

M/S. K. N. KUNDU & CO.

**14, JOGENDRA BASAK ROAD,
KOLKATA – 700036**

DEED OF CONVEYANCE

PREMISES NO. : 3/1B, Santrapara Lane,
Kolkata – 700 050.

VENDOR : Sri Baswadev Chatterjee,
25, Club Road, Nimta,
Kolkata – 700 028.

PURCHASER : **M/S. SNOWBALL CONSTRUCTION
PVT. LTD**
22, Madan Mohan Talla Street,
Kolkata – 700 005.

DRAFTED BY :

MANAB KUNDU,
ADVOCATE.

**Chamber: Delta House,
4, Govt. Place (North),
Kolkata – 700001.**

**Mobile : 9433485640
9073409360 .**

8929/17

I-8377/2017

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Unit

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 20/10/17*

Certified that the document is admission to registration. The Signature Sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
 Coimbatore, Dum Dum, 24-Pgs. (North)

18 OCT 2017

THIS DEED OF CONVEYANCE made on this the *18th* day of *October*,
 Two Thousand Seventeen A.D. (2017)

BETWEEN

SL. NO. 24506 DATE 17 OCT 2017
NAME.....
ADD.....
AMT. 5000/- Five thousand only

Manab Kundu Advocate
14, Jaganendra Basak Road
Kolkata-700036

GRN:
GRN D
BRN :
EPOS

Name :
Contact I
E-mail :
Address :
Applicant
Office Na
Office Ad
Status of

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFF

YMEN

Sr.
No.

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1 Words



Mousumi Ghosh
Addl. District Sub-Registrar
Cossipore Dum-Dum 24 Pps
18 OCT 2017

Raju Mondal
S/o. C. Mondal
57, B.L. Ghosh Rd.
Kal-700057.

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

GRN: 19-201718-009287224-1 Payment Mode Online Payment
GRN Date: 17/10/2017 21:11:23 Bank: State Bank of India
BRN: CKD8395166 BRN Date: 17/10/2017 21:12:24

EPOSITOR'S DETAILS

Name : K'N KUNDU AND CO Id No. : 15060001415546/4/2017
Contact No. : Mobile No. : +91-9433485640
E-mail :
Address : 14 JOGENDRA BASAK ROAD KOLKATA 700036
Applicant Name : Mr MANAB KUNDU
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15060001415546/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	115020
2	15060001415546/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	20014

Total 135034
1 Words : Rupees One Lakh Thirty Five Thousand Thirty Four only

SRI BISWADEV CHATTERJEE son of Late Sushil Kumar Chatterjee by religion : Hindu, by occupation : Advocate, having Income Tax PAN : ADOPC3541P, residing at 25, Club Road, Nalta, Police Station- Dum Dum, Post : Dum Dum, Kolkata-700 028, hereinafter referred to as the "VENDOR" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART.

AND

M/S. SNOWBALL CONSTRUCTION PVT. LTD., a Company incorporated under the companies Act, 1956 , having its registered office at 22, Madan Mohan Talla Street, P.S. Shyampukur, Kolkata – 700 005 having Income Tax PAN No : AARCS8434N, represented by its Director, SRI LAXMI KANT TODI, son of Late Deoki Nandan Todi, by faith – Hindu, by occupation – Business, residing at 22, Madan Mohan Talla Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005, having Income Tax PAN No : ABTPT7710N, hereinafter referred and called the "PURCHASER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, successors, successors-in-office, administrators legal representatives and assigns) of the OTHER PART.

WHEREAS by a Registered Deed of Conveyance dated 31st day of October, 1956, one Sri Baidya Nath Shaw mentioned therein Vendor, vendor therein sold,

transferred, conveyed all that piece and parcel of land measuring 1 Cottah 9 chitaks 23 sq.ft., comprised in Mouza-Sinthee, Division-I, Sub-Division- 15 formerly holding No. 28, formerly New Holding No. 28C, being Municipal Premises No. 3/1B, Santrapara Lane, under the Calcutta Municipal Corporation, Ward No. 02, Police Station- Cossipore, District 24-Parganas in favour of Purchaser Smt. Lalita Chattopadhyay which was registered at Sub-Registrar at Cossipore Dum Dum, recorded in Book No.1, Volume No. 124, pages 149 to 155, Being Deed No.8512, for the year 1956 for a valuable consideration mentioned therein.

AND WHEREAS after such purchase said Smt. Lalita Chattopadhyay alias Smt. Lalita Chatterjee recorded her name before the Calcutta Municipal Corporation, on the land measuring 1 Cottah 9 chitaks 23 sq.ft., comprised in Mouza-Sinthee, Division-I, Sub-Division- 15 formerly holding No. 28, New Holding No. 28C, being Municipal Premises No. 3/1B, Santrapara Lane, under the Calcutta Municipal Corporation, Ward No. 02, Police Station- Cossipore, District 24-Parganas and paying the municipal taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS said Smt. Lalita Chattopadhyay alias Smt. Lalita Chatterjee sanctioned a one storied building plan in her name on the said land from the Calcutta Municipal Corporation now the Kolkata Municipal Corporation and constructed one storied building on the said land and enjoying with her family members until her death.



