

15056

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

45,52,222/-

B 374332

S. B. I.

Cheque No. 975866

dt. 17.5.07 for

Rs. 15050.00

has been paid as deficit Stamp duty,

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

17.5.07

Deficit "A" Fess Rs. 2783.00

Subsequently realized

ARA-I
17.5.07

SBI Cheque No. dt.

THIS INDENTURE made this 15th day of December, Two
Thousand and Six BETWEEN JAYSREE BANERJEE wife of Bibhuti
Krishna Banerjee since deceased residing at 18/24,
Ballygunge Place (East) under Police Station Gariahat,
Kolkata - 700 019 by faith Hindu by occupation Housewife

S.B.I.

Cheque No. 974610

dt. 18.12.06

Rs. 258000

has been Paid as deficit Stamp Duty,

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4299
47289

See page
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Jaysree

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47380

hereinafter referred to as 'the VENDOR' (which expression unless excluded by or repugnant to the context shall include her heirs executors administrators legal representatives and assigns) OF THE ONE PART AND KESHAV MULTICON PRIVATE LIMITED a Company incorporated under the Companies Act, 1956 having its registered office at 24 Hemanta Basu Sarani, 5th floor Room no. 507 Calcutta 700069 hereinafter referred to as 'the PURCHASER' (which expression shall unless excluded by or repugnant to the context shall include its successor or successors in interest and assigns) OF THE OTHER PART. WHEREAS by an indenture of conveyance bearing date the 2nd of March, 1944 and made between Ballygunge Bank Limited therein referred to as Bank of the one part and one Ram Krishna Bose therein described as the Purchaser of the other part and registered in Book No. I Volume No. 18 pages 138 to 146 being No. 419 for the year 1944, at the Sealdah Sub-registry Office the said Ballygunge Bank Limited after reciting a conveyance dated 18th February, 1938 whereby one Bhupendra Nath Dutta sold, transferred and conveyed to the said Ballygunge Bank Limited a rent free holding no. 127 containing an area of 7 Bighas 7 cottahs 5 chittacks and 23 square feet more or less situate, lying at and being no. 18 Dehi Serampore Lane, therein more fully described, for the consideration therein mentioned and further reciting that the said Bank being absolutely seised and possessed of the said entire holding no. 127 had subdivided the same into several plots under a scheme of the said bank called 'Ballygunge Place Land Scheme' sold transferred and conveyed unto the said Ram Krishna Bose All those the plot of land formed out of the said Lands hereditaments and premises comprised in holding no. 127 therein more fully and particularly described in the schedule thereunder written absolutely and forever free from all

encumbrances for the consideration therein mentioned. AND WHEREAS by a conveyance bearing dated the 16th day of April 1945 registered at the office of the sub-registrar of Sealdah, 24 Parganas in Book No. I Volume no. 25, Pages 104 to 111 being No. 679 for the year 1945 the said Ram Krishna Bose therein described as the Vendor transferred and conveyed unto Smt. Usha Rani Debi, wife of Sri Indra Mohan Chakraborty therein described as the purchaser ALL THAT the piece or parcel of rent free land being plot No. 24 of Ballygunge Place Land Scheme of Ballygunge Bank Limited being a part of holding no. 127 and known as Premises no. 18 Dehi Serampore Lane more fully and particularly described in the schedule thereunder written and delineated in the map or plan thereto annexed and therein coloured with pink borders for the consideration therein mentioned absolutely and forever free from all encumbrances AND WHEREAS by a conveyance dated 3rd June, 1946 registered at the office of the Sub-Registrar of Sealdah in Book No. 1 Volume no. 33 pages 28 to 34 being no. 1108 for the year 1946 made between Smt. Usha Rani Debi, wife of Indra Mohan Chakraborty therein described as the Vendor of the first part Indra Mohan Chakraborty therein described as the confirming Party of the second part and K.L.G. Land Trust Limited, therein described as the Purchaser of the third part the said Smt. Usha Rani Debi sold transferred and conveyed unto the said K.L.G. Land Trust, ALL THAT the said plot no. 24 of the said Ballygunge Place Land Scheme of Ballygunge Bank Limited being a part of the holding no. 127 and known as Premises no. 18, Dehi Serampore Lane morefully and particularly described in the schedule thereunder written absolutely and forever free from all encumbrances for the consideration therein mentioned AND WHEREAS by a conveyance dated

