

09833

F. 7884/10

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

FIFTY
RUPEES

Rs. 50

भारत
INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGL

F 640592

Certified that the document is admitted to registration. The signature sheet/s and the enforcement sheets attached with this document are the part of this document

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

20 SEP 2010

DEED OF CONVEYANCE

1. Date: 17th September 2010
2. Place: ADRS, ALIPORE
3. Parties:
 - 3.1 MR. SOURAV DUGAR son of Late Kamal Kumar Dugar, aged about 29 Years more or less by faith Hindu, by Nationality Indian, residing at Fat No. 1B, Block 14, Phase V, "Vivek Vihar" 493/C/A, G.T. Road, South Howrah 711102.

স্বাক্ষর
Museum Dugar
Admini Bharti

3.2 **MR. GOURAV DUGAR** son of Late **Kamal Kumar Dugar**, by faith Hindu, by Nationality Indian, residing at Fat No. 1B, Block 14, Phase V, "Vivek Vihar" 493/C/A, G.T. Road, South Howrah 711102.

3.3 **MRS. KUSUM DEVI DUGAR** wife of Late **Kamal Kumar Dugar**, aged about 55 Years more or less by faith Hindu, by Nationality Indian, residing at Fat No. 1B, Block 14, Phase V, "Vivek Vihar" 493/C/A, G.T. Road, South Howrah 711102,

(collectively **Vendors**, includes successors-in-interest and/or assigns).

And

3.4 **MRS PADMINI BHARTIA** wife of Mr Anup Bhartia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 640, O Block, New Alipore Kolkata 700053 (**Purchaser**, includes successors-in-interest and/or assigns)

Vendors and Purchaser, collectively Parties.

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

4.1 **Said Flat And Appurtenances** : Residential Flat measuring 71.0 sq.mt on the Second Floor [excluding the area of staircase and landing which measuring 11.4sqmt]consisting 2 (two) bed rooms, 1(one) dining - cum - sitting room, 1 (one) kitchen and bath/WE (**Said Flat**) in the building (**Said Building**) and together with undivided impartible proportionate share in the common areas and facilities of the Said Building (collectively **Common Portions**) and together with undivided land measuring 128.578 sq.mt in the land contained in Municipal Premises No. 23B/33/S/2, Diamond Harbour Road [now renamed as 20, Ustad Allauddin Khan Sarani, Kolkata 700053 (**Premises**), described in the First Schedule below and together with all rights appurtenant thereto, collectively described in the **Second Schedule** below and collectively the **Said Flat And Appurtenances**,

   **Padma**

5. Background:

- 5.1 Ownership of Sourav Dugar , Gourav Dugar and Smt Kusum Devi Dugar : Sourav Dugar , Gourav Dugar and Smt Kusum Devi Dugar are the joint owners of the Said Flat and Appearances in the following manner:

5.1.1 **First Deed of Conveyance:** By a Deed of Conveyance dated 31st January, 1992 (**First Deed of Conveyance**) registered in the office of the Registrar of Assurances, Calcutta, in Book No. I, Volume No. 64, Pages 274 to 295, being Deed No. 1853 for the year 1992, Mrs. Soudamini Dattatraya Phadkar, Lalita Dattatraya Phadkar now after her marriage named as Smt. Lalita Khanna (Seller therein), inter alia sold, transferred, conveyed and assigned the undivided 1/3rd share of the Said Flat And Appurtenances (Said Building), described in Schedule A therein and together with undivided impartible proportionate share in the common areas and facilities of the Said Building described in **Schedule B** therein and together with undivided land measuring 128.578 sq.mt in the land contained in Municipal Premises No. 23B/33/S/2, Diamond Harbour Road [now renamed as 20, Ustad Allauddin Khan Sarani, Calcutta 700053 to Sourav Dugar, thus Sourav Dugar became the sole and absolute owner of the undivided 1/3rd share of the Said Flat And Appurtenances.

