

1103/2012

11859/12

भारतीय नैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

RS. 500

INDIAN NON JUDICIAL

अतिमबल पश्चिम बंगाल WEST BENGAL

F 356635



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-11, Kolkata

02/9/12

Additional Registrar of Assurances-11, Kolkata

25949/12  
12-20  
02/9/12

THIS DEED OF CONVEYANCE made this the 22nd day of SEPTEMBER Two

15 NOV 2017

TRUE COPY ATTESTED



S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. - 1028913  
Kolkata-700 001



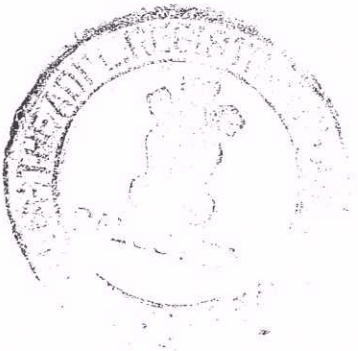
17784

12 FEB 2011

Sl. No. .... DATE .....  
NAME .....  
ADD .....  
AMT ..... SDF

**S. R. LATH & CO.**  
ADVOCATE  
6, K. S. ROY P. AD.  
2nd FLOOR, KOLKATA-700001

*Motishankar Ghosh*  
**MOTISHANKAR GHOSH**  
LICENSED AS A P. VENDOR  
KOLKATA REGISTRATION OFFICE



*AS*

I hereby Ride by me  
Pradeep Kumar Singh  
Sp. B. N. Singh  
64, K.S. Roy Road  
Kal-1  
Hare Street  
Services

**ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
22 SEP 2012**



**S. K. BANDYOPADHYAY, NOTARY**  
REGD. NO. 1029913  
KOLKATA  
Barrister's Court, Kolkata-700 001

TRUE COPY ATTESTED

1102 NOV 5 1

Thousand and Twelve (2012) **BETWEEN SRI ARUN KUMAR SAHA**, son of Late Anil Kumar Saha, by religion hindu, by occupation - Retired, residing at 18, Gopimohan Dutta Lane, Police Station - Shyampukur, Kolkata - 700003, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, administrators and assigns) of the "**ONE PART**". AND **M/S. SNOWBALL CONSTRUCTION PVT. LTD (PAN:AARCS8434N)** a Company incorporated under the Companies Act, 1956 and having its Registered Office at No 22, Maddan Mohan Talla Street, Kolkata - 700005, P.S. - Shyampukur, represented by its Director Mr. Nilesh Todi hereinafter referred to as "**the PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context, mean and include its successor or successors-in-interest and assigns) of the **OTHER PART**.

**WHEREAS** one Srimati Chand Kumari Shaw, wife of Late Kshirode Mohan Shaw of 18, Gopi Mohan Dutta Lane in the town of Calcutta was the sole and absolute owner of the Premises No. 21/A, Centre Sinthee Road within the Municipal area of the corporation of Calcutta and Premises No. 3/1A, Santrapara Lane, in Mouza - Sinthee, within the Municipal area of Corporation Calcutta ;

**AND WHEREAS** by virtue of a Deed of Settlement dated 23<sup>rd</sup> August, 1968 executed by the Srimati Chand Kumari Shaw as Settlor of the One Part and Chand Kumari Shaw as the Trustee of the Other Part, whereon she constituent and nominates herself as the First Trustee for the purpose as described in the said Deed of Settlement and thereafter her daughter-in-law i.e. wife of her son Anil Kumar Shaw, Smt. Ratna Shaw alias Saha to be and act as the next Trustee after her death in her place and stead and the said Deed of Settlement was

15 NOV 2017

TRUE COPY ATTESTED



S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. 1028913  
Barshah Court, Kolkata-700 001



registered in the office of Sub-Registrar, Cossipore Dum Dum in Book No. 1, Volume No. 88, Pages 264 to 269, being No. 6849, for the year 1968;

