

05056/10

173

Σ - 05448/10



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 686633

Q. 10268/10
Case - 674/10

पश्चिम बंगाल राज्य सरकार
पञ्चायत विभाग
पञ्चायत कार्यालय
कलकत्ता - 700 041

Rupa Kato Spect.

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THIS DEED OF CONVEYANCE is made on this ^{01st} day of June Two Thousand Ten BETWEEN MR. ALOKE KUMAR BASU, son of son of Late Kishorimohan Basu, residing at No. P-117, Motilal Gupta Road, subsequently renumbered and now known as 173, Motilal Gupta Road, Kolkata - 700 041, hereinafter referred to as the OWNER/VENDOR (which expression shall unless excluded by or repugnant to the context include his heirs, executor, administrator and legal representative) of the FIRST PART.

A N D

Serial..... 3370
Dt..... 29/03/10
Name.....
Address.....

MERLIN COLLECTS LTD,
79, S. Street
Kolkata - 700 020

A. K. Purkayastha (Stamp Vendor)
Alipore Police Court, Kol-27

Rakesh Kumar Sanyal Amara



1959

NOBLE TREXIM PVT. LTD.

Rakesh Kumar Sanyal Amara

Director

SWASTICK GRIH NIRMAN PVT. LTD.

Rakesh Kumar Sanyal Amara

Director



1960

DR BIRENDRA KUMAR KARRANI (B.B.)

Sulendra Kumar Kulkarni

Partner



1961

Alok Kumar Bose

1962

Arijit Bose
s/o Alok K. Bose
434/3 Bati Badgule Rd.
Kol-82.

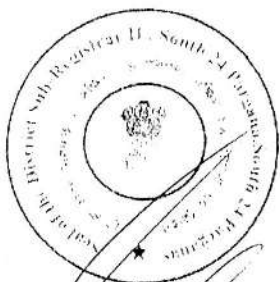
Arijit Bose
434/3 Bati Badgule Rd.
Kolkata - 700 020



Stamp of the Registrar of Companies
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 1408 to 1423
being No 05448 for the year 2010.





(Sadhan Chandra Das) 07-June-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II, SOUTH 24-PARGANAS
West Bengal

8.6.16

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R.-II SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 05056 / 2010

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gopa Chakraborty Address -73/2 Motilal Gupta Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008	Confirming Party			<i>Gopa Chakraborty</i>
			02/06/2010	02/06/2010	

Signature of Identifier with Date

Name of Identifier of above Person(s)
 Saroj Kumar Ram
 Alipore Police Court, Thana:-Alipore, District:-South
 24-Parganas, WEST BENGAL, India, P.O. :- Pin
 :-700027

Saroj Kumar Ram
02/06/2010

1A

peer

aid as

Sadhan Chandra Das
 DISTRICT SUB-REGISTRAR-II
 of 2

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 05448 of 2010
(Serial No. 05056 of 2010)

On 01/06/2010

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

Presented for registration at 12.36 hrs on :01/06/2010, at the Private residence by Rakesh Kumar Shyamsukha , one of the Claimants.

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

Execution is admitted on 01/06/2010 by

1. Alope Kumar Basu, son of Lt K Basu , P-117 Motilal Gupta Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700041 , By Caste Hindu, By Profession : Business
2. Rakesh Kumar Shyamsukha
Director, Nobie Trexim Pvt Ltd & Swastik Grih Nirman Pvt Ltd, 25 Lower Range, District:-South 24 Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 .
By Profession : Business
3. Surendra Kumar Karnani (Huf), son of . , P-311 Lake Town, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700089 , By Caste-Hindu, By Profession : Business
Identified By Avijit Bose, son of Alope Kumar Bose, 434/3 Motilal Gupta Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700082 , By Caste: Hindu, By Profession: Service.