11th September, 1946 registered at the office of the Registrar of Calcutta in book No. 1 Volume 104 pages 15 to 21 being no. 3055 for the year 1946 the said K.L.G. Land Trust Limited, therein described as the Vendor Company sold transferred and conveyed for the consideration therein mentioned unto Smt. Urmila Rani Das wife of Mr. N. C. Das therein described as the purchaser ALL THAT the said plot no. 24 of the said Ballygunge Place Land Scheme of Ballygunge Bank Limited being a part of holding no. 127 known as premises no. 18, Dehi Serampore Lane morefully and particularly described in the schedule thereunder written therein absolutely and forever free from all encumbrances for the consideration therein mentioned AND WHEREAS the said plot no. 24 of the said Ballygunge Place Land Scheme which was a part of holding no. 127 came to be known and numbered as municipal premises no. 18/24, Ballygunge Place East Calcutta AND WHEREAS by a deed of release dated 19th December, 1971 registered at the District Registry Office Alipore in Book No. 1, volume 17 pages 7 to 9 being no. 88 for the year 1972 the said Urmila Rani Das therein described as 'the Releasor' after reciting therein that the land and the building of the said plot no. 24 purchased and constructed with the monies of her husband the Releasee Nripesh Chandra Das released and relinquished all her claims rights title interests whatsoever in ALL THAT the said plot of land being Calcutta Municipal Premises No. 18/24, Ballygunge Place East, Calcutta - 700 019 formerly known as the said plot no. 24 of the Ballygunge Bank Limited land scheme being portion of municipal premises no. 18 Dihi Serampore Lane more fully and particularly described in the schedule thereunder, written together with the building constructed therein and confirmed the transfer in favour of the

said Nripesh Chandra Das therein described and the release for the consideration therein mentioned AND WHEREAS the name of said Nripesh Chandra Das duly mutated in the assessment record of the corporation of Calcutta as the owner of the said premises No. 18/24, Ballygunge Place East AND WHEREAS the said Nripesh Chandra Das died on 2nd February, 1981 leaving a will bearing dated the 31st October, 1977 whereby the bequeathed all his properties both moveable and immovable including the said Premises no. 18/24, Ballygunge Place East to his son Vaskar Das AND WHEREAS letter of Administration with a copy of the aforesaid will of Nripesh Chandra Das was granted to the said Vaskar Das on the 15th day of January, 1983 by the District Delegate at Alipore in Act 39 Case No. 280 of 1981 in respect of the property and credits of the said Nripesh Chandra Das deceased AND WHEREAS under a deed of conveyance dated 30th July, 1984 made between said Vaskar Das therein described as the Vendor and Smt. Kana Ghosh widow of late Ambika Prossanna Ghosh therein described as the Purchaser and registered with the Registrar of Assurances, Calcutta in Book No. 1, Volume no. 120 pages 372 to 388 being no. 8894 for the year 1984 the said Vaskar Das sold transferred and conveyed unto the said Smt. Kana Ghosh Purchaser therein all that piece or parcel of land with old three storied building thereon measuring more or less 2 cottahs, 1 chittak and 23 square feet being Premises no. 18/24, Ballygunge Place East more fully and particularly described in the schedule thereunder written within the Calcutta Municipality absolutely and forever free from all encumbrances subject only to the monthly tenancy in the ground floor of the said premises for the consideration therein mentioned AND WHEREAS by a conveyance dated 6th November, 1991 registered in the office

