

Subhor Das

भारतीय गैर न्यायिक

दस
रुपये

रु.10

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

02877
पश्चिम बंगाल WEST BENGAL16/5/16
97AA 642554

Serial No. 2877 of 16
 BK No. 1 Vol. No. 16 Pages to
 Being No. 5325 Year 10
 Cartridge Paper Issued.....
 Copying Fee Ordinary.....
 Copying Fee Urgent.....
 Tracing Charge for Map or Plan.....
 Xeroxing Charges.....

P-17

4.00
 10.00
 10.00
 127.00
 151.00/-

Under Article F (1) & F (3).....
 Under Article G (a) & G (b).....
 Value of Stamp.....
 Value of Court Fee.....
 Value of Cartridge Paper.....
 Cost of Map of Plan.....
 Cost of Xeroxing.....
 Total Cost of Copy.....
 Copy Prepared Signed.....
 Sealed and Delivered to.....
 As per Order No.....

Record Keeper
 Registrar of Assurances-II
 Kolkata

16/05/16

ADDL. REGISTRAR OF ASSURANCES-II
 KOLKATA

16/5/16

14507

10 MAY 2016

No.....Rs 10/- Date.....

Name: MANOJ MALICK

Advocate

Address: Alipore Police Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....



04/03/2010

5525



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 334327



10962/10
M.R. 10,10,332

10-5-10

Certified that the Document submitted to Registration, the Signature Sheet and the endorsement thereon attached to this document are the part of this Document.

Additional Registrar
of Assurances-II, Kolkata
10.05.10

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made this 10th day of MAY, Two Thousand Ten

BETWEEN

AND

SRI AMIT KUMAR SHAW, (Pan Card No.AGXP54619J), son of Sri Mewalal Shaw, by faith Hindu, by occupation Business, resident of P-23, Dobson Lane, within Police Station Golabari, in the District of Howrah, hereinafter referred to as the VENDOR (which expression shall unless repugnant to the context and meaning shall deem to mean and include his legal heirs, successors, executors, administrators, representatives and assigns, etc.) of the ONE PART:

AND



3400

30/04/10

1000/-

Amit Kr. Shaw

P-23 Dobson Lane, Howrah-71101

সোদা নী ষ্যান্ডা ডেপো

সোদা পিডিং কোর্স



সংগ্রহ

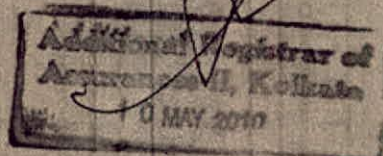
S/o - Smt. Sujata

well - Baridhe

Bo. Katarahat

Dr. Midnapur (6)

Service





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. 04505 / 2010, Deed No. (Book - I , 05525/2010)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Amit Kumar Shaw	Amit K Shaw 10-05-2010

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amit Kumar Shaw Address -P- 23, Dobson Lane, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, P.O. :-	Self	 10/05/2010	 LTI 10/05/2010	Amit K Shaw,
2	Madan Chand Jain Address -873, Lake Town, Block- A, 3rd Floor, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700089	Self	 10/05/2010	 LTI 10/05/2010	Madan Ch. Jain,

Name of Identifier of above Person(s)

Asraf Ali
Village:-Barisha, District:-Purba Midnapore, WEST
BENGAL, India, P.O. :- Kolaghat

Signature of Identifier with Date

Asraf Ali
10/5/10







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

Endorsement For Deed Number : I - 05525 of 2010
(Serial No. 04505 of 2010)

On 10/05/2010

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 11110/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on
10/05/2010

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.-1010332/-

Certified that the required stamp duty of this document is Rs.- 60630 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid 31354610/05/2010 State Bank of India, CALCUTTA MAIN BRANCH, received on
10/05/2010
2. Rs. 10800/- is paid 31354710/05/2010 State Bank of India, HOWRAH RAILWAY STATION, received on
10/05/2010

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

Presented for registration at 12.56 hrs on :10/05/2010, at the Office of the A. R. A. - II KOLKATA by
Amit Kumar Shaw ,Executant.

