

09754

VC-2956/12 1-09359/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 430796

08/10/12
3434
18/10/12



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

Shash
District Sub-Register-III
Alipore, South 24-parganas

10.10.2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
. 8th DAY OF October TWO THOUSAND AND
TWELVE (2012)

66488

03 OCT 2012

No.
 Sold to.....
 Address.....
 Rs.....
A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

Sandip Pason



NETI-6238

For Mahadeo Nirman Pvt. Ltd.

Sandip Pason

Director



NETI-6239

Mary Catherine Simko

Sub-Registrar
South 24 Parganas

8 OCT 2012

Identified by me

Sayantani Bose

Additional

Sp. Susanta Kumar Bose

Temp. Chambers

Old Post Office Street

1st Floor Room No. 62

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 2772 to 2787
being No 09359 for the year 2012.



Rajendra Prasad Upadhyay
(Rajendra Prasad Upadhyay) 11-October-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar
South 24 Parganas



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09359 of 2012
(Serial No. 09754 of 2012)

On

Payment of Fees:

On 08/10/2012

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

Presented for registration at 15.40 hrs on :08/10/2012, at the Private residence by Mr. Sandip Pasari, Claimant.

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

Execution is admitted on 08/10/2012 by

1. Smt Mary Catherine Sinha, wife of Lt Adhish Chandra Sinha , 2/8b, Sarat Bose Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Christian, By Profession : House wife

2. Mr. Sandip Pasari
Director, Mahadeo Nirman Pvt Ltd., 34a, Metcalfe Street, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700013.
By Profession : Business

Identified By Sayantan Bose, son of S. K. Bose, Temple Chambers, 1st Floor, Flat No:67, 6, Old Post Office Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu. By Profession: Advocate.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 09/10/2012

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.-5,51,96,470/-

Certified that the required stamp duty of this document is Rs.- 3863773 /- and the Stamp duty paid as: Rs.- 5000/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 10/10/2012

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



Shash
DISTRICT SUB-REGISTRAR - III
South 24 Parganas
(Srijani Ghosh)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

10/10/2012 12:55:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09359 of 2012
(Serial No. 09754 of 2012)

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 Cash

Rs. 0.00/-, on 10/10/2012

Amount by Draft

Rs. 607202/- is paid , by the draft number 995487, Draft Date 08/10/2012, Bank Name State Bank of India, Kolkata Main Br., received on 10/10/2012

(Under Article : A(1) = 607156/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 10/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 3858810/- is paid, by the draft number 995486, Draft Date 08/10/2012, Bank Name State Bank of India, Kolkata Main Br., received on 10/10/2012

(Srijani Ghosh)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



Srijani Ghosh
DISTRICT SUB-REGISTRAR-III
South 24 Parganas

(Srijani Ghosh)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

BETWEEN

Sandip Pasari
Mary Catherine Sinha

SMT. MARY CATHERINE SINHA, wife of Late Adhish Chandra Sinha, by faith ^{Christian} ~~Hindu~~, by occupation Housewife, residing at the premises No. 2/8B, Sarat Bose Road, Kolkata – 700 020, hereinafter called and referred to as the **“OWNER/VENDOR”** (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include her heirs, representatives, successors, executors, administrators and assigns) of the **ONE PART**.

AND

MAHADEO NIRMAN PRIVATE LIMITED, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 having its registered office at the premises No. 34A, Metcalfe Street, Kolkata – 700 013, hereinafter called and referred to as the **“PURCHASER”** (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors, successors-in-interests and assigns) of the **OTHER PART** duly represented by its one of the Directors namely, **MR. SANDIP PASARI**, son of Mr. Basudeo Pasari.

WHEREAS the Owner/Vendor herein is the sole and absolute owner of and seized and possessed of and otherwise well and sufficiently entitled to an undivided 1/6th (One Sixth) share in **ALL THAT** piece and parcel of land measuring an area of about 106.2 Cottahs, be the same a little more or less, lying, situate and comprised in premises No. 59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002 and Ward No. 4 of the Kolkata Municipal Corporation together with an undivided 1/6th (One Sixth) share and/or portion of the old dilapidated building standing and/or erected thereupon free from all sorts of encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever or from any corner in any manner whatsoever.

