

5294/2015

05976/15



1.02.15
9/17/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

15-29/15

U 859969

9-41026/15
15-32,23,7/15

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-1, Kolkata

6.7.15

DEED OF CONVEYANCE

THIS INDENTURE made this 4th day of July Two Thousand and Fifteen (2015)

BETWEEN

(1) (MRS.) MARY CATHERINE SINHA (having PAN AXCP59908E), wife of Late Adhish Chandra Sinha, by faith Christian, by occupation Housewife, residing at the Premises No. 2/8B, Sarat Bose Road, Post Office- S.S.K.M, Police Station Ballygunge, Kolkata-700020 District South 24 Parganas

Mary Catherine Sinha

15-29/15
22/100/15
320/15

33/59

26 JUN 2015

No. _____ Date _____
 Sold to: *Shroff & Associates (Pvt)*
 Address: *7C, K. S. Ray Road,*
KOL-1.
ANUSHKIL BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

26 JUN 2015

I

Identified by
 Uttam Pahari
 s/o Kamal Lal Pahari
 Ghoradara Dakshin pally, JL No. 24
 Gueaberya, P.S. - Sutanukata,
 Post - Agardara, Purbamedinipur
 721635.
 Occupation - Law Clerk.

REGISTRAR
 HIGH COURT
 KOLKATA
 4 JUL 2015



and (2) **ANJAN CHAKRABORTY** (having PAN ACWPC5606J) son of Late Dr. Haradhan Chakraborty, by faith – Hindu, by occupation – Legal Practitioner, residing at AJ 70, Sector-II, Salt Lake City, Post Office- Sech Bhavan, Police Station East Bidhannagar, District North 24 parganas, Kolkata-700091 as the Joint Executors of the Estate of **Abha Sinha also known as Abha Rani Sinha** hereinafter referred to as the “**OWNERS/VENDORS**” (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, representatives, successors, executors, administrators and assigns) of the **ONE PART**.

AND

MAHADEO NIRMAN PRIVATE LIMITED (having PAN AACCM1818M), 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, Post Office- Dharmatala, Police Station New Market, Kolkata-700013 District- Kolkata, 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**, (having PAN AEQPP3788Q), son of Mr. Basudeo Pasari, by faith – Hindu, by occupation – Business, residing at 505, Block – M, New Alipore, Post Office- New Alipore, Police Station New Alipore, District South 24 Parganas Kolkata – 700053.

WHEREAS Abha Sinha was 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), Post Office- Tala, Police Station Chitpur, Kolkata – 700 002 under 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 morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as the “**SAID PREMISES**” free from all sorts of encumbrances, charges, liens, incumbrances, 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), Post Office – Tala, Police Station Chitpur, Kolkata – 700 002 under 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), Post Office-Tala, Police Station Chitpur, Kolkata – 700 002, District South 24 Parganas 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), Post Office-Tala, Police Station Chitpur, Kolkata – 700 002, District South 24 Parganas 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), Post Office- Tala, Police Station Chitpur, Kolkata – 700 002, District South 24 Parganas 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), Post Office- Tala, Police Station Chitpur, Kolkata – 700 002, District South

24 Parganas 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, disturbances 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 by an Agreement for Sale dated 9th August 2004, the said Abha Sinha alongwith all its co-owners agreed to sell the said Premises to the Purchaser herein at or for the consideration and on the terms and conditions therein mentioned. The one-sixth share of the said Abha Sinha was valued at Rs.61,13,350/-.

AND WHEREAS the said Abha Sinha died on 28th June 2011 after publishing her Last Will and Testament dated 28th March 2011 whereby and whereunder she appointed the said Mary Catherine Sinha and Anjan Chakraborty as Joint Executors to her said Last Will.

AND WHEREAS the Joint Executors being the said Mary Catherine Sinha and Anjan Chakraborty to the Last Will and Testament of Abha Sinha filed an application before the Hon'ble High Court at Calcutta for grant of Probate being PLA No.88 of 2012 and the same is still pending.