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

Execution is admitted on 10/05/2010 by

1. Amit Kumar Shaw, son of Mewalal Shaw , P- 23, Dobson Lane, Thana:-Golabari, District:-Howrah,
WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Madan Chand Jain, son of Birdhi Chand Jain , 873, Lake Town, Block- A, 3rd Floor, Kol, Thana:-Lake
Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700089 , By Caste Hindu, By
Profession : Business

Identified By Asraf Ali, son of Sk. S. Ali, Village:Barisha, District:-Purba Midnapore, WEST BENGAL,
India, P.O. :-Kolaghat , By Caste: Muslim, By Profession: Service.



10.05.10 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 1 of 2

10/05/2010 13:19:00





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

Endorsement For Deed Number : I - 05525 of 2010
(Serial No. 04505 of 2010)

(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II



10.05.10 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2

10/05/2010 13:19:00



SRI MADAN CHAND JAIN, (Pan Card No.ALKPJ9668C), son of Birdhi Chand Jain, by faith Hindu, by occupation Business, resident of 873, Lake Town Block - A, 3rd Floor, within Police Station Lake Town, Kolkata - 700 089, hereinafter referred to as the BIDDER/PURCHASER (which term shall unless excluded by or repugnant to the context mean and include his legal heirs, successors, executors, administrators, representatives and assigns, etc.) of the OTHER PART:

WHEREAS

A. Sri Shiujee Prosad Singh & Sri Sankar Mondal jointly became the absolute owners and occupiers in respect of ALL THAT piece and parcel of land measuring 10 Cottahs, be the same a little more or less, lying and situate at Mouza - Krishnapur, within Police Station Rajarhat, and comprised in C. S. Dag No. 3112 under C. S. Khatian No. 701, corresponding to R. S. Dag No. 166 under R. S. Khatian No. 595, J. L. No. 17, in the District of 24 Parganas (North), morefully described in the First Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" by virtue of their lawful purchase for valuable consideration from the then lawful owners and occupiers Uma Sankar Mission Trustees being represented by Sri Soumen Das Bagchi by virtue of four separate registered Deeds of Conveyance dated 05th January, 1988, 06th January, 1988, 17th March, 1988 and 19th March, 1988 all registered before the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake and incorporated vide Book No. 1, Volume No. 2, Pages 83 to 96, Being No. 59, for the Year 1988, Book No. 1, Volume No. 2, Pages 185 to 198, Being No. 69, for the Year 1988, Book No. 1, Volume No. 41, Pages 481 to 490, Being No. 2058, for the Year 1988 and Book No. 1, Volume No. 42, Pages 291 to 300, Being No. 2085, for the Year 1988 respectively.

B. The said Sri Shiujee Prosad Singh & Sri Sankar Mondal while thus being seized



and possessed of the aforesaid property by exercising all sorts of overt acts as true and lawful owner thereof including mutating their names before the Rajarhat Gopalpur Municipality and the SAID PROPERTY was known and numbered as Holding No. R.G.M/20/1040 and being Premises No. 497, Narayantala (West), Deshbandhu Nagar, under Ward No. 20 of the Rajarhat Gopalpur Municipality, Kolkata - 700 059, obtained a plan for construction of a four storied with mezzanine floor residential building commonly known as "SHIBSHANKAR BUILDING" consisting of 47 self contained flats.

C. After the completion of the said Building, the said Sri Shiujee Prosad Singh & Sri Sankar Mondal by virtue of a registered Deed of Conveyance dated 25th March, 1992 since been registered before the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake and incorporated in Book No. 1, Volume No. 62, Pages 65 to 76, Being No. 3066 for the Year 1992 sold, conveyed, transferred, assigned and granted All that piece and parcel of a self contained flat being Flat No. L/31 Block L2 at the 3rd floor measuring 690 Sq. ft. Super Built Up Area, be the same a little more or less, comprising of two bedrooms, 1 dining cum drawing room, 1 kitchen, 2 toilets situate and lying to the south west portion of the third floor of the said four storied with mezzanine floor building commonly known as "SHIBSHANKAR BUILDING" and constructed over the SAID PROPERTY together with undivided impartible share in the SAID PROPERTY and the common spaces morefully described in the Second Schedule hereunder written and hereinafter referred to as the SAID FLAT for valuable consideration in favour of Sri Krishna Mohan Gupta and delivered possession in his favour.