5.1.2 **Second Deed of Conveyance:** By a Deed of Conveyance dated 31st January, 1992 (**Second Deed of Conveyance**) registered in the office of the Registrar of Assurances, Calcutta, in Book No. I, Volume No. 64, Pages 296 to 317, being Deed No. 1854 for the year 1992, Mrs. Soudamini Dattatraya Phadkar, Lalita Dattatraya Phadkar now after her marriage named as Smt. Lalita Khanna (Seller therein), inter alia sold, transferred, conveyed and assigned the undivided 1/3rd share of the Said Flat And Appurtenances (Said Building), described in Schedule A therein and together with undivided impartible proportionate share in the common areas and facilities of the Said Building described in **Schedule B** therein and together with undivided land measuring 128.578 sq.mt in the land contained in Municipal Premises No. 23B/33/S/2, Diamond Harbour Road [now renamed as 20, Ustad Allauddin Khan Sarani, Calcutta 700053 to Gourav



 Kusum Dugar
 Soudamini Bhattacharya

Dugar, thus Gourav Dugar became the sole and absolute owner of the undivided 1/3rd share of the Said Flat And Appurtenances.

5.1.3 Third Deed of Conveyance: By a Deed of Conveyance dated 31st January, 1992 (**First Deed of Conveyance**) registered in the office of the Registrar of Assurances, Calcutta, in Book No. I, Volume No. 64, Pages 318 to 339, being Deed No. 1855 for the year 1992, Mrs. Soudamini Dattatraya Phadkar, Lalita Dattatraya Phadkar now after her marriage named as Smt. Lalita Khanna (**Seller therein**), inter alia sold, transferred, conveyed and assigned the undivided 1/3rd share of the **Said Flat And Appurtenances (Said Building)**, described in **Schedule A** therein and together with undivided impartible proportionate share in the common areas and facilities of the Said Building described in **Schedule B** therein and together with undivided land measuring 128.578 sq.mt in the land contained in Municipal Premises No. 23B/33/S/2, Diamond Harbour Road [now renamed as 20, Ustad Allauddin Khan Sarani, Calcutta 700053 to Smt Kusum Devi Dugar, thus the Smt Kusum Devi Dugar became the sole and absolute owner of the undivided 1/3rd share of the **Said Flat And Appurtenances**.

5.1.4 Said Conveyance: The First Conveyance, the Second Conveyance and the Third Conveyance, collectively Said Conveyance.

5.1.5 Ownership of Sourav Dugar [Vendor No. 3.1 herein] , Gourav Dugar [Vendor No. 3.2 herein] and Smt Kusum Devi Dugar [Vendor No. 3.3 herein] : In the aforesaid circumstances Sourav Dugar [Vendor No. 3.1 herein] , Gourav Dugar [Vendor No. 3.2 herein] and Smt Kusum Devi Dugar [Vendor No. 3.3 herein] are the joint owners of the Said Flat And Appurtenances, described in the Second Schedule below and free from all encumbrances.

5.1.6 Ownership of Vendors: In the aforesaid circumstances, the Vendors herein are the joint Owners of the **Said Flat And Appurtenances** in the building (**Said Building**) and together with undivided impartible proportionate share in the common areas and facilities of the Said Building and together with undivided land measuring 128.578 sq.mt in the land contained in Municipal Premises No. 23B/33/S/2, Diamond Harbour Road [now renamed as 20, Ustad

[Signature]

[Signature] Kusum Dugar Admin. Bhartiya

Allauddin Khan Sarani, Calcutta 700053 and together with all rights appurtenant thereto, collectively described in the Second Schedule below and collectively the Said Flat And Appurtenances.

5.1.7 Absolute Ownership and Possession of Said Flat And Appurtenances: In the circumstances, the Vendors have become the absolute joint owners of the Said Flat And Appurtenances and are in the possession of the Said Flat and Appurtenances.

6. Transfer:

6.1 Hereby Made: The Vendors hereby sell, convey and transfer to and unto the Purchaser, absolutely and for ever, free from all encumbrances of any and every nature whatsoever, the Said Flat And Appurtenances, described in the Second Schedule below,.

7. Consideration:

7.1 The aforesaid transfer is being made in consideration of a sum of **Rs. 34,50,000/- (Rupees Thirty Four Lacs and Fifty Thousand only) (Consideration)**, which has been paid in full by the Purchaser equally Dividing the same among the Vendors herein in the manner as mentioned in the memo of consideration and the Vendors hereby and by the memo of consideration herein, admit and acknowledge the same.

8. Terms of Transfer:

8.1 Salient Terms: The transfer of the Said Flat And Appurtenances being affected by this Conveyance is:

8.1.1 Sale: A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute: Absolute, irreversible and for ever.

8.1.3 Free from encumbrances: Free from all encumbrances of any and every nature whatsoever including but not limited to lispendens, attachments, liens, charges mortgages, trusts, debentures, reversionary rights, residuary rights, claims and statutory prohibitions.

