

02618

VC-752/12

1-02475/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 884224

Certified that the document is admitted to registration, the signature ~~is~~ and the endorsement ~~is~~ attached with the document are the part of this document.

6748675

District Sub-Register-III
Alipore, South 24-parganas

21.03.2012

THIS DEED OF CONVEYANCE made this the 20th day of March,

2012 (TWO THOUSAND TWELVE) BETWEEN SONA ADAK,

alias Sonobala Adak

wife of Feluram Adak and daughter of Nimai Chandra Jana, by Nationality

Indian, by faith Hindu, by occupation Housewife, residing at Vill-

Rabibhag, Paschim Para, P.S. Bagnan, District-Howrah, hereinafter and

referred to as the "VENDOR/SELLER" (which term or expression shall

Contd....

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42610

SL. No. DATE 05 MAR 2012

NAME

ADD.

AMT. (000)


BISWANATH GHOSH

Advocate

High Court, Calcutta


10, K. S. Roy Road, 2nd Floor


R. No.-36, Kolkata - 700001


(KISHAN MIRANIA AGARWAL)


VETI-1598




VETI-1599


MOUSUMI GHOSH
LICENSED ...
KOLKATA REGISTRATION OFFICE



HTI of Sona Adak @ Sonabala
Adak by the pen of Rajat Adak
Rajat Adak, Rabi Bhag
Fahuram Adak
Sahibnagar

Bagman, Howrah

Tapas Bhattacharjee
S/o Pratibha Baban Bhattacharjee
P-71, Jadu colony kat-34
Serveyee


28 MAR 2012

unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

TANGRA ENCLAVE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at 20/1 M, East Topsia Road, P.S. Tiljala, Kolkata- 700 046, represented by its' one of the Director namely **KISHAN M. AGARWAL** son of Ram Bilas Agarwal, by Nationality Indian, by faith Hindu, by occupation Business, residing at 36/1B, Lala Lajpat Rai Sarani, P.S. Bhabanipur, Kolkata-700 020, hereinafter called and referred to as the "PURCHASER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Nimai Chandra Jana son of Golok Chandra Jana. was the recorded rayat and sthitiban right and possessed and also in the Revisional Settlement Record of Rights the name of the said Nimai Chandra Jana was recorded in respect ALL THAT piece or parcel of Bagan land measuring an area 65 Decimal more or less in C.S. and R.S. Dag No. 675 under Khatian No. 234 and 43 Decimal bagan land in C.S. and R.S. Dag No. 674 under Khatian No. 234 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, P.S. Tangra now Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name Matheswartala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R office at Alipore in the District of South 24-Parganas, West Bengal. During the possession the said property the said Nimai Chandra Jana died intestate leaving his only son Kanan Kumar Jana and only daughter namely Sona Adak (THE VENDOR/SELLER), they

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Government Of West Bengal
Office Of the D.S.R.-III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02475 of 2012

(Serial No. 02618 of 2012)

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.-1,13,63,333/-

Certified that the required stamp duty of this document is Rs.- 795453 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 794500/- is paid, by the draft number 716876, Draft Date 20/03/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 21/03/2012

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

Rajendra Prasad Upadhyay
D.S.R. III
South 24 Parganas
11.6

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

21/03/2012 18:38:00

EndorsementPage 2 of 2

became the joint owners of the said property, morefully mentioned in the schedule herein under and the wife of the said Nimai Chandra Jana predeceased him.