AND WHEREAS it is pertinent to mention that originally the entire land comprised 127 Cottahs lying, situated and comprised at and under the premises No. 59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002 and Ward No. 4 of the Kolkata Municipal Corporation together with an old dilapidated building standing and/or erected thereupon and on a part whereof various Officer/s and/or Person/s of the Calcutta Police were having occupation and the same was under the joint tenancy of the said Officer/s and/or Person/s of the Calcutta Police and they were making payment of rent to the owners of the said property namely, Aninda Sinha, Bikash Chandra Sinha, Abha Sinha and Mary Catherine Sinha ;

AND WHEREAS in order to have surrender of the occupancy (which is already done now by the Calcutta Police) from the said entire land by the said various Officer/s and/or Person/s of the Calcutta Police and others the said owners namely, Aninda Sinha, Bikash Chandra Sinha, Abha Sinha and Mary Catherine Sinha have sold, delivered, conveyed, alienated, granted, demised, devised, provided and given inter alia, the demarcated and divided piece and parcel of land measuring 10.8 Cottahs of land lying, situate and comprised in premises No. 59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No. 4 of the Kolkata Municipal Corporation being the part and parcel of ~~ALL THAT~~ piece and parcel of homestead land measuring about 127 Cottahs, be the same a little more or less lying, situate and comprised in premises No. 59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No.4 of the Kolkata Municipal Corporation together with **ALL THAT** piece and parcel of vacant land measuring about 10 Cottahs, be the same a little more or less lying, situate at and comprised in premises No.59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No.4 of the Kolkata Municipal Corporation being the part and parcel of **ALL THAT** piece and parcel of homestead land measuring about 127 Cottahs, be the same a little more or less, lying, situate at and comprised in premises No. 59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No. 4 of the Kolkata Municipal Corporation more fully and particularly mentioned, described, explained, enumerated, provided and given in the **SECOND SCHEDULE** hereunder written absolutely and forever free from all sorts of

encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatsoever from any person whomsoever and any corner whatsoever in any manner with various terms and conditions by Sale Deed dated 16th March, 2011 duly registered with the Office of the Registrar of Assurances at Calcutta and recorded in Book No. I, Volume No. V, Pages 7882 to 7901, Being No. 2270 for the year 2011;

AND WHEREAS the aforesaid property conveyed, alienated, granted, demised, devised, provided and given by the said Aninda Sinha, Bikash Chandra Sinha, Abha Sinha and Mary Catherine Sinha unto and in favour of the said Calcutta Police is more fully and particularly mentioned, described, explained, enumerated, provided and given in the **SECOND SCHEDULE** hereunder written being part and parcel of the total land owned by the said owners namely, Aninda Sinha, Bikash Chandra Sinha, Abha Sinha and Mary Catherine Sinha more fully and particularly mentioned, described, explained, enumerated and provided in the **FIRST SCHEDULE** hereunder written and/or given.

AND WHEREAS the Owner/Vendor herein being entitled and desirous of selling, alienating, transferring, demising, devising and granting the **THIRD SCHEDULE** property hereunder written and/or given has been approached by the Purchaser for purchasing the said **THIRD SCHEDULE** property herein for valuable consideration free from all sorts of encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and being agreed thereof is executing these presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the sum of Rs.61,13,333/-(Rupees Sixty One Lac Thirteen Thousand and Three Hundred Thirty Three) only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution of these presents, the receipt whereof the Owner/Vendor herein doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release, exonerate, discharge, the Owner/Vendor herein doth hereby grants, transfers, conveys, assigns and assures forever unto the Purchaser, his/its/her/their heirs, executors, administrators, representatives and assigns free from all encumbrances,

