occupation Housewife, residing at Harisava 1st Bye Lane, Nonathandanpukur, P.S. Barackpore, Kolkata - 700 112, Dist. North 24-Parganas, hereinafter referred to as the VENDOR which expression shall unless excluded by or repugnant to the context be deemed to mean and include her successors,

executors, administrators, legal representatives and assigns) being represented by her Constituted Attorney MR. ANANTA MUKHERJEE son of Late Pankaj Kumar Mukherjee of 13, Thakur Nitya Gopal Road, Ghoshpara, Panihati, P.S. Khardah, Kolkata - 700 114 through a General Power of Attorney duly Regd. with the Office of the A.D.S.R. Barrackpore vide Book No. IV, Volume No. 2, Pages 1777 to 1788, Being No. 00658 for the year 2009 of the FIRST PART;

#### AND

M/S. INOX AGENCY PRIVATE LIMITED a Company incorporated under Indian Companies Act, 1956 having its registered office at 49, A.N. Saha Road, P.S. Lake Town, Kolkata – 700 048 and Corporate Office at AB – 9, Salt Lake City, Sector – 1, P.S. Bidhannagar (North), Kolkata – 700 064, hereinafter referred to as the PURCHASER (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor or successors at office administrators, executors, legal representatives and assigns) and being represented by its Director MR. SANJAY GUPTA son of Sri Gopal Prasad Gupta, residing at AB-9, Salt Lake City, Sector – I, P.S. Bidhannagar (North), Kolkata – 700 064 of the SECOND PART;

#### WHEREAS THE VENDOR HAS REPRESENTED THE PURCHASER THAT: -

- A) Pankaj Kr. Mukherjee (now deceased) alongwith one Mr. Mantu Ranjan Das were the joint owners of All That 'Tank (Pukur)' measuring 0.41 acre be the same a little more or less comprised in part of R.S. Dag No.1114, comprised out of R.S. Khanda Khatian No. 2113 thereafter 1446 subsequently under Khatian Nos. 2177 & 2178, at Mouza Panihati, J.L. No. 10, under P.S. Khardah, District 24-Pgs.(N), And B.L.& L.R.O. BKP-II, Sodepur, part of present Municipal Holding Nos.175F & 176F under Panihati Municipality, Ward No. 13, Premises No.143, B.T. Road, Kolkata 700114, and rent payable to the Collectorate 24-Pgs. (N), alongwith some adjacent property by virtue of two respective Sale Deeds both registered with S.R. Barrackpore and one recorded in Book No.1, Volume No.55, Pages 71 to 75, Being No.3208 of 1973 and another recorded in Book No.1, Volume No.28, Pages 127 to 131, Being No.1437 of 1974.
- B) Since after the said purchase by virtue of the said Deed of Conveyance the said Mantu Ranjan Das alongwith the said Pankaj Mukherjee while thus absolutely seized and possessed of the aforesaid property comprised in part of R.S. Dag No. 1114 at Mouza Panihati, 24-Parganas now North 24-Pgs. their names were duly recorded with B.L.&. L.R.O. Sodepur and also in the Books of

concerned Panihati Municipality as the absolute owners thereof paying rents to the Collectorate, North 24-Parganas and also rates and taxes to the said Municipality, due to natural calamities the said property which was recorded as Tank' gradually filled up and converted into a solid land since a long time.

The said Pankaj Kr. Mukherjee died intestate on 06.02.2007 leaving C) behind him his one son Sri Ananta Mukherjee and three daughters namely Mrs. Sima Chatterjee w/o. Mr. Chinmoy Chatterjee, Mrs. Rinku Gupta w/o. Mr. Pradip Gupta & Miss Sona Rani Mukherjee as his only and absolute heir and heiresses and those who under the Indian Succession Act inherited the undivided share in the aforesaid property measuring 0.41 acre and their names had been jointly recorded in the record of the B.L.&L.R.O., BKP -II, Sodepur, North 24-Pgs. under present Khatian No. 2177 as the Owners of 0.21 acre equivalent to 12 cottahs, 11 chittaks, 28 sq. ft. be the same a little more or less being a portion of aforesaid property measuring 0.41acre comprised in part of R.S. Dag No.1114, Mouza Panihati, under Police Station Khardah in the District of North 24-Parganas And the name of the said Mantu Ranjan Das was separately recorded with the office of the B.L. & L.R.O. Barrackpore - Il, Sedepur, as the Owner of alongwith other properties, a portion of the aforesaid land measuring 0.20 acre equivalent to 12 cottahs, 2 chittaks, comprised in part of R.S. Dag No.1114 at Mouza Panihati, under Police Station Khardah in the District of North 24-Parganas under Khatian No.2178;