8.1.4 Other Rights: Together with all other rights appurtenant to the Said Flat And Appurtenances.

Signature - Husam Duggal Padmini Bhadri

8.2 **Subject to:** *The transfer of the Said Flat And Appurtenances being affected by this Conveyance is subject to:*

8.2.1 **Indemnification by Purchaser :** The Purchaser covenanting that she shall faithfully and punctually observe and perform all covenants, stipulations and obligations required to be performed by her under the Said Conveyance and in this regard the Purchaser indemnifies and agree to keep indemnified the Vendors and/or their successors-in-interest, of from and against any losses, damages, costs, charges and expenses which may be suffered by the Vendors and/or their successors-in-interest by reason of any default of the Purchaser.

8.3 **Confirmation by the Purchaser:** *The transfer of the Said Flat And Appurtenances, the Purchaser agreed to abide by the rules and regulation of Association/ Society formed / to be formed for maintenance of the said building in the following manner:*

8.3.1 **Payment of Common Expenses:** The Purchaser will pay proportionate share of all costs and expenses for maintenance and up keep of the Common Portions of the Said Building described in Said Indenture.

8.3.2 **Observing Covenants:** The Purchaser will observe and perform all covenants, stipulations and obligations as are provided for in the Said Indenture.

8.3.3 **Easement:** The Purchaser will observe, perform and accept the easement and other stipulations as are provided for in the Said Indenture.

9. **Possession:**

9.1 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Flat And Appurtenances has been handed over by the Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.

10. **Outgoings:**

10.1 **Vendors to Bear:** All Municipal taxes, surcharge, outgoings and levies in respect of Said Flat And Appurtenances, upto to the period till 31st August 2010, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

Radhika

11. Holding Possession:

- 11.1 Purchaser Entitled:** The Vendors hereby covenant that the Purchaser shall and may, from time to time, and at all times hereafter, peacefully and quietly hold, possess, use and enjoy the **Said Flat And Appurtenances** and every part thereof and receive rents, issues, profits thereof and will enjoy and claim all other benefits, rights hereby granted, and the said flat hereby sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

12. Further Acts:

- 12.1 Vendors to do:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or her successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser to the **Said Flat And Appurtenances**.

**First Schedule
(Premises)**

ALL THAT undivided piece or parcel of land measuring about 128. 578 sq.mt together with building standing thereon situated with in the Kolkata Municipal Corporation being ward No. 85, at New Alipore, Police Station New Alipore District 24parganas (south) District Registrar Alipore, Known and numbered as 23B/33/S/2, Diamond Harbour Road [now renamed as 20, Ustad Allaiddin Khan Sarani, Kolkata 700053 and butted and bounded in the manner following that is to say:

On the North	: By Kolkata Corporation Roadway
On the East	: Roadway belonging to Kolkata Corporation
On the South	: By Plot No. 33-S/1,
On the West	: By Kolkata Corporation Roadway




Padmini Bhattacharya

Padmini Bhattacharya

Second Schedule
(Said Flat And Appurtenances)
[Subject Matter of Sale]

All That the residential flat on **Second** floor, measuring 71.0 sq.mt on Building [excluding the area of staircase and landing which measuring 11.4sqmt consisting 2 (two) bed rooms, 1(one) dining - cum - sitting room, 1 (one) kitchen and bath/WE and delineated on the Map annexed hereto and bordered in colour RED thereon together with undivided impartible proportionate share in the common areas and facilities of the Said Building and together with undivided land measuring 128.578 sq.mt in the land contained in Municipal Premises No. 23B/33/S/2, Diamond Harbour Road [now renamed as 20, Ustad Allauddin Khan Sarani, Kolkata 700053.

And Together With all rights appurtenant thereto.