**AND WHEREAS** in the said Deed of Settlement it was directed by the settler Srimati Chand Kumari Shaw that after the death of the Settlor and also her daughter-in-law said Smt. Ratna Saha the eldest grandson Arun Kumar Saha shall be entitled to the Premises No. 21/A, Centre Sinthee Road in the town of Calcutta morefully and particularly described in the Schedule 'A' of the said Deed of Settlement and youngest grandson Anup Kumar Saha shall be entitled to the Premises No. 3/1A, Santra Para Lane, in the town of Calcutta morefully and particularly described in the Schedule 'B' aforesaid Deed of Settlement;

**AND WHEREAS** said Srimati Chand Kumari Shaw died on 18.10.1970 and said Smt. Ratna Saha died on 7.12.1983 and the said trust thereby created come to an end be extinguished and said Arun Kumar Saha the Vendor herein became the beneficial owner absolutely and forever of the said Premises No. 21/A, Centre Sinthee Road morefully and particularly described in the Schedule hereunder written and hereinafter referred to as "**the said property**";

**AND WHEREAS** the said Arun Kumar Saha duly mutated his name in the Assessment records of the Kolkata Municipal Corporation and paying rates and taxes regularly in respect of the said property;

**AND WHEREAS** the purchaser being interested to purchase the schedule property have duly inspected the title deed, plan, area, specification and other documents and being satisfied regarding the title of vendor upon the schedule property hereunder written.



TRUE COPY ATTESTED

15 NOV 2017  
S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. - 1028413  
Barrister's Court, Kolkata-700 001

**AND WHEREAS** the Vendor herein is seized and possessed of or otherwise well and sufficiently entitled to as the sole and absolute owner of the said property under Schedule hereunder written, for urgent needs of money agreed to sale and the Purchaser herein agreed to purchase the said property at and for the total consideration of Rs. 5,00,000 /- (Rupees Five Lacs) only subject to occupation of tenant namely Laxmi Kant Todi son of Late D.N.Todi but otherwise free from all encumbrances;

**NOW THIS DEED WITNESSETH** that in pursuant the said agreement and in consideration of the said sum of Rs. 5,00,000/- (Rupees Five Lacs) only of lawful money of the Union of India well and truly paid to the Vendor as per memo below by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder admit and acknowledge) and of and from the same and every part thereof doth hereby acquit release and discharge unto the Purchaser as well as the said Property and intended to be hereby sold and conveyed the Vendor doth hereby grant, convey, transfer, sell, assign, alienate and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring about 1 (One) Cottah 11 (Eleven) Sq.ft. more or less together with structure erected thereon situate lying at and being Premises No. 21/A, Centre Sinthee Road, Kolkata – 700002 in the North Division of the town of Kolkata particularly described in the Schedule hereunder written **OR** **HOWSOEVER OTHERWISE** the said piece or parcel of land and premises or any part thereof now or is or are heretofore was or were situated butted and bounded called known numbered described and distinguished **TOGETHER WITH** all and singular structure, court yards, drains, sewers, compounds, ways, paths, passages, fences, water courses, grounds and soils thereof, **lights and rights** liberties privileges assessment and appurtenances belonging or in anywise held



TRUE COPY ATTESTED

S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. - 1022873  
Barrister-at-Law, Kolkata-700 007