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

On 02/06/2010

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fees Paid in rupees under article . A(1) = 9163/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 02/06/2010

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.-833611/-


Certified that the required stamp duty of this document is Rs - 50037 /- and the Stamp duty paid as Impressive Rs.- 100/-

Deficit stamp duty

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

03/06/2010 09:21:00

EndorsementPage 1 of 2


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

Endorsement For Deed Number : I - 05448 of 2010
(Serial No. 05056 of 2010)

Deficit stamp duty Rs. 50037/- is paid, by the Bankers cheque number 078753, Bankers Cheque Date 27/05/2010, Bank Name State Bank of India, LA MARTINIÈRE, received on 02/06/2010

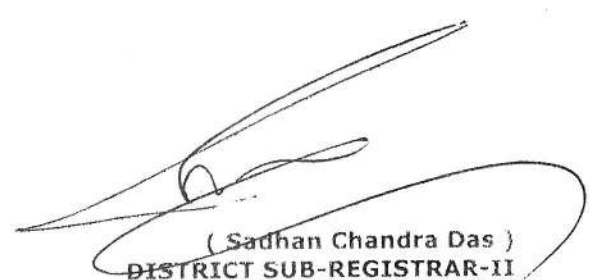
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

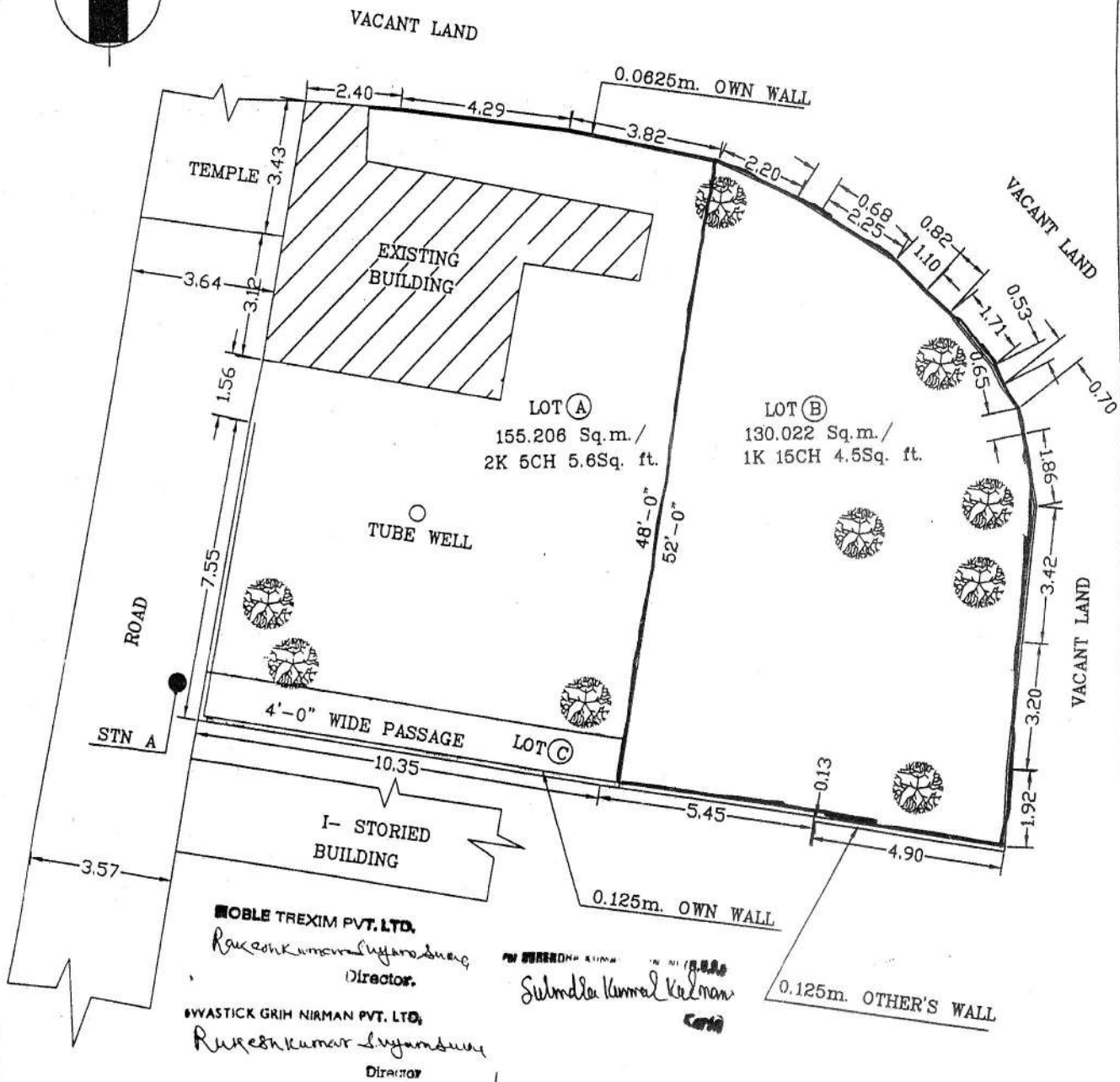
Execution is admitted on 02/06/2010 by

1. Gopa Chakraborty Alias Gopa Rani Chakraborty, wife of Nandadulal Chakraborty , 73/2 Motilal Gupta Rd. District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008 , By Caste Hindu, By Profession House wife

Identified By Saroj Kumar Ram, son of A K Ram, Alipore Police Court, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Law Clerk.

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II


(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II



MOBLE TREXIM PVT. LTD.

Rakesh Kumar Singh
Director.

SVASTICK GRH NIRMAN PVT. LTD.

Rakesh Kumar Singh
Director

SHREEDHAR KUMAR

Subhela Kumari Kulkarni
Architect

Epika Chakrobarty

Hoke Kumar Patel

LEGENDS :-

DESCRIPTION	SYMBOL
BOUNDARY WALL	—————
TREE	⊗

NOTES :-

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL CO-ORDINATES ARE TAKEN FROM STN.-A ASSUMED VALUE N.300.000m., E.200.000m.

SITE PLAN	
OF	
P-117, MOTILAL GUPTA ROAD, KOL-82	
SCALE :- 1 : 100	
CLIENT :- MERLIN GROUP	
KOLKATA	
TOTAL AREA :-	298.282 Sq. m. or 04K 07 CH 15.6 Sq. ft.
