

06406

NC-1926/12-1-0 6078/12



পশ্চিমবঙ্গা পশ্চিম বংগাল WEST BENGAL

F 729316

D. 12/06/12
*Time
2pm*
Certified that the document is admitted to
registration. The property deeds and
the endorsement on the reverse is with the
document and the property is in order.

S. Bhattacharya
District Sub-Registrar III
Alipore, South 24-Parganas
09.07.2012

7 SEP 2012

THIS DEED OF CONVEYANCE made this the 06 day of ~~JULY~~ 2012 (two thousand twelve) BETWEEN KAMALA OJHA wife late Goesto Behari Ojha, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 381 Debendra Chandra Dey Road, Police Station Tangra, Kolkata 700015, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or

SUBMITTED BY ME

BL. No. 15579 DATE.....
NAME.....
ADD.....
AMT.....

05 JUL 2012

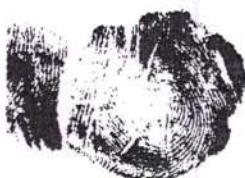
J. Ali Adv.
High Court Calcutta.
1500/- (one Thousand only)

✓

✓

RECEIVED
15 JULY 2012
1500/-
ONE THOUSAND RUPEES
IN RUPEES

কর্তৃতাম্বুজ ব্যাংক



VCTI-3878

কর্তৃতাম্বুজ ব্যাংক

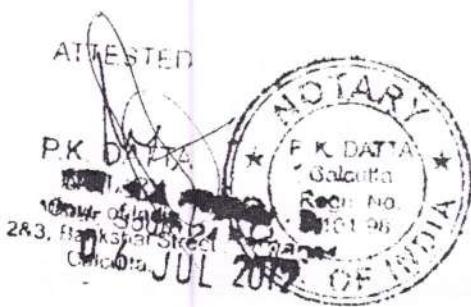


VCTI-3875

- Date Counter



Ricilay Mondal
8/10 Liliip Mondal
38 Seaboard Ch. Ley
Road Kal-15
Sonam



1 SEP 2012



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

Endorsement For Deed Number : 1 - 06078 of 2012
(Serial No. 06406 of 2012)

On

Payment of Fees:

On 06/07/2012

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

Presented for registration at 19.00 hrs on :06/07/2012, at the Private residence by Kamala Ojha . Executant.

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

Execution is admitted on 06/07/2012 by

1. Kamala Ojha, wife of Late Goesto Behari Ojha , 38, Debendra Chandra Dey Road, Kolkata. Thana:-Tangra, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : House wife
2. Rahul Chokhany
Director, M/s Tangra Enclave Pvt. Ltd. (P A N - A A D C T 8867 C), 44/6, Hazra Road, Kolkata. Thana:-Ballygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019. By Profession : Business

Identified By Prolay Mondal, son of Dilip Mondal, 38, Debendra Chandra Dey Road, Kolkata. Thana:-Tangra, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste: Hindu. By Profession: Service.