or enjoyed therewith or reputed to or appurtenant thereto and the reversion or reversions, remainder or reminders, rents issues and profits thereof and every part thereof **TOGETHER WITH** the benefits of any and all covenants and indemnities hereto executed in respect and in favour of or in the manner relation thereto **AND** all the estate right title interest claims demands whatsoever of the Vendor unto or upon the said massuage tenement land hereditament and premises or any part thereof **TOGETHER WITH** all deeds pattahs and murimments of title exclusive relating to or concerning the said piece or parcel of land and premises or any part thereof which now are or herein shall or may be in possession or power or control of the Vendor or any other person or persons from whom he/they may procure the same without any action or suit **TO HAVE AND TO HOLD** said piece or parcel of land and premises hereby granted and expressed or intended to be so unto and to the use of the Purchaser absolutely and for ever subject to occupation of tenant but otherwise free from all encumbrances **AND** the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed or thing by the Vendor or any of his predecessors in title done executed or knowingly suffered to the contrary the Vendor is now lawfully have right well and sufficiently entitled to the said piece or parcel of land and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate equivalent thereto as any manner or condition use or other things whatsoever to alter encumber or make void the same **AND THAT** notwithstanding any such acts deeds or things whatsoever done or committed to be done the vendor hath now good right title full power and absolute authority to grant convey sell transfer the said piece or parcel of land and premises hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** that the Purchaser its successors, executors, administrators, representatives and / or assigns shall and may <sup>EMAY 2017</sup> of all times hereafter peaceably and quietly possess and enjoy the said piece or



S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. - 1028913  
Banchisal Court, Kolkata-700 091

TRUE COPY ATTESTED

parcel of land and the premises and receive the rents issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Vendor or any person lawfully or equitably claiming from under or in trust for him subject to occupation of tenant **AND** that free and clear freely and clearly and absolutely discharged save harmless and kept indemnified against all estate charges encumbrances claims and demands created occasioned or made by the Vendor or his predecessors in title or any person or persons lawfully or equitably claiming from under or in trust for him and further equitably claiming any estate or interest in the said piece or parcel of land and premises or any of them or any part thereof from under or in trust for the Vendor or any of his predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further, better and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** tenanted piece or parcel of land measuring about 1 (One) Cottah 11 (Eleven) Sq.ft. more or less together with structure thereon having an area of 200 sq.ft (Ground-100 Sq.ft. pucca & First Floor-100 Sq.ft. Tin-Shed) situated lying at and being Municipal Premises No. 21/A, Centre Sinthee Road, Kolkata-700002 within the Municipal area of the Corporation of Calcutta in Holding No. 28C (Old No.28), Sub-Division – XV, Division – 1, Police Station Sinthee in the District of 24 Parganas (delineated in the map or plan annexed hereto and marked within "Red" borders") and butted and bounded in the manner following, that is to say :- (A.R. 16 feet wide)



TRUE COPY ATTESTED  
 S. K. BANDOYOPADHYAY, NOTARY  
 REGD. NO. - 1026913  
 Bankshall Court, Kolkata-700 009



ON THE NORTH : By Centre Sinthee Road;

ON THE SOUTH : Partly by Premises No. 3/1A, Santrapara Lane and partly by No.3/1B, Santrapara Lane;

ON THE EAST : By Santrapara Lane;

ON THE WEST : By the said Premises No. 3/1A, Santrapara Lane.

Together with the one equal half part or share of and in the common wall between the said Premises No. 21/A, Centre Sinthee Road and the Premises No. 21/B, Centre Sinthee Road and the premises No. 21/B, Centre Sinthee Road and forming the Western boundary wall of the said Premises No. 21/A, Centre Sinthee Road and of and in the common wall lying partly between the said Premises No. 21/A, Centre Sinthee Road and the Premises No.3/1B, Santrapara Lane and No.3/1A, Santrapara Lane and forming Southern boundary of the said Premises No. 21/A, Centre Sinthee Road.

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

SIGNED and DELIVERED by the

VENDOR at Kolkata in presence of :

1. *Arjit Ban*

*Arjit Ban*  
*Arjit Ban*  
*(Solely) 24/11/2017*

*Arjit Ban*

(Signature of the Vendor)

2. *Pradip Kumar Singh*  
*S/o B. N. Singh*  
*GA, K.S. Roy Road*  
*Kolkata-1*  
*Services*

15 NOV 2017



TRUE COPY ATTESTED

S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. - 1023913  
Bank Staff Court, Kolkata-700 001



SIGNED and DELIVERED by the

PURCHASER at Kolkata in presence of:

- 1. Paroma Sengupta, Advocate  
6A, K.S. Roy Road.  
Kolkata - 700001

- 2. Pradip Kumar Saha

For Snowball Construction Pvt. Ltd.  
*Yinzen Dora*

Director

\_\_\_\_\_  
(Signature of the Purchaser)

Drafted by:

*Shaji Kumar, Advocate*

M/s S.K.Lath & Co.