AND WHEREAS the Purchaser herein made an application in the said PLA No.88 of 2012 being G.A. No.639 of 2014 before the Hon'ble High Court at Calcutta and His Lordship the Hon'ble Justice Arijit Banerjee by an order dated 12th May 2015 was pleased direct the Joint Executors to the Last Will and Testament dated 28th March 2011 of Abha Sinha to execute conveyance in respect of one-sixth share of Abha Sinha in the said Premises.

AND WHEREAS in terms of the order dated 12th May 2015 passed by His Lordship the Hon'ble Justice Arijit Banerjee the Vendors herein are desirous of selling, alienating, transferring, demising, devising and granting the said Premises in favour of the Purchaser 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. 61,13,350/- (Rupees Sixty One Lacs Thirteen Thousand and Three Hundred Fifty) only out of which a sum of Rs 58,25,000/- paid by the Purchaser herein to the said Abhas Sinha and the same balance sum of Rs.2,88,350/- paid by the Purchaser herein to the Vendors herein at or before the execution of these presents, the receipt whereof the Vendors herein doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release, exonerate, discharge, the Vendors 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 **SAID PREMISES** morefully and particularly mentioned and described in the **THIRD SCHEDULE** 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 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 Vendors 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 therefrom 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 Vendors 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 Vendors herein or his/its/her/their ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Vendors 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 Vendors herein or his/its/her/their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary and the Vendors 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 Vendors 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 Vendors herein or any person or persons lawfully and equitably claim under or in trust for the Vendors 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 Vendors herein his/its/her/their ancestors or predecessors-in-title **AND FURTHER** the Vendors 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), Post Office- Tala, Police Station Chitpur, Kolkata – 700 002. District South 24 Parganas 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 Nos. 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), Post Office- Tala, Police Station Chitpur, Kolkata – 700 002, District South 24 Parganas 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), Post Office - Tala, Police Station Chitpur, Kolkata – 700 002, District South 24 Parganas 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 1/11/5, 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), Post Office- Tala, Police

Station Chitpur, Kolkata – 700 002, District South 24 Parganas, 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), Post Office-Tala, Police Station Chitpur, Kolkata – 700 002, District South 24 Parganas 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:
(SAID PREMISES)

ALL THAT the undivided $1/6^{\text{th}}$ (One Sixth) share and/or portion of the piece and parcel of land measuring about 106.2 Cottahs ($1/6^{\text{th}}$ Share being 17.70 Cottahs) be the same a little more or less, lying situate at and comprised in Premises No. 59, Barrackpore Trunk Road (B.T. Road), Post Office- Tala, Police Station Chitpur, District South 24 Parganas, Kolkata – 700 002 and Ward No. 4 of the Kolkata Municipal Corporation together with the undivided $1/6^{\text{th}}$ (One Sixth) share in the old dilapidated tile shed structures having cemented flooring standing and/or erected thereupon and/or part thereof having total built up area of 5000 Square Feet ($1/6^{\text{th}}$ share being 834 Square Feet) approximately 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 VENDORS herein at Kolkata in the presence of:

Kalish Chatterjee
Advocate
High Court Calcutta
Sayanmukherjee
Advocate
High Court Calcutta.

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

Kalish Chatterjee
Advocate.
Sayanmukherjee
Advocate

Mary Catherine Saha

Anjan Chakraborty
(ANJAN CHAKRABORTY)

For Mahadeo Nirman Pvt. Ltd.

Sandip Pason

Director

Drafted by

Umang More

(Umang More)
Advocate

High Court, Calcutta

Enrollment No. *WB/188/2003*

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.61,13,350.00 (Rupees sixty one lacs thirteen thousand three hundred fifty) only being the full consideration payable under these presents as per the Memo written below:

MEMO OF CONSIDERATION

By cash and/or Cheque/s on different dates.