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

On 09/07/2012

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 09/07/2012

Amount by Draft

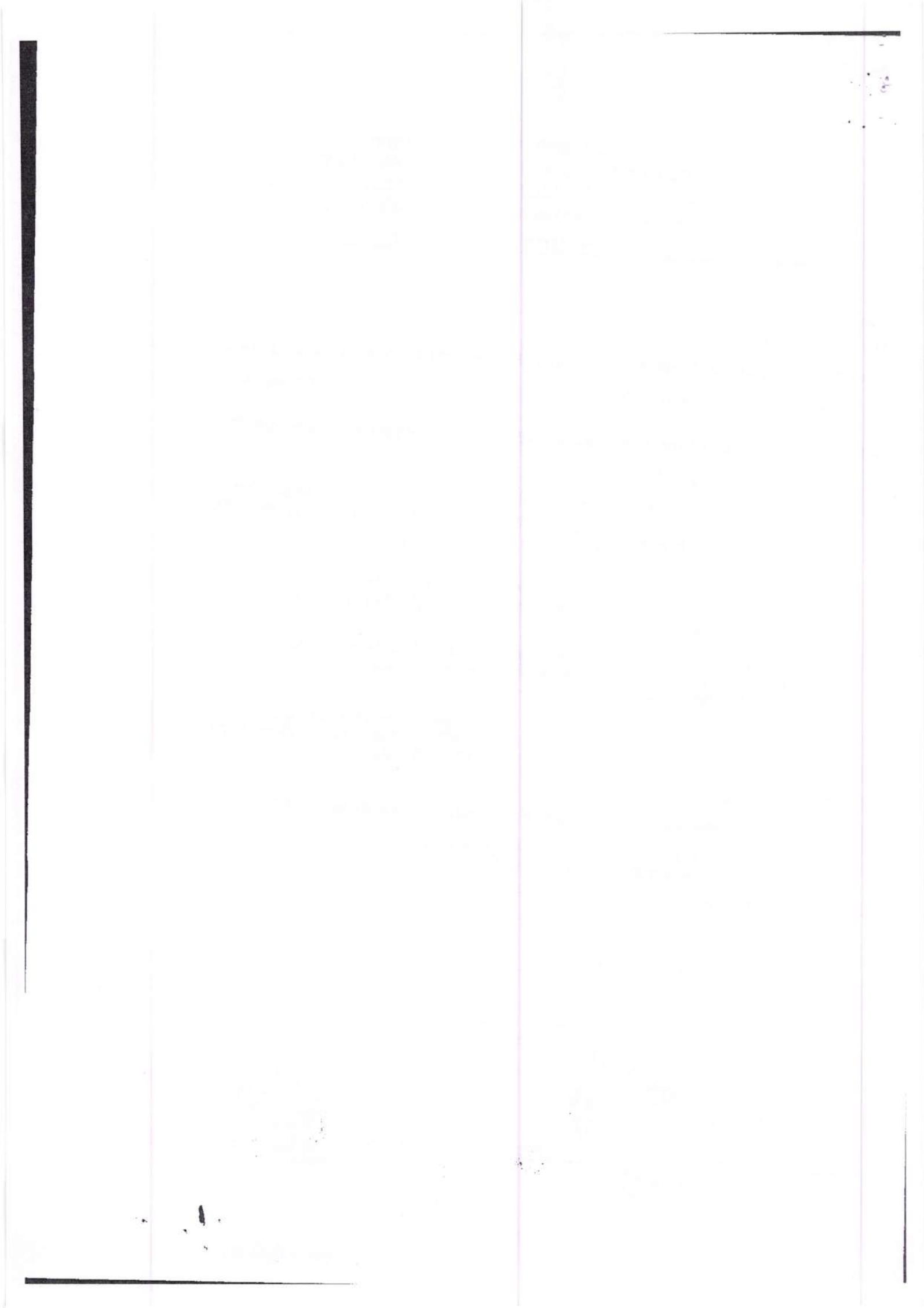
Rs. 11475/- is paid by the draft number 721829, Draft Date 06/07/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 09/07/2012

09/07/2012 16:38:00

ATTESTED
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Court No. 1
283, Esplanade
Calcutta - 700009
(Rajendra Prasad Upadhyay)
EndorsementPage 1 of 2

7 SEP 2012

SUBMITTED BY ME





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

Endorsement For Deed Number : I - 06078 of 2012
(Serial No. 06406 of 2012)

(Under Article : A(1) = 11429/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 09/07/2012)

Certificate of Market Value(WB PUVI rules of 2001)

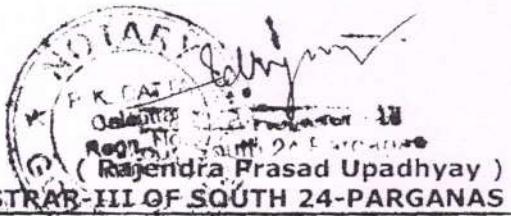
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-10,39,375/-

Certified that the required stamp duty of this document is Rs.- 62382 /- and the Stamp duty paid as: Impresive Rs - 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 61432/- is paid, by the draft number 721828, Draft Date 06/07/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 09/07/2012

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



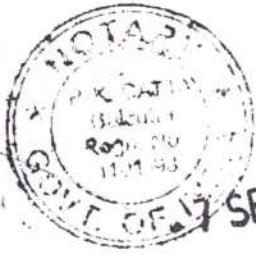
09/07/2012 16:52:00

EndorsementPage 2 of 2

SUBMITTED BY P.K.D.
P.K.D.