Advocates

6A, K.S. Roy Road, 2nd floor

Kolkata-700 001

15 NOV 2017

TRUE COPY ATTESTED



S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. - 1023913  
Banshall Court, Kolkata-700 001

MEMO OF CONSIDERATION

**RECEIVED** from the within named Purchaser within mentioned sum of Rs.5,00,000/-  
(Rupees Five Lacs only) as a total consideration money as per memo below :-

By Cheque No.065426 dated <u>3.8.2012</u>	Rs.4,00,000/-
Drawn on HDFC Bank	
By Pay Order No.203283 dated 18.09.2012	Rs.1,00,000/-
Drawn on ICICI BANK LTD.	

Total -	Rs.5,00,000/-
	=====

(Rupees Five Lacs only)

Am Kumar Saha  
Signature of the Vendor

WITNESSES :

1. Shri. Boley  
Attn: Govt  
(Sahib) & Chhagan
2. Roohip Kumar Sigh

15 NOV 2017



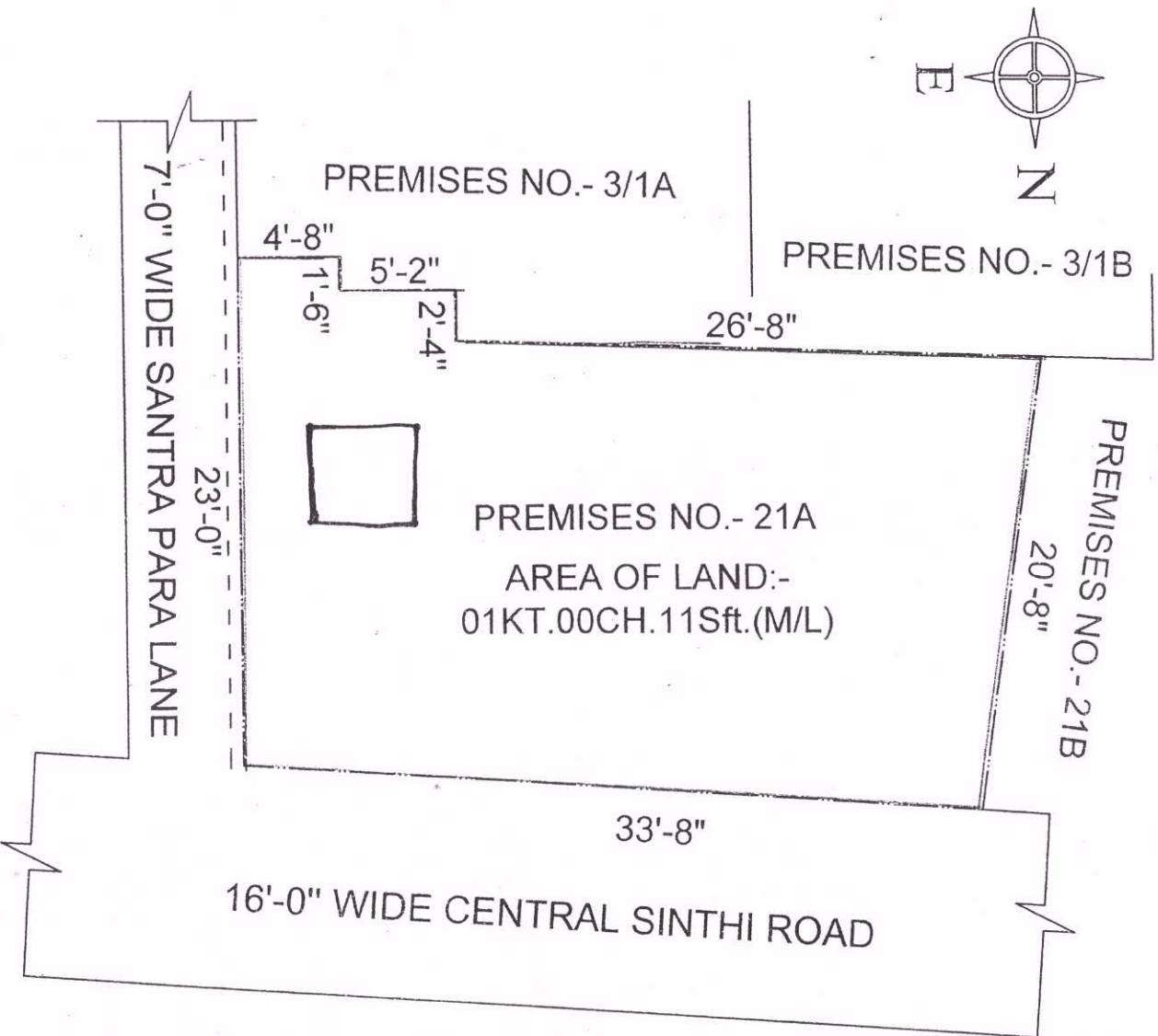
TRUE COPY ATTESTED  
S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. 1028913  
Kankarhahat Court, Kolkata-700 009