of Registrar of Assurances Calcutta in Book No.1 Volume 371 pages 266 to 287 being No. 15519 for the year 1991 made between Smt. Kana Ghosh therein described as Vendor of the First Part and Smt. Jaysree Banerjee therein described as Purchaser of the Second Part the said Smt. Kana Ghosh sold transferred conveyed for the consideration therein mentioned unto the said Smt. Jaysree Banerjee (being the Vendor herein) All That the entire second floor of the building comprising of three living rooms one kitchen and two bath rooms fully tenanted on monthly rental to Sri Jiban Lal Bandyopadhyay, the entire third floor of the building comprising of one half finished and dilapidated room and one bath room only and the roof right of the said old three storied building situate and lying at premises no. 18/24, Ballygunge Place (East), along with proportionate right to land pertaining to the said premises together with right of common user in respect of common places and common utilities thereat and morefully described in the Second Schedule thereunder and delineated in the map or plan annexed thereto AND WHEREAS by a Conveyance dated 6th November, 1991 registered in the office of the Registrar of Assurances Calcutta in Book I Volume 371 page 288 to 303 being no. 15520 for the year 1991 made between Smt. Kana Ghosh therein described as Vendor of the First Part and Bibhuti Krishna Banerjee therein described as Purchaser of the Second Part the said Smt. Kana Ghosh sold transferred conveyed for the consideration therein mentioned unto the said Bibhuti Krishna Banerjee ALL THAT the entire ground floor fully tenanted on monthly rental to Sri S. N. Mukherjee and the entire first floor of the said three storied building situate and lying at premises no. 18/24, Ballygunge Place (East), along with

proportionate right to land pertaining to the said premises together with right of common user in respect of common places and common utilities thereat and morefully described in the Second Schedule thereunder and delineated in the map or plan annexed thereto AND WHEREAS the said Bibhuti Krishna Banerjee died testate on or about 13th December, 1995 leaving and publishing his last Will and Testament dated 27th June, 1994 wherein and whereby the said Bibhuti Krishna Banerjee gave devised and bequeathed all his properties both moveable and immovable to his wife Smt. Jayashree Banerjee, the Vendor herein AND WHEREAS probate of the Last Will and Testament dated 27th June, 1994 of the said Bibhuti Krishna Banerjee deceased was granted to the executors named therein by the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction in PLA No. 218 of 1996 AND WHEREAS while in peaceful possession and occupation the Vendor herein has agreed to sell and the Purchaser has agreed to purchase ALL THAT piece or parcel of land hereditaments and premises containing an area of Two (2) Cottahs one (1) chittack and twenty three (23) square feet TOGETHER WITH the old and dilapidated three storied brick built messuage dwelling house standing thereon being premises No. 18/24, Ballygunge Place (East) Calcutta and morefully described in the Schedule hereunder written and delineated on the map or plan annexed hereto and thereon bordered Red and hereinafter referred to as 'the said property' for the consideration hereinafter mentioned. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 43,00,000.00 (Rupees Forty Three Lacs) only at or before the execution of these presents to the Vendor paid by the Purchaser (the receipt

whereof the vendor doth hereby admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit release and for ever discharge the Purchaser) the Vendor doth hereby grant convey transfer assure and assign unto the Purchaser ALL THAT piece or parcel of land hereditaments and premises containing an area of 2 cottahs 1 chittack and 23 square feet being premises No. 18/24, Ballygunge Place (East) Calcutta and delineated on the map or plan annexed hereto and thereon bordered 'Red' and particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said piece or parcel of land hereditaments and premises now are or is or at any time heretofore were or was situate butted and bounded known numbered described or distinguished TOGETHER WITH all yards courts areas sewers drains, privies, structures, water courses boundary walls trees fences pillars lights liberties privileges easements whatsoever to the said premises or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith and or reputed to belong to or be appurtenant thereto AND all the estate right title and interest claim and demand whatsoever of the Vendor in and upon the said premises or any part thereof TOGETHER WITH all deeds pattahs muniments of title relating to and concerning the said land hereditaments and premises or any part thereof which now is or hereafter shall or may be in possession or power or control of the Vendor TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser absolutely and for ever AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary,

9.

the Vendor now has good right to grant the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid AND that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and premises and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her AND that free from all encumbrances whatsoever made or suffered by the Vendor 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 in the said land hereditaments and premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the reasonable request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchaser in a manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the old and dilapidated three storied brick built building messuage tenement hereditaments and premises together with the lands thereunto belonging containing an area of 2 cottahs 1 chittack and 23 square feet more or less situate lying at and being Calcutta Municipal Premises No. 18/24,

10.

Ballygunge Place (East) (formerly plot No. 24 of Ballygunge Place Land Scheme of Ballygunge Bank Limited comprised - within Municipal premises No. 18 Dehi Serampore Lane) within Municipal Limits of the city of Calcutta in Government Khashmahal Dehi Panchanangram Holding No. 127, Division V Sub-Division I Police Station Gariahat Sub-Registrar Sealdah in the District of 24 Parganas (South) and butted and bounded -

On the North by : Premises No. 18/13A, Ballygunge Place East,
On the South by : Public Road named Ballygunge Place East,
On the West by : Premises no. 18/23, Ballygunge Place East, and
On the East by : 18/25 Ballygunge Place East
and delineated in the Map or plan annexed hereto with Red border.

11.

IN WITNESS WHEREOF the Vendor herein has affixed her hand and seal to these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the said JAYSHREE BANERJEE
at Calcutta in the presence of:-

Jayshree Banerjee

WITNESSES :-

1. *Rajiv De*
7C, K.S. Ray Road
Cal-1

2. *Amal Sen*
71B, Hazra Road.
Kolkata - 700026.

SIGNED SEALED AND DELIVERED
by the said KESHAV MULTICON
PRIVATE LIMITED at Calcutta
in the presence of:-

KESHAV MULTICON PVT. LTD.

Chaitany Chakraborty

Director

WITNESSES :-

1. *Rajiv De.*

2. *Amal Sen*



12.

RECEIVED of and from the withinnamed purchaser the within-mentioned sum of Rupees Forty Three Lacs only being the full consideration within expressed to have been paid by the purchaser to the Vendor as follows:

Rs. 43,00,000.00

MEMO OF CONSIDERATION

Jayide
Paid by Pay Order bearing No. 054071
Dated 30.11.2006 drawn on
CITI BANK, Calcutta.

...

Rs. 1,00,000.00

Paid by Pay Order bearing No.
054616 dated December 13, 2006
drawn on CITI Bank, Kolkata

...

Rs. 42,00,000.00

...

Rs. 43,00,000.00 ✓
=====

(Rupees Forty Three Lacs) only.

WITNESSES :-

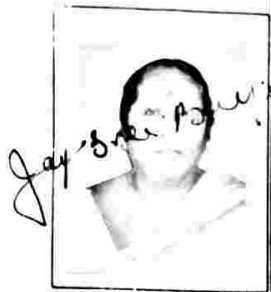
Jayide Banerji

1. *Rajat De.*

2. *Anmol Das*



SPECIMEN FORM FOR TEN FINGERPRINTS



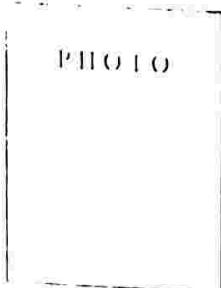
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

No. 047155

THE KOLKATA MUNICIPAL CORPORATION

ASSESSMENT - COLLECTION DEPARTMENT

5, S. N. BANERJEE ROAD, KOLKATA - 700 013

MUTATION CERTIFICATE

0/068/13-MAY-10/50873

CASE No.:

13/05/2010

SUB : Your application for mutation dated

in respect of

Premises Number: 18/24, JAMINI ROY SARANI
110680500551

Nature of Premise: D.H. Assessee No.:

To,
Sri/Smt
KESHAV MULTICON PVT. LTD.
DIRECTOR-GOVIND PRASAD BHALOTIA & ORS.

Mailing Address of the Applicant (s):
18/24, JAMINI ROY SARANI, KOLKATA-19

700019

Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation
18/05/2010

has been granted in your favour by this department on and henceforth the
person(s) who will be treated as owner(s)/person(s) liable to pay tax in respect of the premises in question
are as follows.

KESHAV MULTICON PVT. LTD.
DIRECTOR-GOVIND PRASAD BHALOTIA & ORS.

18/05/2010

Dated:

Yours faithfully

18/5/10
Dy. Assessor-Collector