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AND WHEREAS said Smt. Lalita Chattopadhyay alias Smt. Lalita Chatterjee who was a Hindu Governed by Dayabhaga School of Hindu Law died intestate on 29th day of December, 2007, leaving surviving her three sons namely (1) Sri Nirmal Chatterjee (2) Sri Biswadev Chatterjee (3) Sri Samar Chatterjee and two married daughter namely (1) Smt. Krishna Mukherjee and (2) Smt. Swapna Sengupta as her legal heirs and successors no other person and persons and her husband Sri Sushil Kumar Chatterjee died on 20th day of June, 1991 before her death.

AND WHEREAS after the death of Smt. Lalita Chattopadhyay alias Smt. Lalita Chatterjee and her husband Sri Sushil Kumar Chatterjee, their legal heirs namely Sri Nirmal Chatterjee, Sri Biswadev Chatterjee, Sri Samar Chatterjee, Smt. Krishna Mukherjee and Smt. Swapna Sengupta are the joint owners each having undivided one fifth share of land measuring 1 Cottah 9 chitaks 23 sq.ft., with structure measuring 600 sq.ft. covered area comprised in Mouza-Sinthee, Division-I, Sub-Division- 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24-Parganas and paying the municipal taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS by a Deed of Gift dated 3rd day of October, 2013 said Smt. Krishna Mukherjee and Smt. Swapna Sengupta gifted, transferred, convey all that undivided $\frac{2}{5}$ th (two fifth) share of land measuring 459.20 sq.ft., i.e. 0.637 Cottahs more or less together with pucca structure measuring 240 sq.ft., out of the total land measuring 1 Cottah 9 chitaks 23 sq.ft., i.e. 1148 sq.ft., and pucca structure measuring 600 sq.ft., more or less comprised in Mouza-Sinthee,

Division-I, Sub-Division- 15 being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station - Cossipore, District : North 24-Parganas in favour of their brothers namely Sri Nirmal Chatterjee, Sri Biswadev Chatterjee and Sri Samar Chatterjee which was registered at Additional District Sub-Registrar at Cossipore Dum Dum, District North 24-Parganas, recorded in Book No. 1, C.D. Volume No. 28, Pages from 8559 to 8571, Being No. 11719, for the year 2013.

AND WHEREAS after such gift dated 3rd day of October, 2013 Sri Nirmal Chatterjee, Sri Biswadev Chatterjee and Sri Samar Chatterjee recorded their names before the Kolkata Municipal Corporation on the land measuring 1 Cottah 9 chitaks 23 sq.ft., with structure measuring 600 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division- 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas and paying the municipal taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS the present owners was not in a position to construct individual building on the land measuring 1 Cottah 9 chitaks 23 sq.ft., with structure measuring 600 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division- 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas and the said owners wanted to construct a new building thereon in the said premises for their better beneficial use of residential

accommodation and financial stability but due to insufficient technical know how and insufficient funds the said owners could not construct the building on the said premises by themselves.

AND WHEREAS the present owners namely Sri Nirmal Chatterjee, Sri Biswadev Chatterjee and Sri Samar Chatterjee on 9th day of October, 2013 executed a development Agreement as the Owners of the First Part and M/S. SNOWBALL CONSTRUCTION PVT. LTD., a Company incorporated under the companies Act, 1956, having its registered office at 22, Madan Mohan Talla Street, P.S. Shyampukur, Kolkata – 700 005 having Income Tax PAN No : AARCS8434N, represented by its Director, SRI LAXMI KANT TODI, son of Late Deoki Nandan Todi, by faith – Hindu, by occupation – Business, residing at 22, Madan Mohan Talla Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005 mentioned therein as the Developer of the Other Part it is inter alia agreed by and between the parties thereto that the Developer shall construct a Ground plus three storied building in or upon the aforesaid land measuring 1 Cottah 9 chitaks 23 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division-15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas wherein it is clearly understood that the Owners shall get one self contained flat having 333.33 sq.ft. covered area on the First Floor South East portion, one self contained flat having 333.33 sq.ft. covered area on the Second Floor South East portion and one self contained flat having 333.33 sq.ft. covered area on the Third Floor of the newly proposed building and in addition of this floor area owners shall also get adjustable amount of Rs.