D. The said Sri Krishna Mohan Gupta while thus being seized and possessed of the aforesaid self contained Flat by exercising all sorts of overt acts as true and lawful owner thereof including mutating his name before the Rajarhat Gopalpur Municipality



and making payment of taxes thereof on account of his legal necessity declared his intention to sell, convey, transfer, assign and transfer the SAID FLAT and Sri Ashok Kumar Taparia and Smt. Anjana Devi Taparia being jointly interested to acquire the SAID FLAT entered into an Agreement for Sale dated 16th August, 2003 for purchase of the said Flat and availed of a Home Loan from the Corporation Bank, Baguiati Branch, a Secured Creditor vide Loan Account No. CHOME/01/03008 for purchase of the SAID FLAT and the said Corporation Bank, Baguiati Branch, duly made the payment for the purchase of the SAID FLAT in favour of the Sri Krishna Mohan Gupta but till date the said Sri Ashok Kumar Taparia and Smt. Anjana Devi Taparia did not take any initiative to have a proper Deed of Conveyance registered in their favour from the said Sri Krishna Mohan Gupta herein although the entire consideration money towards the SAID FLAT was paid by the said Corporation Bank, Baguiati Branch in favour of the said Sri Krishna Mohan Gupta.

1. As the said Sri Ashok Kumar Taparia and Smt. Anjana Devi Taparia failed and neglected to re-pay the said Home Loan availed from the Corporation Bank, Baguiati Branch vide Loan Account No. CHOME/01/03008 for the purchase of the SAID FLAT, the said Corporation Bank in exercise of the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules framed there-under issued notice upon the said Sri Ashok Kumar Taparia and Smt. Anjana Devi Taparia calling upon them to repay the dues within the prescribed period and on the failure of the said Sri Ashok Kumar Taparia and Smt. Anjana Devi Taparia to repay the dues of the said Corporation Bank in exercise of the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there-under obtained possession in respect of the said property after complying with all the legal formalities.



D. The said Corporation Bank while thus being seized and possessed of the SAID FLAT i.e. ALL THAT piece and parcel of a self contained flat being Flat No. L/31 Block L2 at the 3rd floor measuring 690 Sq. ft. Super Built Up Area, be the same a little more or less, comprising of two bedrooms, 1 dining cum drawing room, 1 kitchen, 2 toilets situate and lying to the south west portion of the third floor of the said four storied with mezzanine floor building commonly known as "SHIBSHANKAR BUILDING" lying and situate at Mouza - Krishnapur, within Police Station Rajarhat and comprised in C. S. Dag No. 3112 under C. S. Khatian No. 701, corresponding to R. S. Dag No. 166 under R. S. Khatian No. 595, J. L. No. 17, in the District of 24 Parganas (North) and being Holding No. R.G.M/20/1040 and being Premises No. 497, Narayantala (West), Deshbandhu Nagar, under Ward No. 20 of the Rajarhat Gopalpur Municipality, Kolkata - 700 059, together with undivided impartible share in the said land and the common spaces, morefully described in the Second Schedule hereunder written and hereinbefore and hereinafter referred to as the SAID FLAT in exercise of its powers under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there-under in order to realize its dues put the said property in auction after complying with all the requisite legal formalities on "As is where is" and "As is what is" basis free from all encumbrances and the VENDOR of the ONE PART herein being interested in purchasing the SAID FLAT on such conditions, put in his bid and was declared the highest bidder, which the said Corporation Bank accepted and on remittance of the entire bid amount by the VENDOR of the ONE PART as per the terms and conditions as laid down prior to such auction, the Authorised Officer of the SECURED CREDITOR/VENDOR of the ONE PART under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules framed there-under agreed to issued a Sale Certificate dated 31st August, 2009 in the name of the VENDOR of the ONE PART coupled with delivery of possession of the SAID FLAT



free from all encumbrances in favour of the VENDOR of the ONE PART herein.

E. On payment of the entire consideration money the said Corporation Bank by virtue of an Indenture of Sale registered on 08th May, 2010 since been registered before the Office of the Additional Registrar of Assurances-II, Kolkata and incorporated in Book No. 1, Being No. 05480 for the Year 2010 sold, conveyed, transferred, granted and assigned absolutely and forever the SAID FLAT in favour of the VENDOR of the ONE PART herein.