AND WHEREAS after obtaining the said property by way of a Hindu Succession Act, the said brother Kanan Kumar Jana and the present VENDOR/SELLER are joint owners and equal shares of ALL THAT piece and parcel of of Bagan land measuring an area 65 Decimal more or less in C.S. and R.S. Dag No. 675 under Khatian No. 234 and 43 Decimal bagan land in C.S. and R.S. Dag No. 674 under Khatian No. 234 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, P.S. Tangra now P.S. Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name Matheswartala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R office at Alipore in the District of South 24-Parganas, morefully mentioned in the Schedule hereunder written. During the possession the said brother Kanan Kumar Jana sold, transferred and conveyed his share by way of a registered deed of sale to some one. •

AND WHEREAS being in need of cash money the Vendor/Seller herein has declared for absolute sale admeasuring **11 Decimal** (7 Ded + 4 Dec) bagan land i.e. **7 Decimal** out of her undivided 1/2 share of land 32.5 decimal more or less along with structure standing thereon out of total 65 Decimal land in C.S. and R.S. Dag No. 675 under Khatian No. 234 and **4 Decimal** of bagan land out of her undivided 1/2 share of land 21.5 decimal more or less along with structure standing thereon out of total 43 Decimal land in C.S. and R.S. Dag No. 674 under Khatian No. 234 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, now P.S. Tangra now Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street

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District Attorney
South 24th Street

20 MAR 2012

name Matheswartala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R office at Alipore in the District of South 24-Parganas and the said Vendor/Seller has approached to the Purchaser for purchasing the said property, mentioned above and the Purchaser herein has accepted the said approached from the Vendor/Seller and thereafter the Purchaser agreed to purchase the same which has been morefully and particularly described in the schedule below at or for the total consideration of the sum of .Rs. 1,35,000./- (Rupees One Lac Thirtyfive Thousand only) and the said land/property is un-assessed by the local municipal authority and now the said Vendor/Seller have further declared that the said property is free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that on payment of Rs. 1,35,000./- (Rupees One Lac Thirtyfive Thousand only) as per Memo of Consideration hereunder written, by the Purchaser to the Vendor/Seller at or before this presents (the payment whereof the Vendor/Seller do hereby and hereunder admit and acknowledge and acquit release the Purchaser and the Said Property hereby conveyed) the Vendor/Seller do hereby sell, transfer, alienate, convey and assure her undivided half share unto the Purchaser forever free from all encumbrances ALL THAT the Said Property ALL THAT the land measuring an area 7 decimal more or less along with structure standing thereon out of total 65 Decimal bagan land in C.S. and R.S. Dag No. 675 under Khatian No. 234 and 4 decimal bagan land more or less along with structure standing thereon out of total 43 Decimal bagan land in C.S. and R.S. Dag No. 674 under Khatian No. 234 in Mouza Mouza - Tangra, J.L. No. 5, R.S. No. N (G.D.4) under Collectorate Touzi No.1298/2833, now P.S. Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name Matheswartala Road, together with all easements rights and facilities of the common passage of the said land thereof under D.S.R office at Alipore

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UNITED STATES DEPARTMENT OF JUSTICE
Office of the Inspector General

20 MAR 2012

in the District of South 24-Parganas, more fully described in the Second Schedule hereunder written or HOWSOEVER otherwise SAID PROPERTY now or heretofore were or was situated butted bounded called known numbered described and distinguished TOGETHER WITH ALL benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever or any part thereof belonging to or in anyway appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto AND FURTHER TOGETHER WITH all paths passages, streets, trees, drains, sewers, water courses, underground water courses, soils, subsoils, fences, fittings, fixtures etc AND remainder and remainders, reversion and reversions AND issues and profits thereof and of any part thereof AND issues and profits thereof and of any part thereof AND ALL the deeds, pattahs, muniments, writings and evidence of title and which now are or hereafter shall or may be in the custody power or possession of the VENDOR/SELLER its heirs, executors, administrators, representatives or any person from whom he/they can or may produce the same without action on suit at law or in equity. TO HAVE AND TO HOLD and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights and appurtenances into the use of the PURCHASER his executors, administrators, representatives and assigns forever AND the VENDOR/SELLER do hereby itself, its heirs executors administrators, representatives and assignees THAT notwithstanding any act, deed or things whatsoever by the VENDOR/SELLER or by any of its predecessors and ancestors in title done or executed or knowingly suffered to the contrary the VENDOR/SELLER have at all material times heretofore and

Contd.....