AND WHEREAS the Vendor herein and her said brother Mr. Ananta and the said sisters namely Mrs. Rinku and Miss Sona upon mutual understanding amongst themselves are now in occupation and enjoyment of the aforesaid landed properties measuring 0.21 acre comprised in part of R.S. Dag No.1114 in a proportion such as Ananta, Sima and Rinku each is entitle to 0.05 acre, and the said Sona Mukherjee is entitle to 0.06 acre and each of them entitle to 150 sq. ft. R.T. Shaded residential structure thereon and accordingly the said Sima Chatterjee the Vendor herein while thus absolutely seized and possessed of or otherwise well and sufficiently entitle to a portion of the aforesaid land measuring 0.05 acre equivalent to 3 cottahs, 22 sft. a little more or less, togetherwith old and dilapidated residential R.T. Shaded Structure measuring 150 sq. ft. little more or less in part of R.S. Dag No.1114 at Mouza Panihati, under P.S. Khardah, District 24-Parganas(N), the Vendor applied before the SDL&LRO, Barrackpore, North 24-Parganas for seeking necessary conversion of the Record by making correction in nature of use of the aforesaid property measuring 0.05 acre from 'Pukur' to 'Bastu' which has been duly granted by the aforesaid authority on 29.06.2009 and a Certificate of Conversion duly issued

to the Vendor herein by the said SDL & LRO, Barrackpore, North 24-Parganas vide Memo No.1756/SDL & LRO(BKP) on 03.07.2009;

AND WHEREAS the Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitle to a portion of Bastu Land measuring 0.05 acre equivalent to **3 cottahs**, **22 sq. ft.**, together with old and dilapidated residential R.T. Shaded Structure measuring 150 sq. ft. little more or less in part of R.S. Dag No.1114, lying and situates at Mouza Panihati, J.L. No. 10, under P.S. Khardah, District 24-Parganas(N), and being the part of Municipal Holding No. 176F within the Municipal Limits of Panihati Municipality, Ward No. 13, Premises No. 143, Barrackpore Trunk Road, Kolkata – 700 114, and rent payable to the B.L. & L.R.O. Barrackpore – II, Sodepur, under New and modified Khatian No.2177, in the District of North 24-Pgs. morefully described in the Schedule written hereunder hereinafter for the sake of brevity referred to as the "SAID PORTION"/"SAID PROPERTY";

AND WHEREAS the Vendor herein is absolutely seized and possessed of the Said Portion or the Said Property described in the Schedule hereunder as the only and exclusive owner thereof and none other than Vendor herein has/have any rights, title & interest in the Said Portion under the Schedule herein and the Vendor herein has a clear and marketable title on and over the Said Portion or Said Property free from any mortgage, claims, demands, suits, injunctions viz.a.viz. free from any or all encumbrances and the Vendor herein is free to deal with the said property under the Schedule in any such manner as the vendor deem fit and proper and the said property is free from any acquisition or alienment under any development scheme whatsoever by the State Government, semi-Government or Local Body.

AND WHEREAS the Vendor is in need of money and as such decided to sell her Said Portion or Said Property described in the Schedule hereunder free from all encumbrances and having knowledge of such intention of the Vendor, the Purchaser have offered her a price of Rs.14,00,000/- (Rupees Fourteen Lac) only as a lump sum or whole for the Vendor's Said Property or Said Portion hereunder the Schedule consisting of a part of Bastu Land measuring 0.05 acre equivalent to 3 cottahs, 22 sq. ft., togetherwith old and dilapidated residential R.T. Shaded Structure thereon measuring 150 sq. ft. little more or less in part of R.S. Dag No.1114, lying and situates at Mouza Panihati, J.L. No. 10, under P.S. Khardah, District 24-Parganas(N), free from and of any or all encumbrances of whatsoever nature which offer has been accepted by the