**SITE PLAN SHOWING THE LAND AT PREMISES NO.- 21A,  
CENTRAL SINTHI ROAD, WARD NO.- 2, P.S.- SINTHI, UNDER  
KOLKATA MUNICIPAL CORPORATION, KOLKATA- 700030.**

AREA OF LAND:- 01 KT. 00 CH. 11 SF. (M/L)

SCALE : 8' = 1"



**POP** Snowball Construction Pvt. Ltd.  
Vishwanath Dasgupta  
Director

*Anil Kumar Saha*  
SIGN. OF VENDORS

*Vishwanath Dasgupta*  
SIGN. OF PURCHASER

*Manoj Kumar Dasgupta*  
SIGNATURE L.B.S.


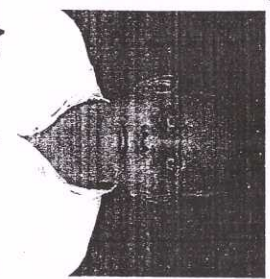




TRUE COPY ATTESTED

15 NOV 2017

S. K. BANDYOPADHYAY, NOTARY  
REGD. NO.- 1023913  
Snowball Court, Kolkata-700 004

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signatures of the executants and or purchaser Presentants										
1	 ARUN KUMAR SAHA			Little	Ring	Middle (left)	Fore (hand)	Thumb	Little	Ring (hand)	Thumb
		Thumb	Fore	Middle (right)	Ring (hand)	Little	Little	Ring	Fore	Middle (left)	Ring (hand)
2	 NILESH TODDI			Little	Ring	Middle (left)	Fore (hand)	Thumb	Little	Ring (hand)	Thumb
		Thumb	Fore	Middle (right)	Ring (hand)	Little	Little	Ring	Fore	Middle (left)	Ring (hand)



TRUE COPY ATTESTED

15 NOV 2017

S. K. BANDYOPADHYAY, NOTARY  
 REGD. NO. - 10289/13  
 Benchhall Court, Kolkata-700 001







**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. 11103 / 2012, Deed No. (Book - I , 11859/2012)**

**I. Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Nilesh Todl 22, Madan Mohan Talla Street, Kol, Thana:-Shyamapukur, P.O. :-, District:-Kolkata, WEST BENGAL, India, Pin :-700005			<i>Nilesh Todl</i> 22/09/2012
		LTI 22/09/2012	