~~CONFIDENTIAL~~
March 24, 2012

20 MAR 2012

now have good right, full powers absolute authority and indefeasible title grant sell convey transfer assign and assure the SAID PROPERTY hereby granted sold conveyed and transferred or expressed or intended as to be into and to the use of the PURCHASER their executors, administrators, representatives and assignees in the manner aforesaid AND THAT the PURCHASER his/their executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably and enjoy the SAID PROPERTY and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand whatsoever from or by the VENDOR of any person or persons lawfully or equitably claiming from under or in trust to them or from or under any of their ancestor or predecessors in title and that fee and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at their costs and expenses of the VENDOR/SELLER will and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR/SELLER or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the VENDOR/SELLER and all persons having lawfully or equitably any estate or interest whatsoever or any part thereof from or in trust of the VENDOR/SELLER or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereinafter at the request and cost of the PURCHASER his/their executors, administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assigning and every part thereof unto and to the use of type PURCHASER his/their executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be

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U.S. Army Inspector General
South 24 Division

20 MAR 2012

reasonably required AND FURTHER THAT and that the Purchasers shall also be entitled to sell, lease, mortgage, gift, lien or otherwise alienate the said land in any manner whatsoever aforesaid as shall or may be reasonably required AND FURTHER THAT the said Purchaser shall have right to cause separate assessment by mutating his name in the office of the Municipality, Local authority, B.L & L.R.O, J.L & L.R.O, D. L.& L.R.O. and/or any other Government and semi Government offices and/or any other office/s in place of the name of VENDOR/SELLER to which the VENDOR/SELLER shall give all consent and signature if necessary and VENDOR/SELLER further declare that the said land hereby sold is not subject to any attachment, alignment lien, charges, mortgage or any suit or execution of any court of law and the said land is free from all encumbrances AND FURTHER THAT the VENDOR/SELLER and all its heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the PURCHASER his/their executors, administrators, representatives and assignees, if any, suffered by reason of any defect in the title of the VENDOR/SELLER for any breach of the covenant hereunder contained.

SCHEDULE

ALL THAT the bagan land admeasuring **11 Decimal** more or less (7 Dec. + 4 Dec) i.e. **7 Decimal** out of her undivided 1/2 share of land measuring 32.5 decimal more or less out of total 65 Decimal land in C.S. and **R.S. Dag No. 675** under **Khatian No. 234** and **4 Decimal** of bagan land out of her undivided 1/2 share of land admeasuring 21.5 decimal more or less out of total 43 Decimal land in C.S. and **R.S. Dag No. 674** under Khatian No. 234, alongwith **100 Sq.ft tiles Shed structure** standing thereon in **Mouza Tangra**, J.L. No. 5, R.S. No. N (G.D.4) under Colliectorate Touzi No.1298/2833, now **P.S. Tangra** now Tiljala, within the limits of the Kolkata Municipal Corporation, Ward No. 66, street name **Matheswartala Road**, together with all easements rights, common

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And Register
your South 24 Bagganad

20 MAR 2012

passages for taking and/or connection water line, electric line, telephone line, and all necessary line or line/s, drain etc. under and above of the said land and all other facilities of the said land thereof under D.S.R office at Alipore in the District of South 24-Parganas.. The said land is delineated "RED" marked in the plan annexed hereto

The proportionate annual rent of the said land is payable to the office of the Collector, Government of West Bengal, the said land is butted and bounded as follows :

ON THE NORTH : Dag No.672

ON THE SOUTH : 4 feet wide common passage

ON THE EAST : Dag No.867

ON THE WEST : Dag No.682

There is no other access except that passage.