SUPervised BY :-	TUSHAR BHATTACHARYYA 0631221230 E-MAIL: tushar64@rediffmail.com
DRAWN BY :- S. BHAR	DATE:- 16/02/16

(1) **NOBLE TREXIM PVT. LTD.**, (2) **M/S SWASTICK GRIH NIRMAN PVT. LTD.** both companies incorporated under the Companies Act, 1956 having their registered office at 25, Lower Range, Kolkata - 700 019, represented by its Director **Mr. Rakesh Kumar Shyamsukha**, (3) **SURENDRA KUMAR KARNANI (HUF)**, represented by its **Karta Mr. Surendra Kumar Karnani** of P-311, Lake Town, Block - A, Kolkata - 700 089, hereinafter referred to as the **PURCHASER** (which expression shall, unless excluded by or repugnant to the subject or context include its successor or successors) of the **SECOND PART**.

A N D

MRS. GOPA CHAKRABORTY alias **GOPA RANI CHAKRABORTY**, wife of Mr. Nandadulal Chakraborty, residing at 73/2, Motilal Gupta Road, Kolkata - 700 008, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall, unless excluded by or repugnant to the context include her heirs, executor, administrator, legal representative and / or assigns) of the **THIRD PART**.

WHEREAS

A) By a registered Deed of Conveyance dated 4th December 1959 registered in the Office of Sub-Registrar, Alipore Sadar being Deed No. 9612 for the year 1959 made between Sanat Kumar Basu & Others, Executors and Trustees to the Estate of Late Gyanendranath Basu therein referred to as the Vendors and Ramaprasad Bandopadhyay, (predecessor-in-interest of the present Vendor) therein referred to as the Purchaser, the said Vendors for the consideration therein mentioned sold transferred and conveyed ALL THAT piece or parcel of land by admeasurement an area 4 Cottahs 0 Chittaks 10 sft. more or less lying and situate at Mouza Sayedpur Village, Pargana Magura, under Khatian No. 312, Dag No. 105, Dist. 24 Parganas then known as P-117, Motilal Gupta Road subsequently renumbered and now known as 173, Motilal Gupta Road, then P. S. Behala now P. S. Thakurpukur, Kolkata - 700 041 unto and in favour of the said Purchaser.