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Arun Kumar Saha Address -18, Gopimohan Dutta Lane, Kol, Thana:-Shyamapukur, P.O. :- District:-Kolkata, WEST BENGAL, India, Pin :-700003	Self			<i>Arun Kumar Saha</i>
				LTI 22/09/2012	
2	Nilesh Todl Address -22, Madan Mohan Talla Street, Kol, Thana:-Shyamapukur, P.O. :- District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self			<i>Nilesh Todl</i>
				LTI 22/09/2012	

**Name of Identifier of above Person(s)**

Pradip Kumar Singh  
6 A, Kiron Sankar Roy Road(Hastings Street), Kol,  
P.O. :-, District:-Kolkata, WEST BENGAL, India, Pin  
:-700001

Signature of Identifier with Da

*Pradip Kumar Singh*  
22/09/12




(Dulal chandrasaha)  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA

**15 NOV 2017**

TRUE COPY ATTESTED



S. K. BANDOPOADHYAY, NOTARY  
REGD. NO. 10229113  
Banshalli Court, Kolkata-700 001



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

Endorsement For Deed Number : I - 11859 of 2012  
(Serial No. 11103 of 2012)

On

Payment of Fees:

On 22/09/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 22/09/2012

Amount by Draft

Rs. 25453/- is paid , by the draft number 995100, Draft Date 21/09/2012, Bank Name State Bank of India, Samriddhi Bhavan, 1, Strand Rd, received on 22/09/2012

( Under Article : A(1) = 25355/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 22/09/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-23,05,861/-

Certified that the required stamp duty of this document is Rs. - 138372 /- and the Stamp duty paid as: Impresive Rs. - 500/-

**Deficit stamp duty**

Deficit stamp duty Rs. 137880/- is paid99510421/09/2012State Bank of India, Samriddhi Bhavan, 1, Strand Rd, received on 22/09/2012

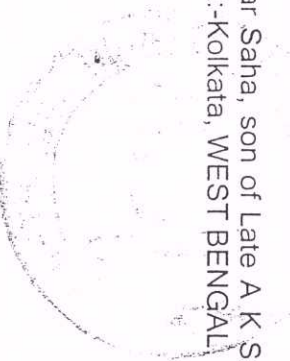
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 12.44 hrs on :22/09/2012, at the Office of the A.R.A. - II KOLKATA by Mr Nilesh Todi ,Claimant.

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

Execution is admitted on 22/09/2012 by

1. Sri Arun Kumar Saha, son of Late A K Saha , 18, Gopimohan Dutta Lane, Kol, Thana:-Shyampukur, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Retired Person



( Dulal chandrasaha )  
ADDL. REGISTRAR OF ASSURANCES-II

22/09/2012 13:08:00

EndorsementPage 1 of 2

15 NOV 2017



TRUE COPY ATTESTED

S. K. BANDYOPADHYAY, NOTARY  
REGD. NO. -1023913  
Banshalli Court, Kolkata-700 001





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

Endorsement For Deed Number : I - 11859 of 2012  
(Serial No. 11103 of 2012)

2. Mr Nilesh Todl  
Director, M/s Snowball Construction Pvt Ltd, 22, Madan Mohan Talla Street, Kol, Thana:-Shyamukur,  
P.O. :- , District:-Kolkata, WEST BENGAL, India, Pin :-700005.  
, By Profession : Others

Identified By Pradip Kumar Singh, son of B N Singh, 6 A, Kiron Sankar Roy Road(Hastings Street),  
Kol, P.O. :- , District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession:  
Service.

( Duial chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



22/09/2012 13:08:00

( Duial chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 2 of 2

15 NOV 2017



TRUE COPY ATTESTED

S. K. BANDYOPADHYAY, NOTARY  
REGD. NO.-K22913  
Banshal Court, Kolkata-700 001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 47  
Page from 463 to 478  
being No 11859 for the year 2012.



(Dulal Chandrasaha) 25-September-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal



TRUE COPY ATTESTED

S. K. BANDYOPADHYAY NOTARY  
REGD. NO. 1028913  
Banshalai Court, Kolkata-700 007

1102 NOV 5 11