ATTESTED

P K DATTA
NOTARY
Govt. of India
283, Banketan Street
Calcutta.



7 SEP 2002

repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART:-

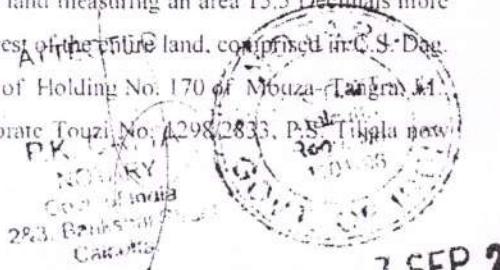
A N D

M/S. TANGRA ENCLAVE PRIVATE LIMITED. (Holding Pan No AADCT8867C) a company under the Companies Act. 1956, having its registered office at 44/6, Hazra Road, Police Station Ballygange, Kolkata 700019, represented by one of its' Directors RAHUL CHOKHANY son of Rajendra Kumar Chokhany, by faith Hindu, by occupation Business, by Nationality Indian, residing at 14/2A, Mandeville Gardens, Police Station Ballygunge, Kolkata- 700019, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the OTHER PART:-

WHEREAS One Surendra Nath Mondal and Satish Chandra Mondal both sons of Late Nanda Lal Mondal was the recorded owners and possessors in respect of ALL THAT piece or parcel of land measuring an area 31 Decimals more or less comprised in C.S. Dag. No. 676 under C.S. Khatian No. 481, in part of Holding No. 170 of Mouza-Tangra, J.L. No. 5, R.S. No. "N" (G.D.4) under Collectorate Touzi No. 1298/2833, P.S. Tiljala now Progati Maidan, at present within the local limits of ward No. 66 of the Kolkata Municipal Corporation, 66, in the District of 24 -Parganas now South 24-Parganas.

AND WHEREAS while possessing and enjoying the same, said Surendra Nath Mondal died intestate on 30.10.1982 leaving behind surviving his wife namely Bijaya Mondal, three sons namely -Sunil Kumar Mondal, Dilip Mondal, Pulin Mondal and five daughters namely - Kamala Ojha, Bimala Hati, Nirmala Mondal, Kanan Bala Mondal and Chabi Rani Bhunya to inherit the undivided $\frac{1}{2}$ (One half) share or interest of the aforesaid property, left by said Surendra Nath Mondal, since deceased, and none else.

AND WHEREAS by virtue of aforesaid inheritance said Bijaya Mondal, Sunil Kumar Mondal, Dilip Mondal, Pulin Mondal, Kamala Ojha, Bimala Hati, Nirmala Mondal, Kanan Bala Mondal and Chabi Rani Bhunya became lawful joint owners and possessors of ALL THAT piece or parcel of undivided land measuring an area 15.5 Decimals more or less, being the $\frac{1}{2}$ (One half) share or interest of the entire land, comprised in C.S. Dag. No. 676 under C.S. Khatian No. 481, in part of Holding No. 170 of Mouza-Tangra, J.L. No. 5, R.S. No. "N" (G.D.4) under Collectorate Touzi No. 1298/2833, P.S. Tiljala now



- 7 SEP 2012

SUBMITTED BY ME



14 JUL 2017

06 JUL 2017

ATTESTED
P.K. DATTA
NOTARY
Govt. of India
283, Banknaii Street
Calcutta



7 SEP 2017

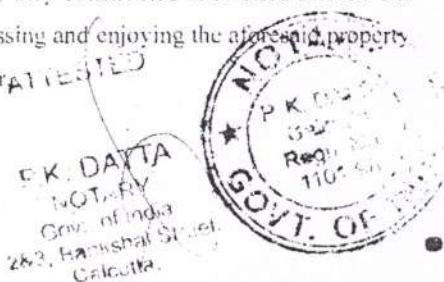
Progati Maidan, at present within the local limits of ward No. 66 of the Kolkata Municipal Corporation, in the District of 24 - Parganas now South 24-Parganas.