13. Execution and Delivery:

13.1 In Witness Whereof the parties have executed and delivered this Conveyance on the date given above.

1. ~~Dugga~~ (GOURAV DUGAR)

2. Sourav Dugar

3. ~~Kushum Dugar~~

(Vendors)

Padmini Bhartia

(Purchaser)

Witnesses:

1. Rajee. Thann.

1. Raj K. Thakur.

2. Ashut Kr. Dugar

1. Celine Roy

Kolkata. 700053

Receipt and Memo of Consideration

The Vendors confirm having received from the Purchaser a sum of Rs. **34,50,000/- (Rupees Thirty Four Lac and Fifty Thousand only)** towards full and final payment of the consideration for sale of the Said Flat And Appurtenances described in the **Second Schedule** above, in the following manner:

From	Mode	Date	Bank	Amount	Favouring
MRS PADMINI BHARTIA	112889	16-9-2010	AXIS BANK LTD	Rs. 11,50,000/-	MR. SOURAV DUGAR
MRS PADMINI BHARTIA	112890	16-9-2010	AXIS BANK LTD	Rs. 11,50,000/-	MR. GOURAV DUGAR
MRS PADMINI BHARTIA	112888	16-9-2010	AXIS BANK LTD	Rs. 11,50,000/-	MRS. KUSUM DEVI DUGAR

1. ~~Payee~~ (GOURAV DUGAR)

2. Sourav Dugar

3. Kusum Dugar

(Vendors)

Witnesses:

1. Raj K. Thakur.

(RAJ K. THAKUR.

107A, Sarapwar Main Rd.

Kul-38.

2. Bharat Kr. Dugar

11, Cune Row.

Kol. 700001.

Drafted by
Mani Sankar Roychowdhury
Mani Sankar Roychowdhury
Advocate

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Padmini Bhartiya</i>	 Little	 Ring	 Middle	 Fore	 Thumb		
						(Left Hand)	
						(Right Hand)	
 <i>Sourav Datta</i> <i>(YOU RAN DUTTA)</i>	 Little	 Ring	 Middle	 Fore	 Thumb		
						(Left Hand)	
						(Right Hand)	
 <i>Kusum Desai</i>	 Little	 Ring	 Middle	 Fore	 Thumb		
						(Left Hand)	
						(Right Hand)	



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07884 of 2010
(Serial No. 09833 of 2010)

On 17/09/2010

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

Presented for registration at 15.45 hrs on :17/09/2010, at the Private residence by Padmini Bhartia , Claimant.

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

Execution is admitted on 17/09/2010 by

1. Sourav Dugar, son of Lt Kamal Kr Dugar , Vivek Bihar Phase Iv, 14, Flat No:1b, 493/c/a, G.T. Road, Howrah, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711102 , By Caste Hindu, By Profession : Others
 2. Gourav Dugar, son of Lt Kamal Kr Dugar , Vivek Bihar Phase Iv, 14, Flat No:1b, 493/c/a, G.T. Road, Howrah, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711102 , By Caste Hindu, By Profession : Others
 3. Kusum Devi Dugar, wife of Lt Kamal Kr Dugar , Vivek Bihar Phase Iv, 14, Flat No:1b, 493/c/a, G.T. Road, Howrah, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711102 , By Caste Hindu, By Profession : Others
 4. Padmini Bhartia, wife of Anup Bhartia , O, 640, New Alipur, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053 , By Caste Hindu, By Profession : Business
- Identified By Raj Kr Thakur, son of R Thakur, 107a, Saha Pur Main Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700038 , By Caste: Hindu, By Profession: Private Service.

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/09/2010

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) = 39402/- ,E = 14/- on 20/09/2010

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.-3582604/-

(Utpal Kumar Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

20/09/2010 01:41:00 P

EndorsementPage 1 of 2



**Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas**

Endorsement For Deed Number : I - 07884 of 2010

(Serial No. 09833 of 2010)

Certified that the required stamp duty of this document is Rs.- 250802 /- and the Stamp duty paid as:
Impresive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 250802/- is paid, by the draft number 374218, Draft Date 16/09/2010, Bank
Name State Bank of India, ALIPORE, received on 20/09/2010

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

20/09/2010 01:41:00 P

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 34
Page from 962 to 975
being No 07884 for the year 2010.



(Utpal Kumar Basu) 20-September-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal

DEPARTMENT 1

UNIT ZONE BOROUGH 81

WARD

PARTICULARS FULL 1.01 PAYMENT

PROPERTY TAX

RECEIPT

319 DATE: 05/10/2013 TIME: 13:35

OPERATOR: PRADIP KUMAR MODAK

COLLECTION CENTRE

17 (BEHALA (S.S.U.))