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

SIGNED AND
DELIVERED IN THE
PRESENCE OF :-

1. *Tapas Bhattacharya*
P-71, Jatin Colony
kal-34

2. *Rajat Adak*

Adalichak

Biswanath

*Readman
Explained and*

Hawrah
Prepared & Drafted by

Biswanath Ghosh

BISWANATH GHOSH
ADVOCATE
High Court, Calcutta



*L T 18 Sonu Adak
@ Sonu Adak
by H. P. B.
Rajat Adak
(RAJAT
ADAK)*

SIGNATURE OF VENDOR/SELLER

PAN - AA DCT 8867C

TANGRA ENCLAVE RVT. LTD.

Kashan M Agarwal

(KASHAN M AGARWAL)

SIGNATURE OF PURCHASER

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~~Chief Minister~~
Minister South 24 Parganas

20 MAR 2012

MEMO OF CONSIDERATION


RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 1,35,000/- (Rupees One Lac Thirtyfive Thousand only) towards the full consideration money as follows:-

MEMO

Date	Cahque/Cash	Amount
20/03/2012	in Cash	Rs. 1,35,000/-
		<hr/> Rs. 1,35,000/- <hr/>

WITNESSES

1. Tapas Bhattacharyya
P-71, Jatin colony
Kat-34.

ATI of Sona Adak @ Conobile
by the pen of Rajat Adak

RAJAT
ADAK

SIGNATURE OF VENDOR/SELLER

2. Rajat Adak

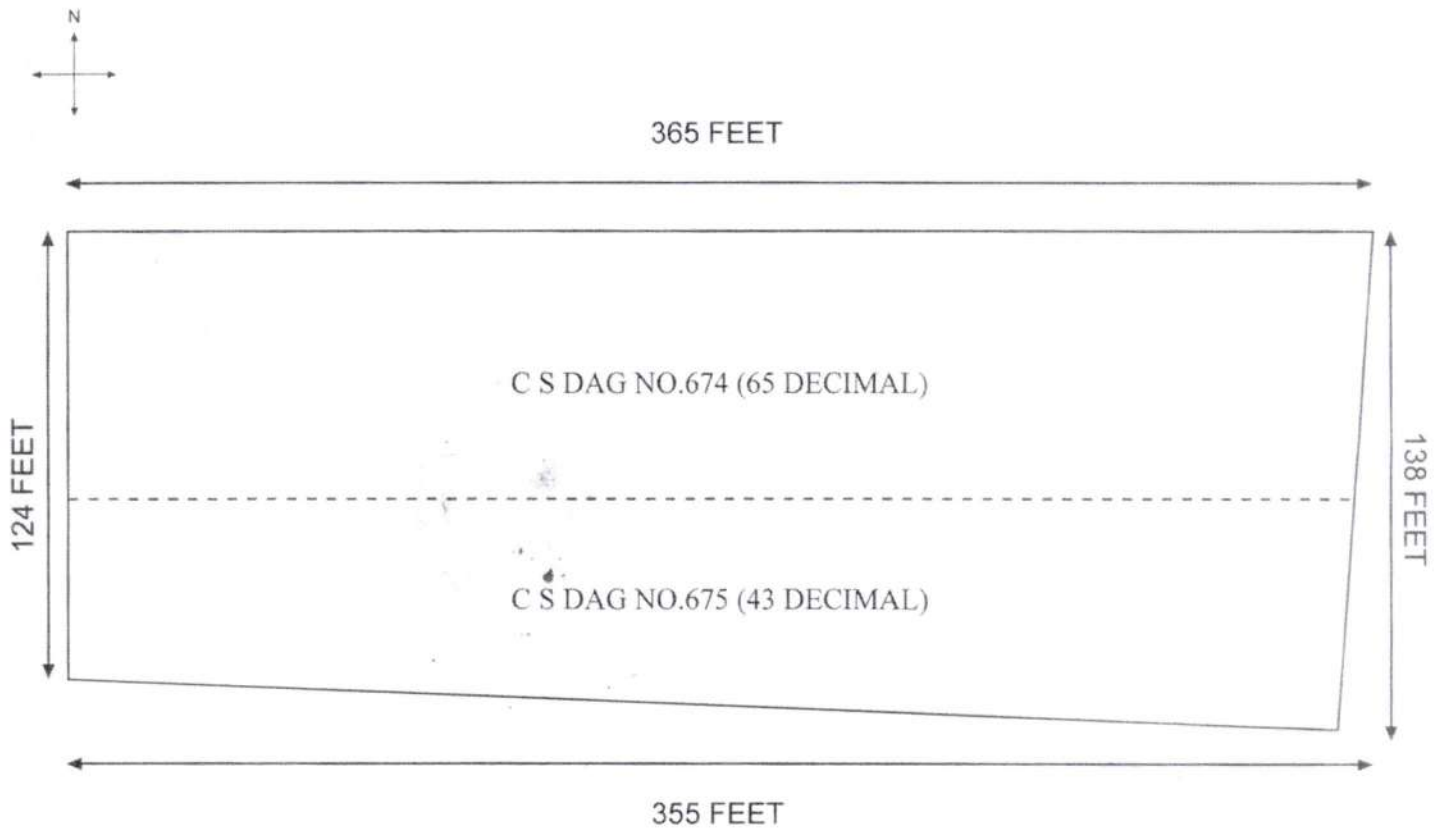


GOVERNMENT OF WEST BENGAL
Muzur South 24 Parganas

20 MAR 2011

SITE PLAN SHOWING C.S. DAG NO.674 65 DECIMAL &
C.S. DAG NO.675 43 DECIMAL MOUZA TANGRA, J.L. NO.5,
P.S. - TILJALA

AREA OF LAND - 11 DECIMAL, IN HALF SHARE OF C.S.
DAG NO.674 & C.S. DAG NO.675 KHATIAN NO.234
C.S. DAG 674 (4 decimal) C.S. DAG 675 (7 decimal)



TANGRA ENCLAVE PVT. LTD.

(KISHAN MIRANIA AGARWAL)



L.T. 18 Sona Adak
@ Sonabale Adak
by the power
Rajat Adak



John A. Roberson, Jr.
District Attorney
South 24th Avenue

10 MAR 2012

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO		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					

LTI of Sona Adak @ Sonabale Adak by the police

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

Kishan Miravir Agarwal