10,00,000/- (Rupees ten lacs) only in respect of Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas with such other terms and conditions as clearly written there under which was registered office of the Additional District Sub-Registrar at Cossipore Dum Dum, District North 24-Parganas, recorded in Book No. I, C.D Volume No. 28, Pages from 8572 to 8593, Being No. 11948, for the year 2013 and in terms of the development agreement dated 9th day of October, 2013 developer has already paid to the owners Sri Nirmal Chatterjee, Sri Biswadev Chatterjee and Sri Samar Chatterjee Rs. 10,00,000/- (Rupees ten lacs) only which the owners duly acknowledged.

AND WHEREAS by a General Power of Attorney dated 9th day of October, 2013 registered at office of the Additional District Sub-Registrar at Cossipore Dum Dum, District North 24-Parganas, recorded in Book No. I, C.D Volume No. 28, Pages from 8594 to 8605, Being No. 11949, for the year 2013 the said owners namely Sri Nirmal Chatterjee, Sri Biswadev Chatterjee and Sri Samar Chatterjee jointly mentioned therein as Principals, the Principals therein appointed M/S. SNOWBALL CONSTRUCTION PVT. LTD., a Company incorporated under the companies Act, 1956 , having its registered office at 22, Madan Mohan Talla Street, P.S. Shyampukmur, Kolkata – 700 005 as their constituted attorney to negotiate on terms for and to agree to and enter into and conclude any Agreement for sale and to sell and/or transfer Flats with proportionate share of land attributable to the said constructional areas at the aforesaid Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas,



the particular of such entirety of land and premises morefully described in the SCHEDULE there under written, to any Purchaser or Purchasers at such price which said Attorney, in their absolute discretion, thinks proper and/or to cancel and/or repudiate the same and to receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give good, valid receipt and discharge for the same and to do all acts, deeds, matters and things as clearly cited therein.

AND WHEREAS the said agreement though contained inter alia all the necessary covenants as are usual on the part of the Owners in case of promotion and development of the said property for construction of a residential building under the supervision and total cost to be borne by the Developer but nevertheless the same could be not be acted upon or otherwise given effect to due to reasons beyond their control who failed to comply with other terms and condition of the said agreement on and from of the date of execution of the said agreement to date and furthermore the Developer have had already expressed his inability to fulfill the terms and conditions of such Development Agreement dated on 9th day of October, 2013 and the Developer could not complete the construction work due to his acute problem and some other reasons beyond its control.

AND WHEREAS in such an even hereinbefore stated the aforesaid agreement has been in fractious to all intends and purposes rather a mere paper agreement and so of no effect nor of any use or benefit to the Developer nor to the Owners also.



AND WHEREAS the Schedule below property now known as Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas are in possession of the Owners and enjoying the same without any interruption or interference from any person or persons whomsoever free from all encumbrances, liens and attachments whatsoever.

AND WHEREAS the present owners namely Sri Nirmal Chatterjee, Sri Biswadev Chatterjee and Sri Samar Chatterjee on 18th day of October, 2017 executed a Cancellation of development Agreement as the Owners of the First Part and M/S. SNOWBALL CONSTRUCTION PVT. LTD., a Company incorporated under the companies Act, 1956, having its registered office at 22, Madan Mohan Talla Street, P.S. Shyampukur, Kolkata - 700 005 having Income Tax PAN No : AARCS8437N, represented by its Director, SRI LAXMI KANT TODI, son of Late Deoki Nandan Todi, by faith - Hindu, by occupation - Business, residing at 22, Madan Mohan Talla Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata - 700 005 mentioned therein as the Developer of the Other Part it is inter alia agreed by and between the parties thereto that the Developer and the owners agreed they have no intention to developed the said land measuring 1 Cottah 9 chitaks 23 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division- 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas which was registered at office of the Additional District Sub-Registrar at Cossipore Dum Dum, District North 24-Parganas, recorded in Book No. I, Being No. 150608372, for the year 2017.

Biswadev Chatterjee

Biswadev Chatterjee



Registrar
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AND WHEREAS owners Sri Nirmal Chatterjee, Sri Biswadev Chatterjee and Sri Samar Chatterjee by a deed of Revocation of Power of Attorney dated ~~18.11.17~~ day of October' 2017 canceled the said Power of Attorney dated 9th day of October, 2013 and absolutely and completely revoked also all powers or authority thereby and there under given to the aforesaid M/S. SNOWBALL CONSTRUCTION PVT. LTD., a Company incorporated under the companies Act, 1956, having its registered office at 22, Madan Mohan Talla Street, P.S. Shyampukmur, Kolkata - 700 005, either expressly or impliedly, to all intents and purposes provided that nothing herein content shall render in valid or ineffective any act, deed or thing lawfully and bonafide done or caused to be done by the said attorney under and by virtue of the power given to them before the revocation thereof which was registered office of the Additional District Sub-Registrar at Cossipore Dum Dum, District North 24-Parganas, recorded in Book No. 17, Being No. 1506 00778, for the year 2017 and duly knowledge by the attorney.

Biswadev Chatterjee

AND WHEREAS the Vendor intends to sell and the Purchaser agree to purchase all that a piece and parcel of land measuring 8 chitaks 22 sq.ft., with structure measuring 200 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas Kolkata - 700 050 being undivided one third share, the particular of such one third share morefully described in the SECOND SCHEDULE hereto out of total land measuring 1 Cottah 9 chitaks 23 sq.ft., with



Registered
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structure measuring 600 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas Kolkata - 700 050, the entirety of such property morefully described in the FIRST SCHEDULE hereto at or for a total consideration of Rs. 20,00,000.00 (Rupees twenty lacs) only which is the actual market price.

The Vendor has represented to the Purchaser as follows :-

That the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Schedule property free from all encumbrances.

That the right title and interest of the Vendor in the property is free from all encumbrances and Vendor has a marketable title of the same.

That the entirety of the Schedule property is in actual and has physical possession of the Vendor.

That the Vendor has not received any notice for acquisition or requisition of the property or any part or portion thereof under any of laws for the time being in force.

That the Vendor has not entered into any agreement for sale , lease or otherwise for transfer of the said properties or any part or portion thereof in favour of anyone other than in favour of the Purchaser herein.



That the Vendor is not aware of any impediment affecting the property whereby is in any way barred from entering into this deed of conveyance.

That the Vendor is fully and sufficiently entitled to deal with and/or dispose off the said Second Schedule below properties and thus enter into this deed of conveyance.

AND WHEREAS by an verbal Agreement for Sale made between the Vendor and the purchaser thereto, the Vendor thereto agreed to sell and the purchaser agreed to purchase all that a piece and parcel of land measuring 8 chitaks 22 sq.ft., with structure measuring 200 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas Kolkata - 700 050 being undivided one third share, the particular of such one third share morefully described in the SECOND SCHEDULE hereto out of total land measuring 1 Cottah 9 chitaks 23 sq.ft., with structure measuring 600 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas Kolkata - 700 050, the entirety of such property morefully described in the FIRST SCHEDULE hereto at or for a total consideration of Rs. 20,00,000.00 (Rupees twenty lacs) only.



AND WHEREAS in pursuance to the same the Vendor herein agreed to execute and registered Deed of Conveyance in respect of all that a piece and parcel of land measuring 8 chitaks 22 sq.ft., with structure measuring 200 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas Kolkata – 700 050 being undivided one third share, the particular of such one third share morefully described in the SECOND SCHEDULE hereunder written to the purchaser herein.

AND WHEREAS the Vendor has good, clear and marketable title in respect of the said property described in the Schedule except for repayment to the purchaser of Rs.3,33,333/- (Rupees three lacs thirty three thousand three hundred thirty three) only for cancelation of development agreement on this day as security for developed the schedule property as per development agreement dated 9th day of October 2013 and purchaser shall pay to the Vendor total of Rs. 20,00,000.00 (Rupees twenty lacs) only for purchase of the said Schedule property, Purchaser shall be adjusted against repayment of cancelation of development agreement on this day on this Schedule property amount of Rs.3,33,333/- (Rupees three lacs thirty three thousand three hundred thirty three) only from the Vendor payable amount and the purchaser shall pay own contribution on this day Rs. 16,66,667.00 (Rupees sixteen lacs sixty six thousand six hundred sixty seven) only to the Vendor on this date of sale.

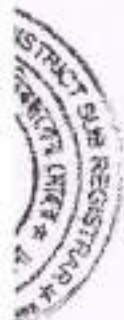


AND WHEREAS both the Vendor and purchaser have agreed in to include to make this adjustment as well as disbursement each other as they have decided to adjust on this style and they have and had not put any objection to any authority or any court of law in future.

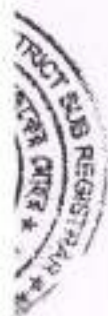
NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance to the same and in total consideration of the sum of Rs. 20,00,000.00 (Rupees twenty lacs) only paid by the Purchaser to the Vendor the total consideration money of the said land and premises the receipt whereof the Vendor do hereby admits and acknowledges and on and from the payment of the same and every part thereof acquit release and discharge the purchaser, its respective heirs, executors, administrators, representatives and assigns and everyone of them and also the said all that a piece and parcel of land measuring 8 chitaks 22 sq.ft., with structure measuring 200 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station-Cossipore, District North 24 - Parganas Kolkata - 700 050 being undivided one third share, the particular of such one third share morefully described in the SECOND SCHEDULE hereto out of total land measuring 1 Cottah 9 chitaks 23 sq.ft., with structure measuring 600 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station-Cossipore, District North 24 - Parganas Kolkata - 700 050, the entirety of such property morefully described in the FIRST SCHEDULE hereunder written and the Vendor as beneficial Owners do by these presents indefeasibly grant,



sell convey and transfer, assign and assure unto the purchaser, its respective heirs, executors, administrators, representatives and assigns free from all that a piece and parcel of land measuring 8 chitaks 22 sq.ft., with structure measuring 200 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas Kolkata - 700 050 being undivided one third share, the particular of such one third share morefully described in the SECOND SCHEDULE hereto, the OR HOWSOEVER otherwise and the said properties now or here to before were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER with the land or ground whereupon or on part whereof the same is erected and built together further with all erections, fixtures, walls, yards, and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to do with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said properties or every part thereof AND all deeds, pattas writings and evidence of title which in any wise relate to the said properties or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators or



representatives or any persons from whom they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY the said properties and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the purchaser, its respective heirs, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. Whatsoever created or suffered by the Vendor from these presents AND the Vendor do hereby for himself and his heirs, executors, administrators, representatives and assigns. THAT NOTWITHSTANDING any act, deed, or thing, whatsoever, by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendor and at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said properties hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of his heirs, executors, administrators, representatives, and assigns in the manner aforesaid AND THAT the purchaser, its respective heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said properties and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in



trust for him or from or under any of his ancestors and predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said properties or any part thereof from under or in trust for him the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its respective heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchaser, its respective heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchaser, its respective heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants herein under contained .



AND FURTHER THE VENDOR DO COVENANT WITH THE PURCHASER as follows:-

1. That the purchaser shall pay all municipal taxes charges, levies and impositions payable for the time being by the purchaser as owner of the said schedule below properties from the date of said deed of conveyance and when the same becomes due and payable and shall in addition thereto also pay all other liabilities for Schedule below properties from the date of such sale.
2. That the Vendor covenants with the purchaser to save harmless from and indemnified against all encumbrances, charges, and claim whatsoever.
3. That the Vendor at all times hereafter at the request and costs 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 property and every part thereof unto and to the use of the purchaser.
4. That the purchaser shall hereby peacefully and quietly hold, possess and enjoy the said properties without claim or demand whatsoever from the Vendor or any person claiming through or under them.

5. That the Purchaser shall also been titled to sale, mortgage, liens, amalgamation and otherwise alienate the property hereby conveyed, subject to the terms herein contained to any one without the consent of the Vendor.
6. That the purchaser shall not do or cause to be done any act or commission, which may in any manner prejudiced the right of the Vendor and interference with the peaceful and convenient enjoyment thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Premises No. 3/1B, Santrapara Lane, Kolkata - 700 050)

ALL THAT piece and parcel of land measuring 1 Cottah 9 chitaks 23 sq.ft. with one storied cement floor finished building consisting of 2 (two) Bed Room, 1 (one) Store Room, 1 (one) Balcony and 1 (one) Bath and Privy in the Ground Floor measuring 600 Sq. ft. covered area in Mouza - Sinthi, Division - I, Sub-Division - 15, Touzi No : 1298/2833, being Municipal Premises No : 3/1B, Santrapara Lane, Police Station Cossipore now Sinthee, under the Kolkata Municipal Corporation, Ward No : 2, Kolkata - 700 050 The particular of such premises more clearly shown and delineated in the map/plan annexed hereto and marked with border 'RED' colour and the said premises is butted and bounded as follows :-

ON THE NORTH : Premises No 21A, Centre Sinthee Road.

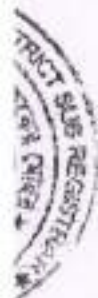
ON THE SOUTH : Premises No 21A, Centre Sinthee Road and 3/1,
Santra Para Lane

ON THE EAST : 7' Wide Santra Para Lane and Premises No 21A,
Centre Sinthee Road

ON THE WEST : Premises No 21A, Centre Sinthee Road.

SECOND SCHEDULE AS REFERRED TO ABOVE
(The Undivided One Third Share)

ALL THAT a piece of land measuring 8 chitaks 22 sq.ft., with structure measuring 200 sq.ft., comprised in Mouza - Sinthee, Division-I, Sub-Division - 15, being Municipal Premises No. 3/1B, Santrapara Lane, under the Kolkata Municipal Corporation, Ward No. 02, Police Station- Cossipore, District North 24 - Parganas Kolkata - 700 050. being the undivided one third share out of total 1 Cottah 9 chitaks 23 sq.ft. with one storied cement floor finished building consisting of 2 (two) Bed Room, 1 (one) Store Room, 1 (one) Balcony and 1 (one) Bath and Privy in the Ground Floor measuring 600 Sq. ft. covered area in Mouza - Sinthi, Division - I, Sub-Division - 15, Touzi No : 1298/2833, being Municipal Premises No 3/1B, Santrapara Lane, Police Station Cossipore now Sinthee , under the Kolkata Municipal Corporation, Ward No : 2, Kolkata - 700 050 the particular of such entirety of land and building is more fully described in the FIRST SCHEDULE herein above written.



IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

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

Biswedu Chatterjee

1) Nirmal Chatterjee
3/1B, Santia Park Lane,
Kolkata - 700050

2) Samar Chatterjee
3/1B, Santia Park Lane,
Kolkata - 700050.

SIGNED AND DELIVERED by the
Purchaser at Kolkata in the presence
of Dilip Singh
F.O.S.S Road KOL-700030

2. Raju Mondal
57, B.L. Bhoosh Road,
KAL-700057.

For Snowball Construction Pvt. Ltd
Director



MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 20,00,000.00 (Rupees twenty lacs) only as total consideration by the within named Vendor from the within named purchaser as per Memo of Consideration appended below :-

<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Cheque No.</u>	<u>Amount</u>
1. 17.10.2017	HDFC Bank	C. R. Revenue	010124	8,66,667.00
2. 17.10.2017	HDFC Bank	C. R. Revenue	010123	8,00,000.00
3. by way of book adjustment for cancelation of development agreement dated 18 th day of October' 2017 being Deed No				for the year 2017. <u>3,33,333.00</u>
				<u>Rs.20,00,000.00</u>

In the presence of :

Nirmal Chatterjee
S. Chatterjee

Bisnandan Chatterjee

Drafted by me

Manab Kundu
MANAB KUNDU
Advocate
Reg. No : WB/282/90
Alipore Civil & Criminal Court
Kolkata - 700 027.

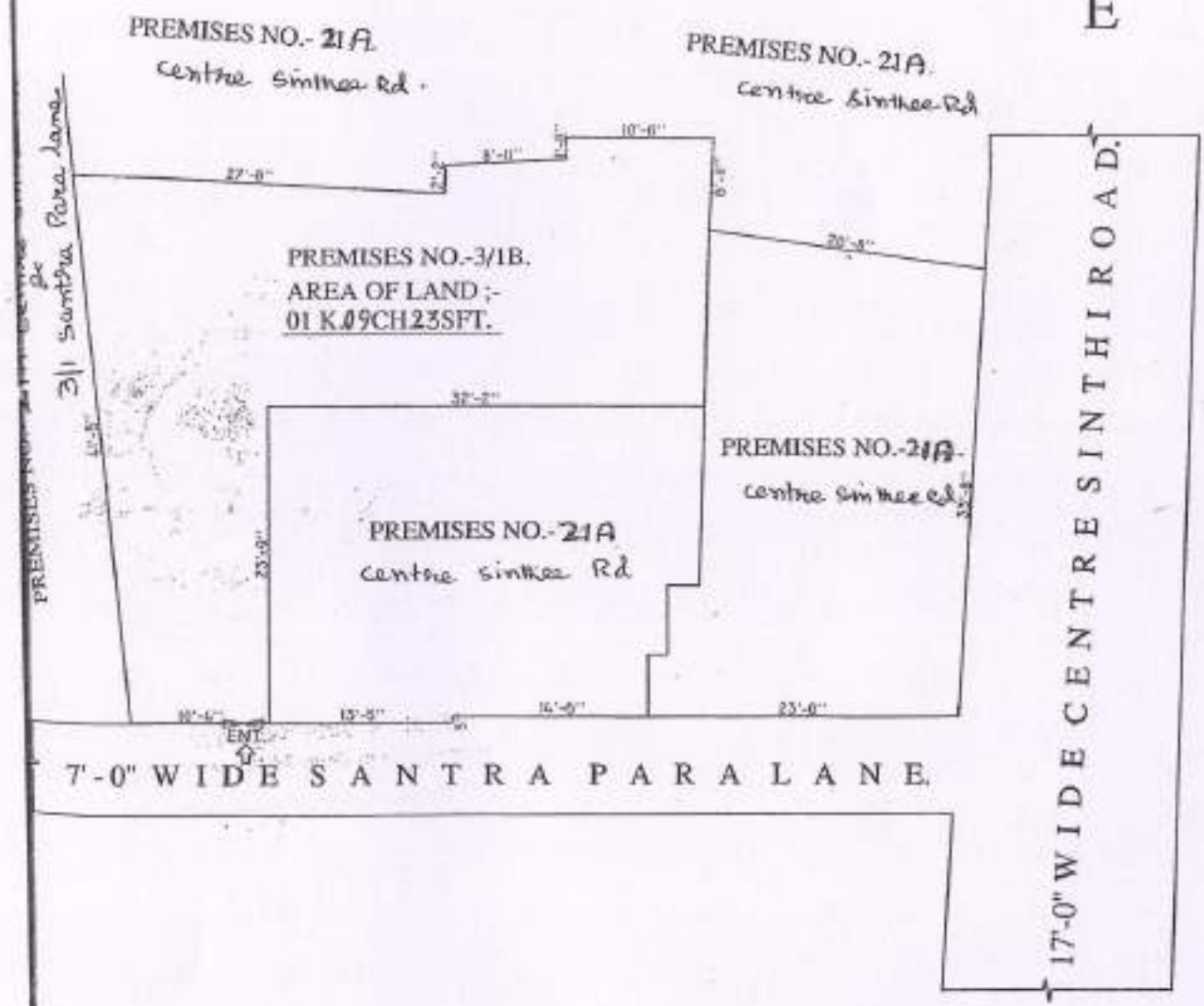
Typed by me :

Raja Mondal
Maa Lakshmi Niwas.
14, Jogendra Basak Road.
Kolkata - 700 036.

THE PLAN SHOWING THE LAND AT PREMISES NO. -3/1B,
 ANTRA PARA LANE, WARD NO.-02, P.S- SINTHI, UNDER
 KOLKATA MUNICIPAL CORPORATION. KOLKATA-700050

NOTE :-
 PREMISES NO.- 3/1B.
 AREA OF LAND ; 01 K.09CH.23SFT.
 AREA SHOWN BY RED BORDER.—

SCALE :- 8'-0" = 1"



Sudhachall...
 OF VENDOR'S

For Snowball Construction Pvt. Ltd
[Signature]
 Director
 SIG. OF PURCHASER

[Signature]
 SIG. OF L. B. S.



	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....

Signature.. Biswadev Chatterjee



	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.. LAXMI KANT TODDY

Signature.. Laxmi Kant Toddy

	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....

Signature.....

	Thumb	Fore	Middle	Ring	Little
Left Hand					
Right Hand					

Name.....

Signature.....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2017, Page from 254375 to 254408

Deed No 150608377 for the year 2017.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2017.10.24 18:12:39 +05:30
Reason: Digital Signing of Deed.

(Mukhopadhyay) 24-10-2017 18:11:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-1506-08377/2017	Date of Registration	18/10/2017
Query No / Year	1506-0001415546/2017	Office where deed is registered	
Query Date	16/10/2017 12:34:22 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANAB KUNDU 14, JOGENDRA BASAK ROAD, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9433485640, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 20,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,20,020/- (Article:23)	Rs. 20,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santrapara, Premises No. 3/1/B, Ward No: 2

Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
		Bastu		8 Chatak 22 Sq Ft	17,00,000/-	17,00,000/-	Width of Approach Road: 7 Ft.
Grand Total :				.8754Dec	17,00,000 /-	17,00,000 /-	

Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	200 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
Total :	200 sq ft	3,00,000 /-	3,00,000 /-	

Signer Details :



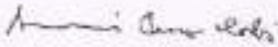
Name, Address, Photo, Finger print and Signature			
Name	Photo	Fingerprint	Signature
Shri BISWADEV CHATTERJEE Son of Late SUSHIL KUMAR CHATTERJEE Executed by: Self, Date of Execution: 18/10/2017 Admitted by: Self, Date of Admission: 18/10/2017, Place of Office	 16/10/2017	 LTI 18/10/2017	 18/10/2017

25, CLUB ROAD, NALTA,, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ADOPC3541P, Status :Individual, Executed by: Self, Date of Execution: 18/10/2017 , Admitted by: Self, Date of Admission: 18/10/2017 ,Place : Office

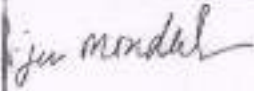
Buyer Details :

Name,Address,Photo,Finger print and Signature	
1	M/S. SNOWBALL CONSTRUCTION PVT. LTD. 22, MADAN MOHAN TALLA STREET,, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 , PAN No.:: AARCS8434N, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
1 Shri LAXMI KANT TODI (Presentant) Son of Late DEOKI NANDAN TODI Date of Execution - 18/10/2017, , Admitted by: Self, Date of Admission: 18/10/2017, Place of Admission of Execution: Office	 Oct 18 2017 1:05PM	 LTI 18/10/2017	 18/10/2017
22, MADAN MOHAN TALLA STREET,, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABTPT7710N Status : Representative, Representative of : M/S. SNOWBALL CONSTRUCTION PVT. LTD. (as COMPANY)			

Identifier Details :

Name & address	
1 SU MONDAL Mr C MONDAL L. GHOSH ROAD, P.O:- ARIADHA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 7, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri BISWADEV CHATTERJEE, Shri LAXMI KANT TODI	18/10/2017
	

Transfer of property for L1

From	To. with area (Name-Area)
Shri BISWADEV CHATTERJEE	M/S. SNOWBALL CONSTRUCTION PVT. LTD.-0.875417 Dec

Transfer of property for S1

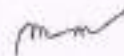
From	To. with area (Name-Area)
Shri BISWADEV CHATTERJEE	M/S. SNOWBALL CONSTRUCTION PVT. LTD.-200.00000000 Sq Ft

Endorsement For Deed Number : I - 150608377 / 2017

On 16-10-2017

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 20,00,000/-



Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 18-10-2017

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 Indian Stamp Act 1899.