agreed to purchase the Said Portion of the Bastu Land with said old R.T. Shaded Structure viz. the Said Property hereunder the Schedule free from all encumbrances at or for the price of. Rs.14,00,000/- (Rupees Fourteen Lac) only as a whole;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of a sum of Rs.14,00,000/- (Rupees Fourteen Lac) only of the lawful money paid by the Purchaser to the Vendor on or before execution of these presents the receipt whereof the Vendor doth hereby through Memo of Consideration hereunder written admit, acknowledge and of and from the same and every part thereof acquit release and forever discharged the Purchaser its executors, administrators, legal representatives and or nominees and the Vendor do hereby sell, transfer, convey, assign and assure unto and to the purchaser herein ALL THAT the 'Said Portion of Bastu Land' measuring 0.05 acre equivalent to 3 cottahs, 22 sq. ft. be the same a little more or less togetherwith old R.T. Shaded structure measuring 150 sq. ft. in part of R.S. Dag No. 1114 under the present and modified Khatian No. 2177, Mouza Panihati under P.S. Khardah, District North 24-Parganas morefully described in the Schedule hereunder written, along with rights of common passages, drains, swears, water pipes and all other fixtures and equipments thereto AND THE REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS AND THE RENTS ISSUES AND PROFITS thereof in connection with the Said Land and the Said Structures and other fixtures appurtenant thereto AND TO HAVE AND TO HOLD the Said Bastu Land and the properties appurtenant thereto hereby granted, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in free simple possession without any condition of use or trust or other things whatsoever in alter, defect, encumbrances or make void the same AND NOTWITHSTANDING any such act, deed, matter or things whatsoever as aforesaid the Vendor has good right, full power and absolute authority to grant, sell, transfer, convey, assign and assure the 'Said Bastu Land' with said Structure viz. collectively the "Said Property" hereby granted, sold, transferred, conveyed, assigned, and assured or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser, shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the Said Property hereunder the Schedule and hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manners aforesaid and receive the rents issues and profits thereof without lawful eviction, interruption, claims or demands whatsoever

from or by the Vendor herein or by any person or lawfully or equitably claiming or to claim from under or in trust for the Vendor AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or otherwise by the Vendor well and sufficiently have defended kept harmless and indemnified or from and against all and all manners of former or other estate, rights, title interest mortgage, charges, trusts, wages, debutters, attachments, executions, lispendens, claims, demands and encumbrances made or done, occasioned or suffered by the Vendor or any person or persons lawfully or equitably claiming or to claim by or from through under or in trust for the Vendor.

And the Vendor herein hereby assures and indemnifies and further shall cause to make indemnified the Purchaser saved and harmless from all claims, demands, charges, liens, lispendences, suits, injunctions and or of and from all encumbrances whatsoever relating the Said Property hereunder the Schedule hereby transferred.

AND the Vendor further covenant that she and or her legal successors, co-sharers shall at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed and the Vendor declare that the said property hereunder the Schedule is beyond Urban Agglomerating and there is no bar and/or legal impediment to transfer the said Bastu Land with said R.T. Shaded Structure hereunder the Schedule unto and in favour of the Purchaser.

# THE SCHEDULE ABOVE REFERRED TO: [The 'Said Portion'/ Said Property Hereunder Transfer]

ALL THAT SAID PROPERTY consisting of a part of Bastu Land measuring 0.05 acre equivalent to 3 cottahs, 22 sq. ft. be the same a little more or less Togetherwith 150 sq. ft. old R.T. Shaded Structures thereon or on the part thereof comprised in part of R.S. Dag No. 1114, comprised out of R.S. Khanda Khatian No. 2113 thereafter 1446 at present under new and modified Khatian No. 2177, at Mouza Panihati, J.L. No. 10, under P.S. Khardah, And rent payable to B.L.& L.R.O. BKP-II, Sodepur, part of Municipal Holding No. 176F, within the Municipal Limits of Panihati Municipality, Ward No. 13, being a part of Premises No. 143, Barrackpore Trunk Road, Kolkata – 700 114, Sub-Registration Office – Addl. District Sub-Registrar Barrackpore, District 24-