B) As per the said registered Deed of Conveyance dated 4th December 1959 though the land area mentioned therein was 4 cottahs 0 chittaks 10 sft., however, on physical measurement the same is found to be 4 cottahs 7 chittaks 6 sft. more or less which has also been reflected in the last Will and Testament of said Satirani Bandopadhyay and also the Probate thereof.

C) The said Ramaprasad Bandopadhyay died intestate on or about 6th February 1966 leaving behind him surviving his widow Smt. Satirani Bandopadhyay and a married daughter Mrs. Gopa Chakraborty, the Confirming Party herein as his only legal heirs and as such they jointly inherited the said property in equal shares.

D) Accordingly, on demise of said Ramaprasad Bandopadhyay his surviving widow Smt. Satirani Bandopadhyay became the owner of undivided 50% share equivalent to 2 Cottahs, 3 Chittaks and 26 Sq.ft. more or less and his married daughter Mrs. Gopa Chakraborty, the Confirming Party herein also became the

owner of balance 50% undivided share equivalent to 2 Cottahs 3 Chittaks and 25 Sq.ft.

E) The said Smt. Satirani Bandopadhyay during her life time with the consent with her married daughter Mrs. Gopa Rani Chakraborty @ Gopa Chakraborty executed a registered Will and Testament dated 8th August, 1980, which was registered before the Sub-Registrar Alipore in Book No. III, Volume No. 4, Pages 222 to 225, Being No.117 for the year 1980 and by the aforesaid Will she divided the aforesaid property being premises No. P-117, Motilal Gupta Road subsequently renumbered and now known as 173, Motilal Gupta Road, and building standing thereon into two lots being Lot 'A' and Lot 'B' as per the plan annexed with the said Will, mutually amongst herself and her said daughter Gopa Rani Chakraborty and bequeathed the portion of vacant land as specified in Lot 'B' in the plan annexed with the said Will having an area of 1 Cottah and 8 Chittaks in favour of Alope Kumar Basu and also making a provision of common passage measuring about 3 Chittaks and 6 Sq.ft.

F) The said Smt. Satirani Bandopadhyay died testate on 14th August 1983 and after the death of the said Smt. Satirani Bandopadhyay, the said Alope Kumar Basu being the beneficiary of the said Will initiated a proceeding for Letters of Administration (LOA) being Act 39 Case No. 82 of 1993 and the Learned District Delegate at Alipore by its order dated 27th July 1994 duly granted the Letters of Administration (LOA) annexing the said Will.

G) Thus the Vendor herein became the sole and absolute owner in respect of ALL THAT the land measuring 1 cottah 8 chittaks more or less together with 50% right over the common passage measuring 3 Chittaks 6 Sft. more or less, being part of premises No. P-117, Motilal Gupta Road now known and numbered as 173, Motilal Gupta Road, Kolkata, jointly with Gopa Rani Chakraborty, more fully and particularly described in the Schedule written hereunder and shown and delineated in colour **Red in the map or plan** hereto and hereinafter referred to as the said property free from all encumbrances, liens, demands, attachments, trusts, charges, requisitions, acquisitions, alignment whatsoever and howsoever.

H) The Vendor in addition to the above has also represented and declared to the Purchaser as follows: -

1. That the Vendor is the sole and absolute Owner in respect of the said property more fully and particularly described in the Schedule hereunder written and the Vendor is in possession of the said property and no other person has any right, title and interest, claim, demand whatsoever and howsoever over and in respect of the said property or part thereof.

2. That the said property is free from all encumbrances, charges, liens, attachments, trusts, whatsoever and howsoever and there is no defect in the title of the Vendor and the Vendor have a good clear and marketable title in respect of the said property and every part thereof.

3. That there is no legal impediment or bar on the part of the Vendor to sell, assign or transfer the said property or any part thereof.

4. That the said property is not subject to any acquisition or requisition proceeding and the Vendor have no knowledge of and have not received any notice to that effect from any authority or authorities.

5. That no certificate case is pending for realization of any taxes from the Vendor.

6. That an Original Suit No. 58 of 1994 for revocation of the grant of Letters of Administration before the Learned District Judge, South 24 Parganas at Alipore filed by Mrs. Gopa Chakraborty the Confirming Party herein against the Alope Kumar Basu, the Vendor herein is pending before the Ld. 8th Additional District Judge at Alipore, save and except the said suit there is no any other suit or proceeding is pending in any court of law in respect of the said property or any part thereof.