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

Presented for registration at 12:26 hrs on 18-10-2017, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri LAXMI KANT TODI .

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

Execution is admitted on 18/10/2017 by Shri BISWADEV CHATTERJEE, Son of Late SUSHIL KUMAR CHATTERJEE, (CLUB ROAD, NALTA, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 70028, by caste Hindu, by Profession Advocate

Identified by Mr RAJU MONDAL, . . Son of Mr C MONDAL, 54, B. L. GHOSH ROAD, P.O: ARIADHA, Thana: Ghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

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

Execution is admitted on 18-10-2017 by Shri LAXMI KANT TODI, COMPANY, M/S. SNOWBALL CONSTRUCTION LTD. (Private Limited Company), 22, MADAN MOHAN TALLA STREET,, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District-Kolkata, West Bengal, India, PIN - 700005

Identified by Mr RAJU MONDAL, . . Son of Mr C MONDAL, 54, B. L. GHOSH ROAD, P.O: ARIADHA, Thana: Ghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Payment of Fees

Verified that required Registration Fees payable for this document is Rs 20,014/- (A(1) = Rs 20,000/- ,E = Rs 14/-) Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 17/10/2017 9:12PM with Govt. Ref. No: 192017180092872241 on 17-10-2017, Amount Rs: 20,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD8395166 on 17-10-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

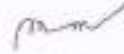
Certified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24506, Amount: Rs.5,000/-, Date of Purchase: 17/10/2017, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2017 9:12PM with Govt. Ref. No: 192017180092872241 on 17-10-2017, Amount Rs: 1,15,020/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CKD8395166 on 17-10-2017, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADOPC3541P



नाम / NAME
BISWADEV CHATTERJEE

पिता का नाम / FATHER'S NAME
SUSHIL KUMAR CHATTERJEE

जन्म तिथि / DATE OF BIRTH
15-04-1950

हस्ताक्षर / SIGNATURE

Biswadev Chatterjee

B. Das

अवकाश संख्या, प.स.-131

COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आवकन आवकन (पट्टा) एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

Biswadev Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

LAXMI KANT TODI
DEOKINANDAN TODI

07/04/1953
 Permanent Account Number
ABTPT7710N


 Signature



Laxmi Kant Todi

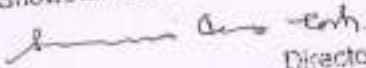
यह कार्ड का उपयोग करके आयकर सेवाएँ प्राप्त करने के लिए
 आवश्यक है। इसे सुरक्षित रखें। यदि इसे खोया जाये तो
 पुराने कार्ड को तुरंत रद्द करने के लिए 14223 पर कॉल करें।
 एन.टी.एस.ए. कार्ड, नया दिल्ली, 110055

If this card is lost / someone else has card in hand
 please inform / inform us
 Income Tax PAN Services Unit, NSDL,
 1st Floor, Times Tower,
 Kankaria Mills Compound,
 A. B. Marg, Lower Park, Mumbai - 400 013

Tel: 91 02 2659 8600, Fax: 91 02 26511604,
 e-mail: ntes@nsdl.com

Laxmi Kant Todi



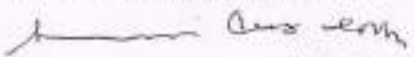
For Snowball Construction Pvt. Ltd

Director

इस कार्ड को खोलें / अपने परचमवा मुद्रित करें / खोलें :-
आयकर विभाग कार्ड, एन एस सी एस
वीसटीसीसील, सत्यवादी चेंबर,
बॉम्बे टेलिफोन एक्सचेंज के पास टीसी,
बॉम्बे, मुंबई - 411 045

If this card is lost / someone's lost card is found,
Please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 3080, Fax: 91-20-2721 4081
e-mail: tininfo@nsdl.co.in

For Snowball Construction Pvt. Ltd


Director

M/S. K. N. KUNDU & CO.

**14, JOGENDRA BASAK ROAD,
KOLKATA – 700036**

DEED OF CONVEYANCE

PREMISES NO. : 3/1B, Santrapara Lane,
Kolkata – 700 050.

VENDOR : Sri Baswadev Chatterjee,
25, Club Road, Nimta,
Kolkata – 700 028.

PURCHASER : M/S. SNOWBALL CONSTRUCTION
PVT. LTD
22, Madan Mohan Talla Street,
Kolkata – 700 005.

DRAFTED BY :

***MANAB KUNDU,
ADVOCATE.***

**Chamber: Delta House,
4, Govt. Place (North),
Kolkata – 700001.**

**Mobile : 9433485640
9073409360 .**