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

## SIGNED, SEALED AND DELIVERED

By the parties at KOLKATA in the presence of:-

1. Chandrenalt Dre. 190 Jergan Drence, Polode PA: Kelkola - 57.

25 ind Nostrak RS in a factual land 135

(As a Constituted Attorney of Sima Chatterjee)

THE VENDOR

Draffed by -Artshyadeh EMM's. Cours. RECEIVED with thanks from the abovenamed purchaser a sum of Rs.14,00,000/- (Rupees Fourteen Lac) only towards the total consideration for the Said Property described in the Schedule written hereinabove in the following manner:-

#### MODE OF CONSIDERATION:-

By Ch.No 268566 dt-.24.07.09 Drawn on ABN AMRO Bank, Salt lake, Kol,

Rs. 3,00,000/-

By Ch. No.326556 dt-. 05.12.09 Drawn on ABN AMRO Bank, Salt lake, Kol,

Rs.11,00,000/-

Rs.14,00,000/-

(Rupees Fourteen Lac only)

WITNESSES:-

1. Chandranath Dis.

2. Sand Maskag

(As a Constituted Attorney of Mrs. Sima Chatterjee)

THE VENDOR



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

## Endorsement For Deed Number : I - 01146 of 2010

(Serial No. 00884 of 2010)

#### On 03/02/2010

## 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:

Fee Paid in rupees under article : A(1) = 16885/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/02/2010

## 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.-1535863/-

Certified that the required stamp duty of this document is Rs.- 92162 /- and the Stamp duty paid as: Impresive Rs.- 500/-

#### Deficit stamp duty

Deficit stamp duty

- Rs. 42710/- is paid61898403/02/2010State Bank Of India, KOLKATA, received on 03/02/2010
- 2. Rs. 49000/- is paid20463502/02/2010State Bank Of India, KOLKATA, received on 03/02/2010

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

Presented for registration at 14.00 hrs on :03/02/2010, at the Office of the A. R. A. - II KOLKATA by Ananta Mukherjee ,Executant.

#### **Executed by Attorney**

Execution by

 Ananta Mukherjee, son of Late Pankaj Kumar Mukherjee, 13, Thakur Nityagopal Road, Ghosh Para Panihati, , Kolkata, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700114 By Caste Hindu By Profession: Others,as the constituted attorney of Sima Chatterjee is admitted by him

Identified By Suvro Roy, son of P. Roy, 10, Old Post Office Street, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O.: -- Pin:-700001, By Caste: Hindu, By Profession: Service.

(Tarak Baran Mukherjee) ADDL. REGISTRAR OF ASSURANCES-II

( Jarak Baran Mukherjee ) ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 1

### Government of West Bengal Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue Office of the A. R. A. - II KOLKATA, District- Kolkata

Signature / LTI Sheet of Serial No. 00884 / 2010, Deed No. (Book - I , 01146/2010)

F. Signature of the Presentant

Name of the Presentant	Signature with date		
Ananta Mukherjee	Anaufa Mubens 3.2.010		

II . Signature of the person(s) admitting the Execution at Office. SI No. Admission of Execution By

1 Ananta Mukherjee Address - 13, Thakur Nityagopal Road, Ghosh Para Panihati, , Kolkata,

Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700114

Attorney

Status

Photo

03/02/2010

Finger Print

03/02/2010

Signature

Name of Identifier of above Person(s)

Suvro Roy 10, Old Post Office Street, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. : - Pin :-700001

Signature of Identifier with Date

K Baran Mukherjee) ADDL. REGISTRAR OF ASSURANCES-11

Office of the A. R. A. - II KOLKATA

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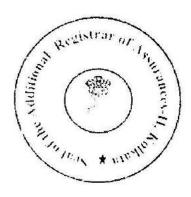
03/02/2010

## SPECIMEN FORM FOR TEN FINGERPRINTS

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## Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 3 Page from 5015 to 5027 being No 01146 for the year 2010.



(Tarak Baran Mukherjee) 05-February-2010 ADDL REDISTRAR OF ASSURANCES-II Office of the A. R. A. - II KOLKATA West Bengal