7. That the Vendor has not entered into any agreement for sale, transfer, let out or lease out neither he has created any charge and/or mortgaged on the said property as more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the said property or any part thereof with any other person or persons whatsoever and/or any other agreement whatsoever and or created any third party's interest in respect of the said property or any part thereof.

AND WHEREAS relying upon the aforesaid representations and or declarations of the Vendor and believing the same to be true and acting on good faith and on the Vendor's agreeing to sell, assign and transfer the said property being ALL THAT piece and parcel of land hereditaments and premises containing by admeasurement an area of 1 Cottah 8 Chittaks more or less together with 50% right over the common passage measuring 3 Chittaks 6 Sft. more or less lying and situate and being part of Premises No. P-117, Motilal Gupta Road, subsequently renumbered and now known as 173, Motilal Gupta Road, Kolkata - 700 041, Ward No.122, Police Station Thakurpukur in the town of Kolkata more fully and particularly described in the Schedule hereunder written, the purchaser has/have parted with the money and agreed to purchase the said property for and at a total consideration of Rs.5,02,500/- (Rupees Five Lacs Two Thousand Five Hundred) only free from all encumbrances, liens, attachments, trusts whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.5,00,000/- (Rupees Five Lacs) only paid by the purchaser to the Vendor herein, at or before execution of this deed the receipt whereof the Vendor doth hereby and by the receipt hereunder written admit and acknowledge to have received and of and from the same and every part thereof, the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto and to the use of the purchaser ALL THAT piece and parcel of land hereditaments and premises containing by admeasurement an area of 1 Cottah 8 Chittaks approximately together with 50% right over the common passage measuring about 3 Chittaks 6 Sft. more or less

jointly with Gopa Rani Chakraborty (as delineated in colour **Yellow** in the plan annexed hereto) lying and situate and being part of Premises No. P-117, Motilal Gupta Road, subsequently renumbered and now known as 173, Motilal Gupta Road, Kolkata - 700 041, Ward No.122, Police Station Thakurpukur in the town of Kolkata, more fully and particularly described in the Schedule hereunder written free from all encumbrances, charges, liens, attachments, trusts, whatsoever and howsoever together with all rights, lights, liberties, easements, privileges, appendages, passages, drains, sewers, water courses, structures, fixtures, tenements, premises and hereditaments belonging to or in any appertaining to the said property and every part thereof or usually held or enjoyed therewith unto and to the use of the purchaser herein absolutely and forever and the reversion or reversions, remainder or remainders and the rents issues and profits of and in connection with the said property AND THAT THE Vendor doth hereby deliver vacant khas and peaceful possession of the said property more fully and particularly described in the Schedule hereunder written, unto the purchaser and the vendor doth hereby covenant with the purchaser that notwithstanding any act, deed, matter or things by the Vendor and or their predecessor-in-interest done, omitted, executed or knowingly or willingly permitted or suffered or has been party to any act or contract, to the contrary, the Vendor hath good right, full power and absolute authority and indefeasible right, title and interest to grant, sell, transfer convey assign and assure the said property and every part thereof unto and to the use of the purchaser absolutely and forever.

And that the Vendor doth hereby further covenant with the purchaser that the said property hereby granted, sold and transferred conveyed assigned or expressed or intended so to be and every part thereof is free from all encumbrances, attachments, liens and trusts whatsoever and howsoever subject to fulfilling or conditions as mentioned herein before by the Purchaser free from use trust encumber or other things whatsoever to alter defeat encumber or make void the same and the purchaser shall and will at all times hereafter possess and enjoy the said property and shall be entitled to claim, demand and shall receive all rents issues and profits including the arrears thereof and there from without any lawful interruption or interference claims, demands whatsoever or howsoever from or by the Vendor or any other person or persons lawfully or equitably claiming through under or in trust for the Vendor and further that the Vendor shall and will at all times and from time to time hereafter at the request and cost of the Purchaser make, do, acknowledge, execute and register or cause to be made, done, acknowledged, executed and registered all such other and further acts deeds and things for further better more or perfectly assuring the said property and every part thereof unto and to the use of the purchaser AND THAT the Vendor shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against all losses, claims, demands, liens, charges, lispens, attachments, trusts whatsoever or howsoever in respect of the said property in these presents. The Vendor doth hereby handover the original Deed of Conveyance dated 4th December, 1959 and all other documents in respect of the said property unto the purchaser.

SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece and parcel of land measuring 1 Cottah 8 Chittaks more or less together with 50% right over the common passage measuring about 3 Chittaks 6 Sft. more or less (as delineated in colour **Yellow** in the plan annexed hereto) together with brick built structure of 100 sft. more or less lying and situate thereon at being part of Premises No. P-117, Motilal Gupta Road, subsequently renumbered and now known as 173, Motilal Gupta Road, P. S. Thakurpukur, Kolkata -- 700 041 under Ward No. 122 under Mouza Sayedpur Village, Pargana Magura, under Khatian No. 312, Dag No. 105, Dist. 24 Parganas as delineated in colour **Red** in the plan annexed hereto and butted and bounded as follows:-

- ON THE NORTH : By land under C. S. Dag No. 114;
- ON THE SOUTH : By building of Himani Mukherjee;
- ON THE EAST : By land of Noble Trexim (P) Ltd. & Others;
- ON THE WEST : By the land of Smt. Gopa Rani Chakraborty
and common passage.

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

SIGNED SEALD AND DELIVERED
BY THE OWNER/VENDOR/FIRST PART
AT KOLKATA IN PRESENCE OF:

1) Sanjay Kr. Dey
Vill & Post: Makardaha
Dist: Howrah - 711 409.

2) Arijit Bore
434/3 Moti Lal gupti
Rd. Kol. 82.

SIGNED SEALD AND DELIVERED
BY THE PURCHASER/SECOND PART
AT KOLKATA IN PRESENCE OF:

i) Sanjay Kr. Dey
ii) Arijit Bore

SIGNED SEALD AND DELIVERED
BY THE CONFIRMING PARTY/THIRD PART
AT KOLKATA IN PRESENCE OF:

i) Sanjay Kr. Dey
ii) Arijit Bore

Aloke Kumar Bose

NOBLE TREXIM PVT LTD.

Ramesh Kumar Sanyal
Director

SWASTICK GRIH NIKMAN PVT. LTD.

Ramesh Kumar Sanyal
Director

SHREDDHA KUMAR KHAMRAN (P.O.)

Selinda Kumar Khamran

Karti

Gagan Chakrobarty

MEMO OF CONSIDERATION

Received from within named Purchaser a sum of Rs.5,00,000/- (Rupees Five Lacs) only towards full consideration and/or price for sale of the said property from the Purchaser, as per memo given below.

1) By Demand Draft No. 078750... dated 27.5.10 Rs.3,00,000/-
drawn on Indian Overseas Bank, Bhowanipore Branch,
Kolkata in favour of 'ALOKE KUMAR BASU'.

2) By Demand Draft No. 078752... dated 27.5.10 Rs.2,00,000/-
drawn on State Bank of India, La-martiniere Branch,
Kolkata in favour of 'ALOKE KUMAR BASU'.

Rs.5,00,000/=

(Rupees Five Lacs only)

Aloke Kumar Bose

Signature of Owner/Vendor

Witness:

i) Jayraj kr. Das
vill @ Post:- Makardah.
Dist:- Howrah. 711409.

ii) Arijit Bose
434/3 Moti Badgubli Rd.
Kot-82.

Prepared by
[Signature]
[Signature]
[Signature]

Aloke Kumar Bose



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Ramesh Kumar Singh*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Sulendra Kumar Kalanow*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Prateek Kumar Bose*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Gagan Chakraborty*

DATED THIS DAY OF 2010

BETWEEN

MRS. GOPA CHAKRABORTY alias GOPA
RANI CHAKRABORTY
..... OWNER

AND

M/S. NOBLE TREXIM PVT. LTD. & ORS.
... PURCHASER

SALE DEED

Re: Sale of demarcated portion of Premises
No. 173, Motilal Gupta Road, P.S.
Thakurpukur, Kolkata - 700 041.

N. N. CHAKRABORTY
ADVOCATE
84/1 BELTALA ROAD
KOLKATA - 700 026.