Mary Catherine Saha

Arupa Chakrabarty

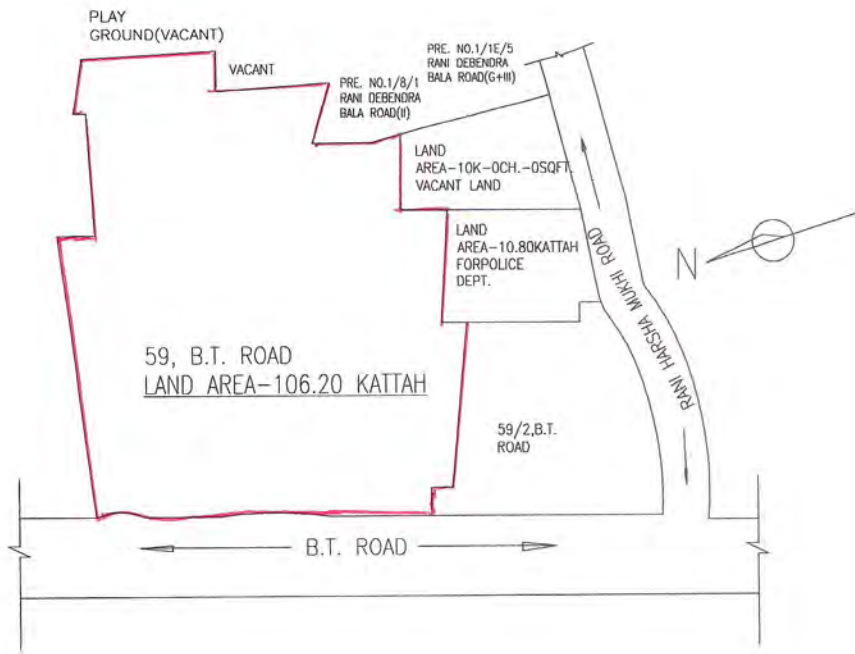
OWNER/VENDOR

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-700002.

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



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Mary Catherine Sudo
Anjan Chakraborty

SIGN. OF VENDORS/OWNERS

For Mahadeo Nirman Pvt. Ltd.












Sandeep Dasan

Director

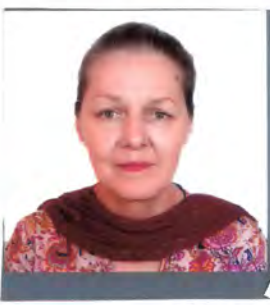










SIGN. OF PURCHASER

DRAWN BY-S.GHOSH












Finger prints of the executant

 <i>Anjan Chakrabarty</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Haad)	Little

Finger prints of the executants

 <i>Mary Catherine Saha</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant

 <i>Sandip Das</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



(Scan)

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

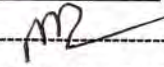
Signature / LTI Sheet of Query No/Year 19010000410261/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Mary Catherine Sinha 2/8B Sarat Bose Road, Sarat Bose Road, P.O:- SSKM, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Seller		 4504	 04/07/2015,
2	Mr Anjan Chakraborty AJ 70, Sector II, Salt Lake City, P.O:- Sech Bhavan, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091	Seller		 4508	 4/7/2015.
PRESENTANT	Mr Sandip Pasari 505, Block M, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Buyer [Mahadeo Nirman Private Limited]		 4503	 04/07/15

(Searched)

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Uttam Pahari Son of Mr Kanai Lal Pahari Mouza Goradoro Dakshin Pally, Guaberya, P.O:- Aga Doro, P.S:- Sutahata, Haldia, District:-Purba Midnapore, West Bengal, India, PIN - 721635	Mrs Mary Catherine Sinha, Mr Anjan Chakraborty, Mr Sandip Pasari	Uttam Pahari 04/07/2015


 (Dinabandhu Roy)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

(Scanned)