charges, liens, lispendences, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT** the **THIRD SCHEDULE** property hereunder written and/or given **AND HOWSOEVER OTHERWISE** the said property and land and any part thereof now are or is or at any time heretofore was situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the areas, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments, appendages and appurtenances of the **THIRD SCHEDULE** property and **WHATSOEVER** belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenant thereto and all the estates, interests, claims and demands whatsoever of the Owner/Vendor herein at all and in equity into, upon, over and concerning the said property or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser herein, his/its/her/their heirs, executors, administrators, representatives, successors and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said property hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Owner/Vendor herein or any other person and persons from whom it/he/her/they may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, lispendences, debts, attachments, hindrances, acquisitions, requisitions, dues and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor herein or his/its/her/their ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Owner/Vendor herein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be unto and to the Purchaser herein absolutely and forever free from all encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions, requisitions and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the

Owner/Vendor herein or his/its/her/their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary and the Owner/Vendor herein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor herein has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said property hereby granted and expressed so to be unto and to the use of the Purchaser herein in the manner aforesaid and the Purchaser herein and his/its/her/their heirs, executors, administrators, representatives, successors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor herein or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor herein or his ancestors and predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendences, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor herein his/its/her/their ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor herein covenant with the Purchaser herein, his/its/her/their heirs, executors, administrators, representatives and assigns that the said property or any part thereof has not been affected by any attachments, notice or declarations or notices for acquisition or requisitions or any Scheme of the Government of India or the Government of West Bengal or any Development Authority or any Improvement Trust or the Kolkata Municipal Corporation.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of homestead land measuring about an area a little more or less 127 Cottahs lying, situated and comprised at and under the premises No. 59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No.4 of the Kolkata Municipal Corporation being butted and bounded as follows:

- ON THE NORTH :** By the CSTC Garage Shed and the premises No.59B, B. T. Road;
- ON THE SOUTH :** By the premises No.59/2, B. T. Road and Rani Harsha Mukhi Road;
- ON THE EAST :** By the play ground, barren land and the premises No.1/1, 1/8/1 and 1/1E/5, Rani Devendra Bala Road;
- ON THE WEST :** By the B. T. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

PART – I

ALL THAT piece and parcel of land measuring 10.8 Cottahs lying, situated and comprised at and under the premises No. 59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No. 4 of the Kolkata Municipal Corporation being the part and parcel of **ALL THAT** piece and parcel of homestead land measuring about an area a little more or less 127 Cottahs lying, situated and comprised at and under the premises No.59, Barrackpore Trunk Road (B. T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No.4 of the Kolkata Municipal corporation together with being butted and bounded as follows:

- ON THE NORTH :** By the part of the premises No.59, B. T. Road;
- ON THE SOUTH :** By Rani Harsha Mukhi Road;
- ON THE EAST :** By the vacant land measuring 10 cottahs and thereafter premises Nos. 1/8/1 and 1/1E/5, Rani Devendra Bala Road;
- ON THE WEST :** By the premises No.59/2, B. T. Road.

the above said land area is depicted and delineated under Green Border with the site Map annexed hereto.

PART - II

ALL THAT piece and parcel of vacant land measuring about an area a little more or less 10 Cottahs lying, situated and comprised at and under the premises No. 59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No. 4 of the Kolkata Municipal Corporation being the part and parcel of **ALL THAT** piece and parcel of homestead land measuring about an area a little more or less 127 Cottahs lying, situated and comprised at and under the premises No.59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002, District Kolkata and Ward No.4 of the Kolkata Municipal corporation together with being butted and bounded as follows:

- ON THE NORTH :** By the part of the premises No.59, B. T. Road;
- ON THE SOUTH :** By Rani Harsha Mukhi Road;
- ON THE EAST :** By the premises Nos. 1/8/1 and 1/1E/5, Rani Devendra Bala Road;
- ON THE WEST :** By the land measuring 10.8 Cottahs with proposed 20,000 square feet construction area on part of the Premises No.59, B. T. Road.

THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THAT the undivided 1/6th (One Sixth) share and/or portion of **the** piece and parcel of land measuring about 106.2 Cottahs, be the same a little more or less, lying, situate at and comprised in premises No.59, Barrackpore Trunk Road (B.T. Road), Police Station Chitpur, Kolkata – 700 002 and Ward No.4 of the Kolkata Municipal Corporation together with the undivided 1/6th (One Sixth) share in the old dilapidated building standing and/or erected thereupon and/or part whereof having total built up area of 5000 Square Feet (tiles shed) together with the messuages, tenements, hereditaments, premises and others thereof.

OR HOWSOEVER OTHERWISE the said premises was theretofore and is now and shall hereafter be called known numbered described distinguished and reputed or known.

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

SIGNED AND DELIVERED by the
OWNER/VENDOR herein at Kolkata
in the presence of:

Mary Catherine Sinha
(MARY CATHERINE SINHA.)
PAN NO. AXCP59908E.

WITNESSES:

1. Barani
(NAVRATAN MAL PASARI)
SDS BLOCK-m
NEW ALIPORE
KOLKATA - 700053

2. Jayant Baran
Advocate
Temple Chambers
Gold Post Office Street
1st Floor - Room NO. 62
Kolkata - 700001.

OWNER/VENDOR

SIGNED AND DELIVERED by the
PURCHASER at Kolkata in the
presence of:

WITNESSES:

1. Barani

2. Jayant Baran
Advocate

For Mahadeo Nirman Pvt. Ltd.

Sandip Pasari

Director

(PAN NO. AACCM1818M.)

PURCHASER

Drafted by:

Arup Kumar Dey,
Advocate,
High Court, Calcutta.

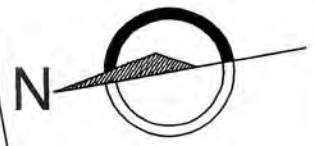
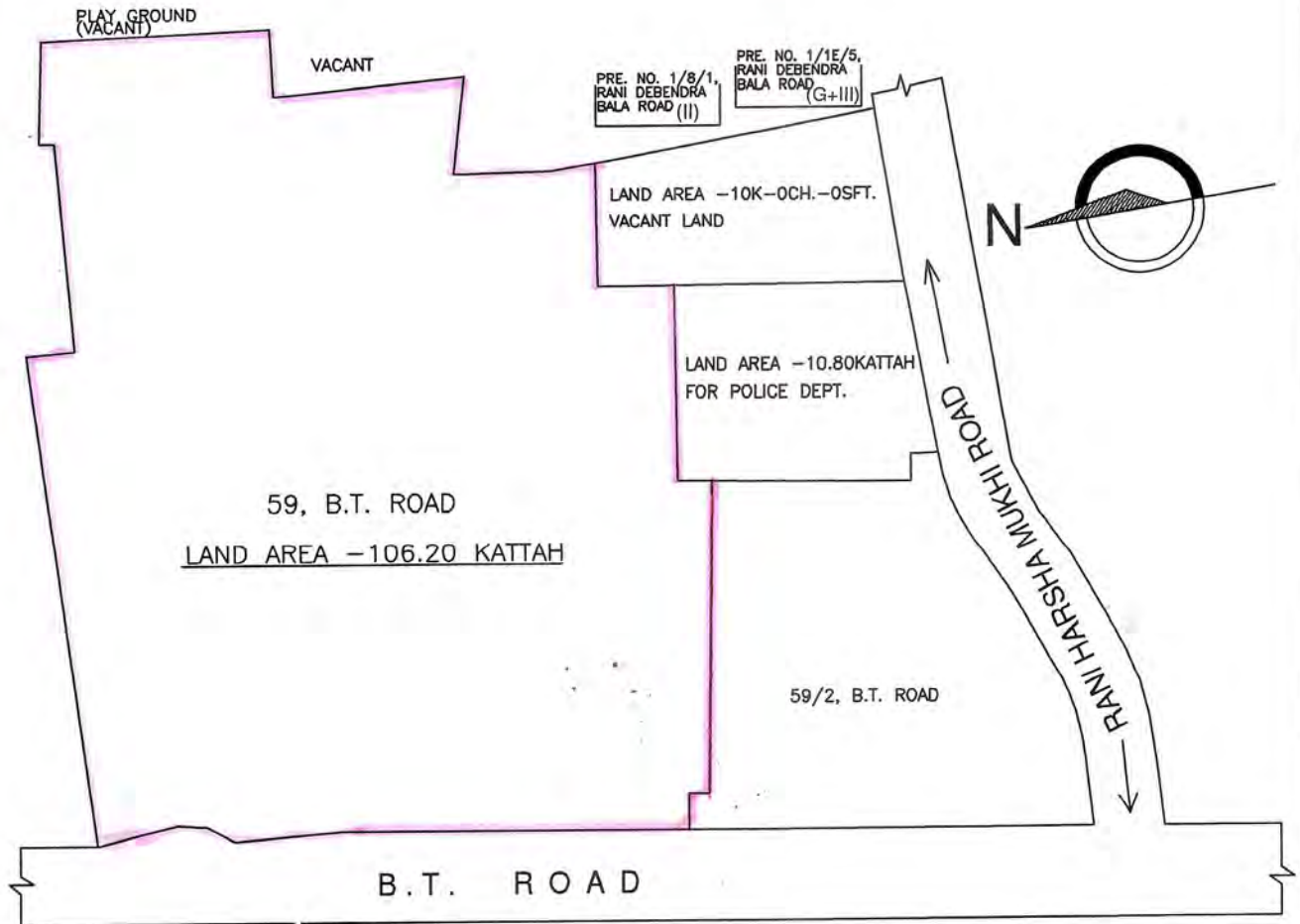
RECEIPT