F. The VENDOR of the ONE PART while thus being seized and possessed of the SAID FLAT since obtaining possession thereof since 31st August, 2009 herein on account of his legal necessity declared his intention to sell and convey the same and the PURCHASER of the OTHER PART on coming to know of such intention of the VENDOR of the ONE PART offered to purchase the same on "As is where is" and "As is what is" basis at and for a consideration of Rs. 10,00,000.00 (Rupees ten lakhs) and the VENDOR of the ONE PART considering the approach of the PURCHASER of the OTHER PART agreed to sell and convey the SAID FLAT in favour of the PURCHASER of the OTHER PART taking into consideration that the proposed consideration of the SAID FLAT is the highest available market price.

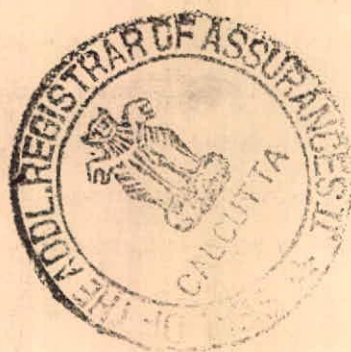
NOW THIS INDENTURE WITNESSETH AS FOLLOWS that in pursuance of the said Agreement and in consideration of the said sum of Rs. 10,00,000.00 (Rupees ten lakhs) only paid by the PURCHASER of the OTHER PART to the VENDOR of the ONE PART as per the MEMO OF CONSIDERATION below, the receipt whereof, the VENDOR of the ONE PART doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the PURCHASER of the OTHER PART, his legal heirs, executors, legal representatives and assigns and everyone of them and also



the SAID FLAT and the VENDOR of the ONE PART as beneficial owner thereof doth by these presents indefeasibly grant, sell, transfer, convey, assign and assure free from all encumbrances unto the PURCHASER of the OTHER PART, his legal heirs, executors, legal representatives and assigns, etc. the right, title, interest and deliver possession of and in respect of ALL THAT piece and parcel of a self contained flat being Flat No. L/31 Block L2 at the 3rd floor measuring 690 Sq. ft. Super Built Up Area, be the same a little more or less, comprising of two bedrooms, 1 dining cum drawing room, 1 kitchen, 2 toilets situate and lying to the south west portion of the third floor of the said four storied with mezzanine floor building commonly known as "SHIBSHANKAR BUILDING" lying and situate at Mouza - Krishnapur, within Police Station Rajarhat, and comprised in C. S. Dag No. 3112 under C. S. Khatian No. 701, corresponding to R. S. Dag No. 166 under R. S. Khatian No. 595, J. L. No. 17, in the District of 24 Parganas (North) and being Holding No. R.G.M/20/1040 and being Premises No. 497, Narayantala (West), Deshbandhu Nagar, under Ward No. 20 of the Rajarhat Gopalpur Municipality, Kolkata - 700 059, morefully described in the Second Schedule hereunder written TOGETHER WITH undivided proportionate impartible share in the SAID PROPERTY morefully described in the First Schedule hereunder written and the common spaces together with all rights of easements and appurtenances, messuages and other rights of hereditaments, etc. annexed thereto or HOWSOEVER otherwise the SAID FLAT now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all the benefits and privileges as mentioned in the Indenture of Sale dated 25th March, 1992 hereinafter collectively referred to as the SAID FLAT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO (more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written) TOGETHER WITH all easements, drains, waterways, paths, passages, lights, liberties, privileges, messuages, hereditaments, sewers, benefits and appurtenances to the said land or anywise therewith or reputed



to belong or be appurtenant thereto whatsoever both at law and in equity of the VENDOR into and upon the SAID FLAT conferred to it by the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules framed there-under TO HAVE AND TO HOLD the said indivisible impartible proportionate share or interest in the land underneath the building comprised in the SAID PROPERTY and attributable to the SAID FLAT and every part or portion thereof and all other properties and rights attached therewith hereby sold, granted, conveyed, transferred assigned and assured or expressed or intended so to be unto and in favour of the PURCHASER absolutely and for ever on "As is where is" and "As is what is" basis free from all charges, liens, lispendences and attachments whatsoever or howsoever nature TOGETHER WITH the right of user of the common areas portions and common parts comprised in the said building along with the other owners and occupier of the said building and also the right of free ingress in and egress out from the said flat SUBJECT HOWEVER to the covenants to be performed and observed by the Purchaser and making payment of the proportionate share of maintenance and other charges and" expenses to be paid by the Purchaser in respect of the maintenance and management of the common services AND SUBJECT TO the reservations regarding the Common Parts and Portions, Easements, Quasi-easements, Restrictions and Common Expenses AND ALSO SUBJECT TO THE reservations/conditions and benefits more fully and particularly mentioned and described in the Schedules to the said Indenture of Sale dated 25TH March, 1992 AND TO HAVE AND TO HOLD the SAID FLAT hereby sold, granted and conveyed unto and to the use of the said PURCHASER, his legal heirs, executors, legal representatives and assigns forever AND the said VENDOR doth hereby for himself as well as his legal heirs, executors, legal representatives and assigns covenant with the PURCHASER that the PURCHASER shall and may at all times peacefully and quietly possess and enjoy the SAID FLAT without any interruption, claim or demand what so ever from or by the VENDOR or any person or persons lawfully or equitably claiming