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



Office of the District Judge
South 24 Parganas

20 MAR 2012



Government Of West Bengal
Office Of the D.S.R.-III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02475 of 2012

(Serial No. 02618 of 2012)

On

Payment of Fees:

On 20/03/2012

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

Presented for registration at 22.50 hrs on :20/03/2012, at the Private residence by Kishan Mirania Agarwal ,Claimant.

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

Execution is admitted on 20/03/2012 by

1. Sona Adak Alias Sonabala Adak, wife of Feluram Adak , Vill- Rabibhag, Paschim Para, Howrah, Thana:-Bagnan, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
2. Kishan Mirania Agarwal
Director, Tangra Enclave Pvt. Ltd., 20/1 M, EAST TOPSIA ROAD, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700046 ,
By Profession : Business

Identified By Rajat Adak, son of Feluram Adak, Bagnan, Howrah, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 21/03/2012

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

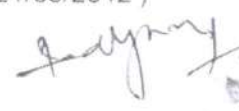
Amount By Cash

Rs. 0.00/-, on 21/03/2012

Amount by Draft

Rs. 125039/- is paid , by the draft number 716892, Draft Date 21/03/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 21/03/2012

(Under Article : A(1) = 124993/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 21/03/2012)


DSR-III
South 24 Parganas
Alipore

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

21/03/2012 18:38:00

EndorsementPage 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 4894 to 4908
being No 02475 for the year 2012.



Rajendra Prasad Upadhyay
(Rajendra Prasad Upadhyay) 26-March-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

PS Group Realty Pvt. Ltd.

Ankur Paul

(Constituted Attorney / Authorised Signatory)