GRN: 19-201516-000960324-1

Payment Mode Online Payment

GRN Date: 02/07/2015 12:33:24

Bank : UCO Bank

BRN : 4383279

BRN Date: 02/07/2015 12:38:30

DEPOSITOR'S DETAILS

Id No. : 19010000410261/1/2015

[Query No./Query Year]

Name : Mahadeo Nirman Private Limited

Contact No. : 03322116878

Mobile No. : +91 9831752883

E-mail :

Address : 34A Metcalfe Street, Kolkata-700013

Applicant Name : Mr Umang More

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000410261/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	694646
2	19010000410261/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	4419968
Total				5114614

In Words : Rupees Fifty One Lakh Fourteen Thousand Six Hundred Fourteen only

OK

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ভাৰতৰ নিৰ্বাচন কমিছন
পৰিচয় পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CCJ3224409





নিৰ্বাচকেৰ নাম : উত্তম পাহাড়ী
Elector's Name : Uttam Pahari

পিতাৰ নাম : কানাই পাহাড়ী
Father's Name : Kanai Pahari

লিংগ / Sex : পুৰ / M
জন্ম তাৰিখ
Date of Birth : XX / XX / 1985

Uttam Pahari

CCJ3224409

ঠিকানা:
চৌমুখা-গোবিন্দপুৰাৰে মঞ্চিং পলি, কে, এল, পলি-34
ওয়ার্ডনো সূতাৰাটা পুৰ মেদিনীপুৰ 721635

Address:
Maaja-Goradaro Dakshin Pally, J.L.No-34
Guyaberya Sutahata Purba Medinipur
721635

Date: 16/09/2007

205-সূতাৰাটা (তপনিনী ৰাতি) নিৰ্বাচন ক্ষেত্ৰৰ নিৰ্বাচক
নিৰ্বাচন আধিকাৰিকৰ স্বাক্ষৰৰ অন্তৰ্ভুক্তি
Facsimile Signature of the Electoral
Registration Officer for
205-Sutahata (SC) Constituency

ঠিকানা পৰিৱৰ্তন হলে নতুন ঠিকানাৰ তেওঁৰ পিঠিৰ নাম
তেজাগ ও একই নম্বৰেৰ নতুন সচিব পৰিচয়পত্ৰ পাওঁখাৰ
কাল নিৰ্দিষ্ট স্বত্ব এই পৰিচয়পত্ৰেৰ নামটি উল্লেখ কৰা
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1070788

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Mary Catherine Sinha Wife of Late Adhish Chandra Sinha 2/8B Sarat Bose Road, Sarat Bose Road, P.O:- SSKM, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Christian, Occupation: House wife, Citizen of: India, PAN No. AXCP59908E, Status : Self Date of Execution : 04/07/2015 Date of Admission : 04/07/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Mr Anjan Chakraborty Son of Late Dr. Haradhan Chakraborty AJ 70, Sector II, Salt Lake City, P.O:- Sech Bhavan, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. ACWPC5606J, Status : Self Date of Execution : 04/07/2015 Date of Admission : 04/07/2015 Place of Admission of Execution : Pvt. Residence</p>

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mahadeo Nirman Private Limited 34A Metcalfe Street, P.O:- Dharmatala, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AACCM1818M, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>Mr Sandip Pasari Son of Mr Basudeo Pasari 505, Block M, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEQPP3788Q, Status : Representative Date of Execution : 04/07/2015 Date of Admission : 04/07/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Uttam Pahari Son of Mr Kanai Lal Pahari Mouza Goradoro Dakshin Pally, Guaberya, P.O:- Aga Doro, P.S:- Sutahata, Haldia, District:-Purba Midnapore, West Bengal, India, PIN - 721635 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,</p>	<p>Mrs Mary Catherine Sinha, Mr Anjan Chakraborty, Mr Sandip Pasari</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. T. Road, , Premises No. 59, Ward No: 4, Premises No:59	(On Road -- On Road)	17.7 Katha	60,00,000/-	6,29,73,511/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	834 Sq Ft.	1,13,350/-	6,29,73,511/-	Structure Type: Structure
	Floor 0	834 Sq Ft.		2,50,200/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Anjan Chakraborty	Mahadeo Nirman Private Limited	14.6025	50
	Mrs Mary Catherine Sinha	Mahadeo Nirman Private Limited	14.6025	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mr Anjan Chakraborty	Mahadeo Nirman Private Limited	417 Sq Ft	50
	Mrs Mary Catherine Sinha	Mahadeo Nirman Private Limited	417 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Umang More
Address	7C Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190105476 / 2015