Assessee No: 110812800507

Premises and Street: 20, USTAD ALLAUDDIN KHAN SARANI

Mailing Address: 20, USTAD ALLAUDDIN KHAN SARANI, KOLKATA-700055

Pix Code: 700055

Owner: RADMINI BHARTIA

From Qtr	To Qtr	Type	Demand (Rs.)	Penalty (Rs.)	Interest (Rs.)	Payable (Rs.)
1/1992	2/1992	S	55.00	0.00	14.85	70.00
2/1992	3/1992	S	55.00	0.00	14.85	70.00
3/1992	4/1992	S	55.00	0.00	14.85	70.00
4/1992	5/1992	S	55.00	0.00	14.85	70.00
** TOTAL AMOUNT PAID: RS. 44353.00						
** AMOUNT IN HAND: Rupees Forty Four Thousand Three Hundred Fifty Three and						

99% Penalty waived

Made Che/DD No Chq/DD Date Bank Name: Branch Name

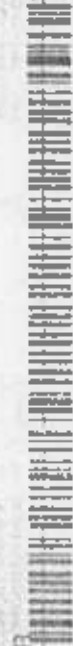
DD 015853 05/10/2013 STATE BANK OF INDIA

Amount (Rs) 44353.00

N.B. Cheque/Draft is subject to realization

E. and O.E.

TREASURER



SIGNATURE OF OPERATOR

Please do not fold & put any mark on BARCODE

DEPARTMENT 1 ASSESSMENT COLLECTION RECEIPT: 014047 COUNTER FOIL 05/10/2013 13:35 CC-AH-0002369

UNIT ZONE BOROUGH: 1

OPERATOR:

PRADIP KUMAR MODAK

DATE:

WARD: 81

17

AMOUNT PAID:

44353.00

Assessee No: 110812800507 COLLECTION CENTRE

Premises No: 20, USTAD ALLAUDDIN KHAN SARANI

MODE:

DD



RP-Sanjiv Goenka
Group
Growing Legacies

MASD BILL

BY COURIER



Visit us at www.cesc.co.in

PODDAR COURT,
18 RABINDRA SAKANI,
KOLKATA 700001

Ms PADMINI BHARTIA
23/B/33/S/2 BLOCK B (NEW ALIPORE)
KOLKATA 700 053

OFFER SUBJECT TO ALL COMPLIANCES BEING MET WITHIN 90 DAYS INCLUDING PAYMENT OF THIS BILL			
MA BILL NO	DATE OF BILL	BILL DUE DATE	
02/08892/13/3/1	27/09/2013	26/12/2013	

Supply : MV UGAC

Job : NEW LOAD EXTG SVC

Load : 5.00 KW (DOM)

Account Floor No. 2ND,

Address : USTAD ALLAUDDIN KHAN SAR
23/B/33/S/2, BLOCK B (NEW ALIPORE)
KOLKATA 700 053

SOUTH WEST DISTRICT

MA Bill Number	Earnest Money Paid (Rs.) (A)	Earnest Money Adjusted in Earlier Bills if any (Rs.) (B)	Cost of Annex A and B (Rs.) (C)	Cost of Meter (If Opted) (Rs.) (D)	Service Charges (Incl. Cost of Meter) (Rs.) (E)	Security Deposit (Rs.) (F)	Amount Payable Now (Rs.) (G)	This Bill to be paid by
02/08892/13 (53)	200	0	10	5765	6365	23600	29775	26/12/2013
							(G-D+E+F-A-B)	

Dear Sir(s) /Madam,

Detail of our proportional charges for the above work and the Security Deposit are given above. We will provide the supply to you at the above premises on receipt of the above charges and compliance of condition stipulated in our offer letter.

ALL COMMUNICATIONS IN CONNECTION WITH THIS BILL MUST BE MADE WITH THE DISTRICT ENGINEER OF THE OFFICE MENTIONED BELOW QUOTING THE MA BILL NO.

CESC LIMITED
SOUTH WEST DISTRICT
P-13 TARATALA ROAD
KOLKATA 700 088

10-12-1929 5078/02775 CO-05000
24-02-2002 2013/02/055850

Yours Faithfully,
For CESC Limited

DY. CHIEF ENGINEER (DISTRIBUTION)

PADMINI BHARTIA
C/O USTAD ALLAUDDIN KHAN SAR
23/B/33/S/2 BLOCK B (NEW ALIPORE)
KOLKATA 700 053

To know the scheduled date of Job Execution kindly SMS
"CESC <space> 02/08892/13" to 56070. You may exercise this
option 4 working days after all compliances are met.

Received the sum here stated.

A/C 1:	Am11:
A/C 2:	Am12:
A/C 3:	Am13:
A/C 4:	2G270302 Am14: 6,365
A/C 5:	Am15: