

No. 0020555

KOLKATA MUNICIPAL CORPORATION

ASSESSMENT COLLECTION DEPARTMENT (TOLLY TAX)

212, RASHBEHARI AVENUE, GARIAHAT, KOLKATA - 700 019

MUTATION CERTIFICATE

Case No. : O/098/29-JUL-13/18542

SUB : Your application for mutation dated 29/07/2013 in respect of

Premises Number: 338, NETAJI SUBHAS CHANDRA BOSE ROAD

Assessee No. 210980620530

Nature of Premise: D H

To,

Sri/Smt

SANJAI VISHWAKARMA

ANITA VISHWAKARMA

Mailing Address of the Applicant (s):

338, NETAJI SUBHAS CHANDRA BOSE ROAD

FLAT NO 3K-7, 3RD FLOOR, KOLKATA

700040

Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 01/08/2013 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.

SANJAI VISHWAKARMA

ANITA VISHWAKARMA

Dated : 06/08/2013

Yours faithfully,

Dy. Assessor-Collector
(Tolly Tax Dept.)



22. 12. 99-000.
12/14



Raju Lal Chandra



STAMP AFFIXED BY

16/6/04
STAMP SUPERINTENDENT,
KOLKATA COLLECTORATE

23400

129400



Mishra

12/4/4
Addl. Registrar of Assurances-I
Kolkata.



THIS INDENTURE is made on this 16th day of April 2004 BETWEEN
SARVESH HOUSING PROJECTS PRIVATE LIMITED, a company incorporated
within the meaning of the Companies Act, 1956, having its Registered Office at 2, Clive
Ghat Street, Calcutta -700 001, hereinafter referred to as the "VENDOR" (which
expressions shall unless excluded by or repugnant to the context be deemed to mean and
include its successors, successors-in-interest and assigns) of the ONE PART AND

Shishu

(Ranjit Basu)

22. 12. 99-000.
12/14
S.S.I.
Chandra Poo.
686904

Per Poo Shinku Basu
Constituted Attorney

Registration 157 Registration 11 A.M.


Kolkata Registration Office

16th day of April 2001

By Saijay Vishwakarma
one of the executants

ADD. Registrar of Assurances-I
Kolkata.




5071
(SANDHIA VISHWAKARMA)

- 1) Saijay Vishwakarma R. R. Lal
Vishwakarma
2) Anita Vishwakarma a/o. S. Vishwa-
karma both at 338, N. S. C. Bose
Rd. Kol-10.
3) Ratan Lal Sethi a/o. Mr.
Lawrence H. P. R. Lal at 2, Clive
Ghat St. Kol-1.
4) Ranjit Basu a/o. B. Basu for self
and as co-plaintiff in Shanti
Basu both at 8, Tuke Colony,
Nildih, Jamshedpur-831003.

Brida

(ANITA VISHWAKARMA)


5072
Ratan Lal Sethi

(RATAN LAL SETHI)



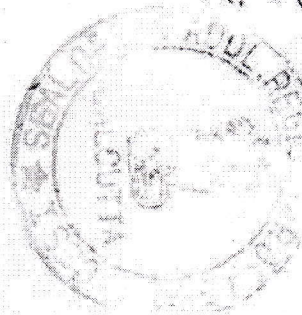
(RANJIT BASU)

I, self and a constituted
attorney for Ms. Shanti Basu

Identified by me:

Jy. RAJANI KANT CHATURVEDI
S/O LATE B.N. CHATURVEDI
2, Clive Ghat St. Kol-1.

R. K. Chaturvedi
S/O Mr. B.N. Chaturvedi
2 Clive Ghat St.
Kol-1,
Bhubaneswar.



ADD. Registrar of Assurances-I

Kolkata. 16/4/01

WHEREAS

- A. By an Indenture of Conveyance dated 11th August, 1941, one Hirendra Lal Sarkar, therein called the Vendor, sold, transferred and conveyed Premises No. 338, N.S.C. Bose Road, Calcutta - 700 040, hereinafter referred to as the "said premises" and morefully described in the **FIRST SCHEDULE** hereto to one Keshowjee Savchand therein called the Purchaser. The said Indenture was registered in the office of the Sub-Registrar, Alipore, in Book No. 1; Volume no. 30 at pages 183 to 194 being no. 1594 for the year 1941.
- B. By a Deed of Gift dated 19th April, 1954 which was registered in the office of the Sub-Registrar, Alipore, in Book No. 1, Volume No. 45 at pages 249 to 254 being No. 3076 for the year 1955, the said Keshowjee Savchand gifted and devised the entirety of the said premises to Hemchandra Jagmohan, Vidya Chandra Jagmohan, Ramanlal Jagmohandas Shah, Anil Kumar Jagmohan and Pravin Chandra Keshowjee.
- C. By a Deed of Release and Declaration dated 26th April, 1979 the said Hemchandra Jagmohan, Vidya Chandra Jagmohan, Ramanlal Jagmohandas Shah, Anil Kumar Jagmohan and Pravin Chandra Keshowjee declared that Dipak Kumar Pravin Chandra, being the son of the said Pravin Chandra Keshowjee, had a share in the said premises and the respective shares and/or portions were allotted to the aforesaid six persons, including the said Dipak Kumar Pravin Chandra. The said Deed of Release and Declaration was duly registered in the office of the Registrar of Assurance, Calcutta, in Book No. 1, Volume No. 73 at pages 203 to 244 being No. 2288 for the year 1979.
- D. Thus, Hemchandra Jagmohan, Vidya Chandra Jagmohan, Ramanlal Jagmohandas Shah, Anil Kumar Jagmohan, Pravin Chandra Keshowjee and Dipak Kumar Pravin Chandra, hereinafter collectively referred to as the "Earlier Owners", became the absolute owners and/or otherwise entitled to the said premises.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

A. In pursuance of the aforesaid and in consideration of a sum of **Rs.10,63,875** (Rupees Ten lacs sixty three thousand eight hundred seventy-five only) paid by the **PURCHASER** to the **VENDOR** through the Confirming Party as aforesaid the receipt whereof the Vendor doth as well as by receipt hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby forever acquit, release and discharge the Purchaser as well as the said unit mentioned in the Second Schedule along with proportionate rights, privileges and amenities mentioned in the Third Schedule and all other benefits and rights herein comprised and hereby demised and/or granted, conveyed, transferred, assigned and assured or expressed or intended to be very part or parts thereof respectively together with the Vendor's and every of its respective rights, liabilities and appurtenances whatsoever, to the Purchaser free from all encumbrances, trusts, liens and attachments whatsoever AND TO HAVE AND TO HOLD the said unit mentioned in the Second Schedule hereunder written hereby granted, conveyed transferred, assigned, assured and every part or parts thereof respectively absolutely and forever subject to the Purchaser's covenants herein mentioned.

THE VENDOR HEREBY COVENANTS WITH THE PURCHASER.

1. The said **unit** is free from all encumbrances and the **Vendor** has the power and marketable and saleable title to sell the said unit to the **Purchaser**.
2. That no portion of the said **unit** or of the said premises is under requisition or acquisition of any Governmental, semi Governmental or other authorities.
3. The **Purchaser** shall and may from time to time and at all times hereinafter, peacefully and quietly enter into, hold, possess and enjoy the said unit hereby granted, sold, conveyed, transferred and receive and take rents, issues and profits therefrom without any trouble, hindrance, eviction or any interruption by the **Vendor** or any person lawfully and equitably claiming from, under or in trust for

- THIRD FLOOR - FRONT BLOCK

2012

1. The **Purchaser** unequivocally agrees to pay all the maintenance charges and outgoings for the said **unit** wholly and for the common portions proportionately month by month and as and when the same is payable, without any delay and default to the **Vendor** until the association of unit holders is formed with the approval of the **Vendor**.
2. The **Purchaser** further agrees to pay the corporation rates and taxes for the said **unit** wholly and for the common portions proportionately, to the **Vendor** month by month as per determination of the **Vendor** from the date of handing over possession of the said **unit** to the **Purchaser**, until the rates and taxes for the said **unit** is apportioned and the name of the **Purchaser** is mutated, provided however that, the **Purchaser** shall all along be liable for the maintenance charges and the corporation rates and taxes for the common portions.

* 3. The Purchaser, at or before the time of taking possession of the said unit shall deposit with the Vendor the sums and/or amounts on following accounts.

- a) Rs.6/- per sq. ft. as deposit towards the proportionate share of expenses and outgoings as mentioned in the **Fourth Schedule** to the agreement for sale dated 17th November 1999.
- b) Rs.10/- per sq. ft. as deposit towards the C.M.C. Taxes and Rates.
- c) Rs.1/- per sq. ft. towards share money application/entrance fees and his/her share of expenses in connection with the formation of the Maintenance Organisation.
- d) Rs.18/- per sq. ft. towards payment of deposit money to Calcutta Electric Supply Corporation for common meters and charges for procuring common and individual meters and for the installation of transformer.
- e) Rs.15/- per watt. towards cost of Generator for supply of backup power to individual flats.
- f) Rs.25,000/- towards roof beautification charges.
- g) Rs.11/- per sq. ft. towards the legal fees for preparation of this Agreement and other documents, if any, required to be executed in pursuance hereof which shall be equal to 1% (one percent) i.e. Rs.11/- per sq. ft. Of the amount mentioned in the **Sixth Schedule** to the Agreement of sale dated 17th November 1999 such deposit/s shall not carry any interest.

4. Until an association of the unit holders of the said premises is formed, the said deposits will be kept in a separate account by the Vendor and after the association is formed, the Vendor shall furnish the accounts for the said deposit, including the accounts for expenditure, to the said association and shall refund the excess amount to the association after realising all its dues.

5. If at the time of handing over accounts to the association it is found that some amount is payable by the unit holders to the association, then and in such event, the association will reimburse the same to the Vendor. The accounts submitted by the Vendor cannot be questioned.

Bose Road and partly by C.M.C. Road.

6. Roof of each building to be treated / beautified for the use and enjoyment in common by the occupants of the respective buildings in terms hereof.
7. Main gate of the building.

PART-II

(Common Portions: Common to the Co-owners of the Housing Complex)

1. Paths, passages and driveways in the Housing Complex other than those reserved for parking of motor cars or marked by the **VENDOR** exclusive to any Unit or Co-owner.
2. Transformer, electrical substation and their accessories and distribution cables, if provided for supply of electricity in the Housing Complex and room, if any, in the ground floor of the Rear Block.
3. Electrical installations with main switch and meter and room, if any, required therefor.
4. Deep Tube well and Pumps.
5. Drains and sewers from the buildings to the corporation drains.
6. Stand by diesel generator set, its panel and accessories and room, if any, for installing the same.
7. Water pump with motor and underground water reservoir in the Premises with water distribution pipes to the overhead tank of each building and room, if any, for installing the water pump and motor.
8. One deep tube well for supplementing the water supply from the Calcutta Municipal Corporation.
9. Provisions for cable T.V. connection.
10. Boundary walls and main gate to the Housing Complex.
11. Water treatment Plant for Hygienic drinking and washing water.

Drinking
Water

[Handwritten signatures and marks]

[Handwritten mark]

IN WITNESS WHEREOF, the parties hereto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

By the **Vendor** at KOLKATA in the

Presence of:

WITNESSES:

- Clive*
1. R.K. Chaturvedi,
2, Clive Ghat Street,
Kolkata - 700001
 2. Biswanath Chandra,
2, Clive Ghat Street,
Kolkata - 700001

SIGNED SEALED AND DELIVERED

By the **Purchaser** at KOLKATA in the

Presence of:

WITNESSES:

- K.V. Purushotham*
(K.V. PURUSHOTHAM)
C-18, Sangam Complex
123, S.C. Road, LAKE TOWN
KOLKATA - 700089
- 1.
 - 2.

SIGNED SEALED AND DELIVERED

By the **Confirming Party** at KOLKATA in the

Presence of:

WITNESSES:

- K.V. Purushotham*
(K.V. PURUSHOTHAM)
C-18, Sangam Complex
123, S.C. Road, LAKE TOWN
KOLKATA - 700089
- 1.
 - 2.

For Sarvesh Housing Projects Pvt. Ltd.

Ratan Lal Sethia
Director
(RATAN LAL SETHIA)

Anita Vishwakarma
(ANITA VISHWAKARMA)

(ANITA VISHWAKARMA)

1) *Ranjit Basu*
(Ranjit Basu)
(Self)
2) *As per (Shruti Basu)*
Constituted Attorney
for MS. SHRUTI BASU

Drafted by me

Rajiv Ballal
Rajiv Ballal

MEMORANDUM OF CONSIDERATION

Received from the Purchaser through Confirming Party herein the sum of Rs. 10,63,875 (Rupees Ten lacs sixty three thousand eight hundred seventy-five only) being the total consideration for the sale of the said unit as more fully described in the SECOND SCHEDULE herein situated in premises no.338, N.S.C Bose Road, Kolkata, as more fully described in the FIRST SCHEDULE herein in the following manner is to say :

<u>DATE</u>	<u>CHEQUE / P.O. NO</u>	<u>DRAWN ON</u>	<u>AMOUNT</u> (in Rs.)
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Payment made through various cheques issued on different dates
and drawn on Different Banks

Rs. 10,63,875/-

(Rupees Ten lacs sixty three thousand eight hundred seventy five only)

For Sarvesh Housing Projects Pvt. Ltd.
Rohit Lal Sen
Director

For Sarvesh Housing Projects Pvt. Ltd.

Rohit Lal Sen
Director
Signature of the Vendor.

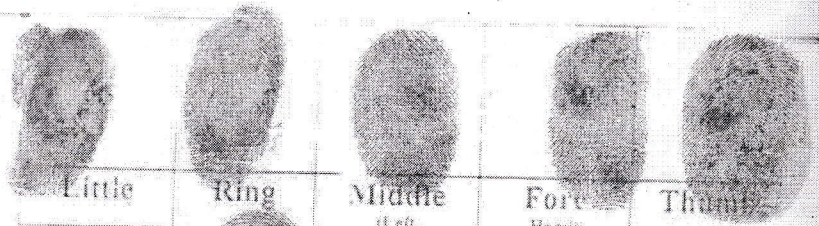
WITNESSES:

- [Signature]*
1. R.K. Chaturvedi
 2. Clive Guat Sr
- Kolkata - 700001.

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
applicant and
attestant
Presentant

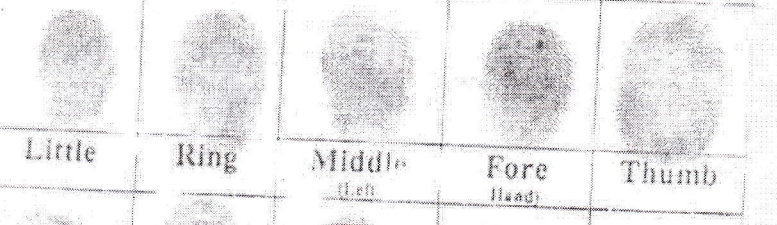
Presentant



Bush
SANJAI VISHWAKARMA



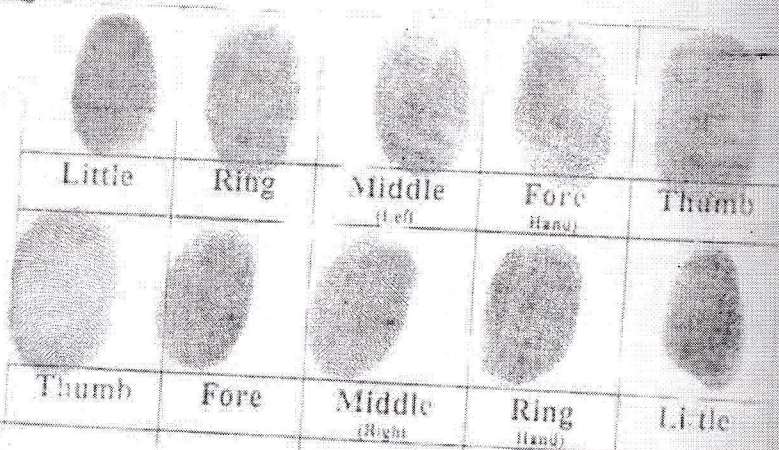
Anita
ANITA VISHWAKARMA



SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
examiner and
school/Post
Presentation

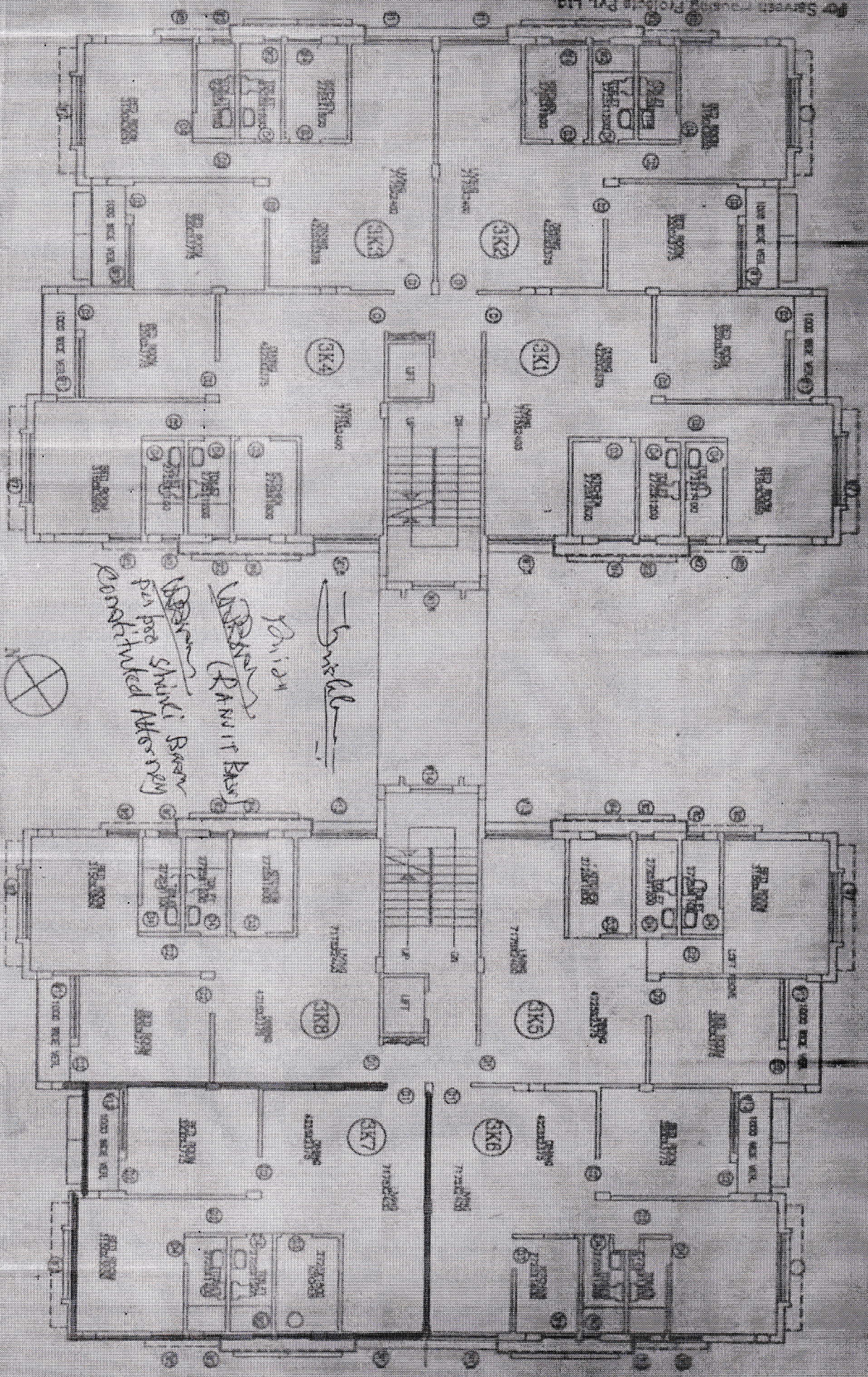
(Signature)
(Ranjit Basha)



(Signature)
for Poo Shikhi Basha
Constituted Attorney



SEVEN PRODUCE CO., LTD.



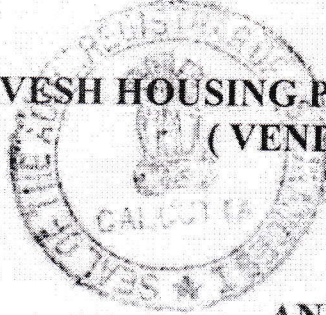
THIRD FLOOR - FRONT BLOCK

INDENTURE MADE THIS 16th DAY OF APRIL 2004

Handwritten notes and stamps in the top left corner, including a date stamp "1-19" and "03/08 2004".

BETWEEN

SARVESH HOUSING PROJECTS PVT. LTD.
(VENDOR)



AND

Handwritten signature and date "2.7.04" next to the text "Addl. Registrar of Assurances, Kolkata".

Mr. Sanjai Vishwakarma
Mrs. Anita Vishwakarma
(PURCHASER)



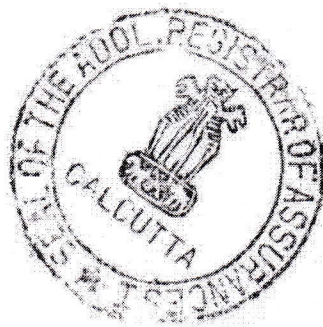
AND

Mr. Ranjit Basu
Mrs. Shiuli Basu
(CONFIRMING PARTY)

Handwritten signature and date "2.7.04" next to the text "Addl. Registrar of Assurances, Kolkata".

DEED OF CONVEYANCE

Handwritten notes in the bottom left corner, including "S.C." and "2-07-04".



✓
Addl. Registrar of Assurances-I
Kolkata.

of the Front block of the building so constructed by the Vendor, having a covered area of approximately 1015 sq. ft. together with one covered car parking space on the ground floor of the said premises and common rights in the common portions and facilities along with an unpartible, undivided proportionate share in the land and as morefully described in the **SECOND SCHEDULE** hereto and hereinafter referred to as "**the said Unit**", on the terms & conditions as morefully stated in the said Agreement for Sale dated 17th November 1999 and for a consideration of **Rs.10,63,875 (Rupees Ten lacs sixty three thousand eight hundred seventy-five only)**.

- K. By and under an agreement of assignment dated 10th April 2004, the Confirming Party herein agreed to assign and transfer their right, title and interest in the said unit to the Purchaser herein on the terms and conditions and consideration as stated in the said agreement of assignment.
- L. The Purchaser herein is the nominee of the Confirming Party herein and has agreed to purchase the Unit mentioned in the Second Schedule hereunder written and hereinafter referred to as "**the said Unit**"
- M. The Purchaser has satisfied himself with the right, title and interest of the Vendor with regard to the said Unit mentioned in the Second Schedule herein which is the subject matter of sale under this conveyance and also satisfied himself about the construction made pursuant to the said sanctioned building plan and undertakes not to raise any dispute either with regard to the right, title or interest of the Vendor or with the nature of construction made. The Purchaser has also satisfied himself about the covenants and about the common facilities and the right of the Purchaser with regard to the common facilities and installations.
- N. It has been clearly understood by the Purchaser that the Purchaser's exclusive right will always be confined to the said unit including his uninterrupted right of ingress and egress from the main gate of the said unit under sale.
- O. The Vendor has assured the Purchaser that the Vendor has a marketable and saleable right title and interest over and above the said unit.
- P. The total sale price of the said unit is **Rs. 10,63,875 (Rupees Ten lacs sixty three thousand eight hundred seventy-five only)**.

THE KOLKATA MUNICIPAL CORPORATION
ASSESSMENT COLLECTION DEPARTMENT

MUTATION APPROVAL SLIP

Final Approval Date : 01/08/2013
Ward No. : 098
Applicant's Assessee No. : 210980620530
New Assessee No. : 210980620530
Premises No. : 338
Street Name : NETAJI SUBHAS CHANDRA BOSE ROAD
Case No. : O/098/29-JUL-13/18542
Last Decided AV. : 24110
Date Of Effect : 01/10/2001
Name of the Previous recorded owner(s)
ARVESH HOUSING PROJECT PVT. LTD.

After granting Mutation The Aforesaid Premises Will stand Recorded in the Name(s) of
SANJAI VISHWAKARMA, ANITA VISHWAKARMA

Mailing Address of the Applicant(s)
338, NETAJI SUBHAS CHANDRA BOSE ROAD, FLAT NO 3K-7, 3RD FLOOR, KOLKATA

-700040

Approved By: PRASUN PALIT, AC

Operator Name: SOMA ROY

.....
Please Note :

1. Any mistake regarding the Instant Mutation Case if detected to be informed to the Computer Counter within 15 Days from the Date of Receipt of this slip beyond which No Prayer shall be entertained.
 2. Mutation Certificate may be collected from the counter after 15 days from the Date Issue of this slip on payment of Rs 100 and the certificate so issued will be deemed to be final. Hence, the Applicant(s) are requested to strictly follow the instructions given at Point No. 1.
- While collecting Mutation Certificate the applicant(s) are requested to produce Mutation Approval Slip in original.

E. The Earlier Owners had submitted a building plan for sanction of two multi-storied buildings in the said premises and obtained sanction therefor from the Calcutta Municipal Corporation vide Sanction Plan No. BX-BS 295 dated 16th January, 1996.

F. By an Agreement dated 24th November, 1995, the Earlier Owners herein agreed to sell and the Vendor herein agreed to purchase the said premises, along with the benefit of the sanctioned building plan on the terms and for the consideration as mentioned in the said agreement dated 24th November 1995.

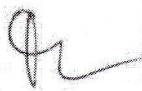
G. The said premises was under occupation of two tenants viz. Shyam Sunder Bhuwarka and Mandanlal Limited, both of them having surrendered their tenancy rights after receiving compensation for alternative accommodation.



H. The Vendor herein by a Deed of Conveyance dated 6th January, 1999, registered with the Addl. Registrar of Assurances, Calcutta in Book No. I, Volume No. 37 at pages 1 to 50 being No. 1007 for the year 1999, purchased the said premises from the Earlier Owners free from all encumbrances, with marketable and saleable title, on the terms and conditions and at a consideration as mentioned in the said Deed of Conveyance and received vacant and peaceful possession of the said premises on the day of registration and execution of the said conveyance. The Vendor has since then been in peaceful possession of the said premises. The purchase by the Vendor herein of the said premises obviously includes right to construct in terms of the said sanctioned building plan.

I. In terms of the said sanctioned building plan, the Vendor has completed construction of several units / duplex in the said premises for sale and/or disposal.

J. Vide an Agreement for Sale dated 17th November 1999, the Confirming Party herein, agreed to purchase from the Vendor Unit No. 3K7 situated on the 3rd floor

(1) Mr. Sanjai Vishwakarma s/o Shri Radhey Lal Vishwakarma and (2) Mrs. Anita Vishwakarma w/o Mr. Sanjai Vishwakarma both now residing at The Tolly Residency, Flat No.3K 7/ Front Block, 338 N. S. C. Bose Road, Kolkata - 700 040 hereinafter collectively referred to as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, executors, representatives and assigns) of the **SECOND PART** and (1) Mr. Ranjit Basu s/o Shri Bibhuti Basu and (2) Mrs. Shiuli Basu w/o Mr. Ranjit Basu both residing at Bunglow No. DSB - 8, Tube Colony, Nildih, Jamshedpur - 831 003 hereinafter collectively referred to as the 'CONFIRMING PARTY' (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, executors, representatives and assigns) of the **THIRD PART**.


Anita



J. Shiuli Basu