

11105/2012

11858/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 356636



26/9/12
 12-10-12
 22/9/12

Additional Registrar of Assurances II
 Kolkata

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

Additional Registrar of Assurances-II, Kolkata

22/9/12

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

SL. No. 17783 DATE 12 FEB 2011
NAME.....
ADD.....
AMT 500 -

S. K. LATH & CO.
ADVDATE
S. K. S. ROY)
2nd FLOOR, KOLKATA-700001

Mousoon Ghosh
MOUSOON GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Identified by me
Pradip Kumar Sigh
S/o B. N. Sigh
G.A. K. S. Roy Road
Kalt
Hare Street
Lericy

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 SEP 2012

Thousand and Twelve (2012) **BETWEEN SRI ANUP KUMAR SAHA, (PAN CUTPSO799B)** 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, Madan 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 of Calcutta.

AND WHEREAS by virtue of a Deed of Settlement dated 23rd 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

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 grand son 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 Sm. Ratna Saha died on 7.12.1983 and the said trust thereby created come to an end be extinguished and said Anup Kumar Saha, the Vendor herein became the beneficial owner absolutely and forever of the said Premises No. 3/1A, Santrapara Lane in the town of Calcutta morefully and particularly described in the Schedule hereunder written and hereinafter referred to as "**the said property**".

AND WHEREAS the said Anup Kumar Saha duly mutated his name in the Assessment records of the Kolkata Municipal Corporation on 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.

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 17 (Seventeen) Sq.ft. more or less together with structure erected thereon situate lying at and being Premises No.3/1A, Santrapara Lane, 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 ancient rights liberties privileges assessment and appurtenances belonging or in anywise held

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 **TOGETHERWITH** 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 muniments 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 at all times hereafter peaceably and quietly possesses and enjoy the said piece or

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 17 (Seventeen) 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. 3/1A, Santrapara Lane in the town of Calcutta within the Municipal area of the Corporation of Calcutta in Holding No. 28C (Old No.28), Sub-Division - XV, Division - I, 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. is 8 feet wide)

- ON THE NORTH** : By Premises No. 21/A, Centre Sinthee Road;
- ON THE SOUTH** : Partly by Premises No. 3/1B, Santrapara Lane;
- ON THE EAST** : By Partly by the Premises No. 21/1A, Centre Sinthee Road and partly by Santrapara Lane;
- ON THE WEST** : By the Premises No. 3/1B, Santrapara Lane.

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

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. Ante Ban
Adv.
Alipore Court.
(South) 2/1/2011.

Arun Kumar Saha
(Signature of the Vendor)

2. Paroma Sengupta, Advocate

SIGNED and DELIVERED by the

PURCHASER at Kolkata in presence of:

1. Braclip Kumar Singh
P/o B.N. Singh
6A, K.S. Roy Road
Kolkata-1
2. Paroma Sengupta, Advocate
6A, K.S. Roy Road
Kolkata - 700001

For Snowball Construction Pvt. Ltd.,



Director.

(Signature of the Purchaser)

Drafted by:

Kapil Lath, Advocate
M/s S.K.Lath & Co.

Advocates

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

Kolkata-700 001

MEMO OF CONSIDERATION

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

By Pay Order No.203284 dated 18.09.2012 Rs.5,00,000/-

Drawn on ICICI BANK LTD.

Total - Rs.5,00,000/-

(Rupees Five Lacs only)

Arup Kumar Saha
 Signature of the Vendor

WITNESSES :

1. Amrita Bera
 for
 Shriya Lant
 (Saha) 24 Basun.
2. Paroma Sengupta, Advocate.

SITE PLAN SHOWING THE LAND AT PREMISES NO.- 3/1A,
SANTRA PARA LANE, WARD NO.- 2, P.S.- SINTHI, UNDER
KOLKATA MUNICIPAL CORPORATION, KOLKATA- 700030.

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

SCALE : 8' = 1"



PREMISES NO.- 3/1B

32'-2"

PREMISES NO.- 3/1B

23'-9"

PREMISES NO.- 3/1A
AREA OF LAND:-
01KT.00CH.11Sft.(M/L)

PREMISES NO - 21A

13'-6"

4'-8"

5'-2"

2'-4"

1'-6"

13'-5"

0'-5"

14'-6"

TO CENTRAL
SINTHI ROAD

7'-0" WIDE SANTRA PARA LANE

For Snowball Construction Pvt. Ltd.

Vinod Kumar

Director

Vinod Kumar

Anup Kumar Saha

SIGN. OF VENDORS

SIGN. OF PURCHASER

Nelson Chandra Adhikari

SIGN. OF L.B.S.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No Signatures of the executants and or purchaser/Representative



Anup Kumar Saha

1 ANUP KUMAR SAHA

Little	Ring	Middle (left)	Fore hand	Thumb
Thumb	Fore	Middle (right)	Ring hand	Little



Nilesh Todri

2 NILESH TODRI

Little	Ring	Middle (left)	Fore hand	Thumb
Thumb	Fore	Middle (right)	Ring hand	Little

Little	Ring	Middle (left)	Fore hand	Thumb
Thumb	Fore	Middle (right)	Ring hand	Little

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. 11105 / 2012, Deed No. (Book - I , 11858/2012)

I . Signature of the Presentant

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

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

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

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 Date

Pradip Kumar Singh
22/09/12



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



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

Endorsement For Deed Number : I - 11858 of 2012
(Serial No. 11105 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. 11967/- is paid , by the draft number 995101, 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) = 11869/- ,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.-10,79,604/-

Certified that the required stamp duty of this document is Rs.- 64796 /- and the Stamp duty paid as:
Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 64300/- is paid 99510221/09/2012 State Bank of India, Samriddhi Bhavan, 1,
Strand Rd, received on 22/09/2012

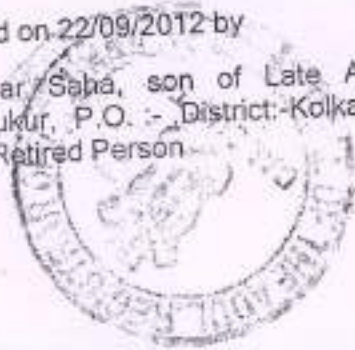
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.51 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 Anup Kumar Saha, son of Late Anil Kumar 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 chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 1 of 2

22/09/2012 13:07:00



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

Endorsement For Deed Number : I - 11858 of 2012
(Serial No. 11105 of 2012)

2. Mr Nilesh Todi
Director, M/s Snowball Construction Pvt Ltd, 22, Madan Mohan Talia Street, Kol, Thana:-Shyampukur,
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.

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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 47
Page from 447 to 462
being No 11858 for the year 2012.



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