from, under or in trust for it AND that notwithstanding any act, deeds or things whatsoever by the VENDOR or by the said Corporation Bank, Sri Krishna Mohan Gupta, Sri Ashok Kumar Taparia and Smt. Anjana Devi Taparia or any of their predecessors-in-interest or title done or executed or knowingly suffered to the contrary, the said VENDOR will and may and for all times to come at the request and costs of the said PURCHASER, his legal heirs, executors, legal representatives and assigns to do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more peacefully and perfectly assuring the title of the PURCHASER to the SAID FLAT or any part thereof and the VENDOR covenants with the PURCHASER that the SAID FLAT has not been mortgaged or leased out to any person or persons by the VENDOR nor the VENDOR has entered into any agreement for sale in respect of the said property with any person or persons or the same has been charged by the VENDOR in any manner and the VENDOR has absolute right to transfer the SAID FLAT fully set forth in the SECOND SCHEDULE below having clear and exclusive title since been conferred to it subject to the aforesaid terms and conditions and the PURCHASER shall and will remain liable to square up all Government rates and taxes and municipal rates and taxes or dues in respect of the SAID FLAT hereby sold AND FURTHER MORE the VENDOR has delivered possession of the SAID FLAT hereby sold in favour of the PURCHASER on "As is where is" and "As is what is" free from all encumbrances, which is accepted by the PURCHASER.

FIRST SCHEDULE REFERRED TO HEREIN-ABOVE

ALL THAT piece and parcel of land measuring 10 Cottahs, be the same a little more or less, lying and situate at Mouza - Krishnapur, within Police Station Rajarhat, and comprised in C. S. Dag No. 3112 under C. S. Khatian No. 701, corresponding to R. S. Dag No. 166 under R. S. Khatian No. 595, J. L. No. 17, in the District of 24 Parganas



(North) and being Holding No. R.G.M/20/1040 and being Premises No. 497, Narayantala (West), Deshbandhu Nagar, under Ward No. 20 of the Rajarhat Gopalpur Municipality, Kolkata - 700 059, being butted and bounded as follows:-

On the North :- Land of Sri Shiujee Prosad Singh and Sri Sankar Mondal.

On the South :- Part of C. S. Dag No. 3112.

On the East :- Property of Dr. Bibhuti Bose comprised in Dag No. 3107.

On the West :- Netaji Co-operative.

SECOND SCHEDULE REFERRED TO HEREIN-ABOVE

ALL THAT piece and parcel of a self contained flat being Flat No. L/31 Block L2 at the 3rd floor measuring 690 Sq. ft. Super Built Up Area, be the same a little more or less, comprising of two bedrooms, 1 dining cum drawing room, 1 kitchen, 2 toilets situate and lying to the south west portion of the third floor of the said four storied with mezzanine floor building commonly known as "SHIBSHANKAR BUILDING" lying and situate at Mouza - Krishnapur, within Police Station Rajarhat, and comprised in C. S. Dag No. 3112 under C. S. Khatian No. 701, corresponding to R. S. Dag No. 166 under R. S. Khatian No. 595, J. L. No. 17, in the District of 24 Parganas (North) and being Holding No. R.G.M/20/1040 and being Premises No. 497, Narayantala (West), Deshbandhu Nagar, under Ward No. 20 of the Rajarhat Gopalpur Municipality, Kolkata - 700 059 TOGETHER WITH the undivided impartible indivisible share in the aforesaid property.

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER the within mentioned sum of Rs. 10,00,000.00 (Rupees ten lakhs) only in Cash on diverse dates, being the consideration money payable under these presents.

Anil K. Shaha