The Owner/Vendor herein has received a sum of Rs.61,13,333/-(Rupees Sixty One Lac Thirteen Thousand and Three Hundred Thirty Three) only from the Purchaser herein as and by way of total consideration for the transfer, alienation, grant, convey, provide and give the **THIRD SCHEDULE** property hereunder written and/or given.

MEMORANDUM OF CONSIDERATION**BY CASH AND/OR CHEQUE/S ON DIFFERENT DATES****WITNESSES:**1. 
*Ramesh*2. *Sayantani Das**Mary Catherine Saha*
OWNER/VENDOR

SITE PLAN OF PREMISES NO. 59, BARRACKPORE TRUNK ROAD (B.T. ROAD), P.S. CHITPUR, WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION, UNDER WARD NO. 4, KOLKATA-700 002.

TOTAL AREA OF LAND = 127.00 KATTAH
OUT OF WHICH GIVEN TO DEPT. FOR RESIDENCE PURPOSE = 10.80 KATTAH
AND OTHERS VACANT LAND GIVEN TO POLICE DEPT. = 10.00 KATTAH
BALANCE LAND AREA = $127.00 - (10.80 + 10.00) = 106.20$ KATTAH



SCALE-1:600.

For Mahadeo Nirman Pvt. Ltd.

Sandip Pasari

Director











































Mary Catherine Suddo

SIGN. OF VENDORS/OWNERS

SIGN. OF PURCHASER

DRAWN BY-S.GHOSH.

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sandeep Pason</i>						
		(Left Hand)					
							
		(Right Hand)					
	<i>May Catherine Simba</i>						
		(Left Hand)					
							
		(Right Hand)					
<p align="center">PHOTO</p>							
		(Left Hand)					
							
		(Right Hand)					
<p align="center">PHOTO</p>							
		(Left Hand)					
							
		(Right Hand)					

DATED THIS 8th DAY OF October 2012

BETWEEN

SMT. MARY CATHERINE SINHA.

..... OWNER/VENDOR

AND

MAHADEO NIRMAN PRIVATE
LIMITED

..... PURCHASER

**DEED OF
CONVEYANCE**