Query No/Year	19010000410261/2015	Serial no/Year	1901005294 / 2015
Deed No/Year	I - 190105476 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Sandip Pasari	Presented At	Private Residence
Date of Execution	04-07-2015	Date of Presentation	04-07-2015

Remarks

On 04/07/2015

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

Presented for registration at 13:32 hrs on : 04/07/2015, at the Private residence by Mr Sandip Pasari ,.

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 6,32,23,711/-

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

Execution is admitted on 04/07/2015 by

Mrs Mary Catherine Sinha, Wife of Late Adhish Chandra Sinha, 2/8B Sarat Bose Road, Road: Sarat Bose Road, , P.O: SSKM, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Christian, By Profession House wife

Indetified by Mr Uttam Pahari, Son of Mr Kanai Lal Pahari, Mouza Goradoro Dakshin Pally, Guaberya, P.O: Aga Doro, Thana: Sutahata, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 04/07/2015 by

Mr Anjan Chakraborty, Son of Late Dr. Haradhan Chakraborty, AJ 70, Sector II, Salt Lake City, P.O: Sech Bhavan, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Advocate

Indetified by Mr Uttam Pahari, Son of Mr Kanai Lal Pahari, Mouza Goradoro Dakshin Pally, Guaberya, P.O: Aga Doro, Thana: Sutahata, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 04/07/2015 by

Mr Sandip Pasari, , Mahadeo Nirman Private Limited , 34A Metcalfe Street, P.O: Dharmatala, Thana: New Market, , Kolkata, WEST BENGAL, India, PIN - 700013

Indetified by Mr Uttam Pahari, Son of Mr Kanai Lal Pahari, Mouza Goradoro Dakshin Pally, Guaberya, P.O: Aga Doro, Thana: Sutahata, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, By caste Hindu, By Profession Law Clerk

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 06/07/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,95,551/- (A(1) = Rs 6,95,453/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 905/-, by online = Rs 6,94,646/-

Description of Online Payment

1. Rs 6,94,646/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: UCO Bank (UCBA0000190)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 44,25,680/- and Stamp Duty paid by Draft Rs 5,700/-, by Stamp Rs 100/-, by online = Rs 44,19,968/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 33159, Purchased on 26/06/2015, Vendor named Anjushree Banerjee.

Description of Online Payment

1. Rs 44,19,968/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: UCO Bank (UCBA0000190)

Description of Draft

1. Rs 5,700/- is paid, by the Draft(8554-16) No: 988086000404, Date: 06/07/2015, Bank: STATE BANK OF INDIA (SBI), CALCUTTA MAIN BRANCH.

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 23914 to 23938

being No 190105476 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.07.07 15:18:01 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 07-07-2015 3:18:01 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 4th DAY OF JULY 2015

BETWEEN

(MRS.) MARY CATHERINE SINHA
AND ANR.

... VENDORS

AND

MAHADEO NIRMAN PRIVATE
LIMITED

... PURCHASER

DEED OF CONVEYANCE

SHROFF & ASSOCIATES
Advocates
7C Kiran Shankar Roy Road
Hastings Chambers
Room No. BG(N), Basement
Kolkata-700001.