AND WHEREAS said Bijaya Mondal and 8 others were in actual Khas possession enjoyment of the aforesaid property in ejmali, said Bijaya Mondal died intestate on 27.01.1985 leaving behind surviving her aforesaid sons and daughters to inherit her undivided 1/9th share or interest of the aforesaid property and there after said Kanan Bala Mondal died intestate on 27.04.1992 leaving behind surviving her two sons - Shabhu Nath Mondal and Tatak Nath Mondal to inherit her undivided 1/8th share or interest of the aforesaid property.

AND WHEREAS said Chabi Rani Bhunya died intestate leaving behind surviving her son Debasis Bhunya to inherit her undivided 1/8th share or interest of the aforesaid property and there after said Sunil Kumar Mondal Mondal died intestate on 25.10.1992 leaving behind surviving her wife Ranu Mondal to inherit her undivided 1/8th share or interest of the aforesaid property.

AND WHEREAS in the mean time some portion of the said land was acquired by the Government of West Bengal and remained in remaining portion of land and for their better use and occupation the legal heirs and successors of said Surendra Nath Mondal and Satish Chandra Mondal amicably portioned the said property by meant and bounds and in terms of the said partition, the legal heirs Surendra Nath Mondal were jointly allotted western portion, an area 08 Cottahs 08 Chittaks more or less out of the said property.

AND WHEREAS in the premises by virtue of aforesaid inheritance and partition said Dilip Mondal, Pulin Mondal, Kamala Ojha, Bimala Hati, Nirmala Mondal, Shambhu Nath Mondal, Tarak Nath Mondal, Ranu Mondal and Debasis Bhunya became absolute and lawful joint owners of ALL THAT piece or parcel of undivided land measuring an area 08 Cottahs 08 Chittaks more or less, being the undivided ½ (One half) share or interest of the entire land, comprised in C.S. Dag. No. 676 under C.S. Khatian No. 481, in part of Holding No. 17D of Mouza- Tangra, J.L. No. 5, R.S. No. "N" (G.D.4) under Collectorate Touzi No. 1298/2833, P.S. Tiljala now Progati Maidan, at present within the local limits of ward No. 66 of the Kolkata Municipal Corporation, in the District of 24 - Parganas now South 24-Parganas and there after they constructed R.T. Shed thereon out of their own expenses and they have been possessing and enjoying the aforesaid property in ejmali, free from all encumbrances whatsoever.



F. K. DASRA
NOTARY
Govt. of India
283, Hawshali Street
Calcutta.

SUBMITTED BY ME



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06 JUL 2017

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P.K. Datta
NOTARY
State of India
Panama



1 SEP 2012

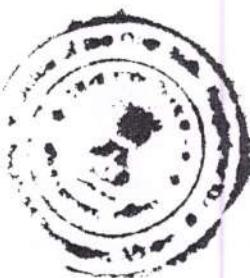
AND WHEREAS the Vendor herein, for urgent need of money and for other lawful reason offered to sell ALL THAT undivided piece and parcel of land measuring an area 01Cottah 01 Chittak 00 Square feet more or less together with structure thereon, being the undivided 1/8th. (One eighth) share or interest of the total land, comprised in C.S. Dag. No. 676 under C.S. Khatian No. 481, in part of Holding No. 170 of Mouza-Tangra, J.L., No. 5, R.S. No. "N" (G.D.4) under Collectorate Touzi No. 1298/2833, P. S. Tiljala now Progati Maidan, at present within the local limits of ward No. 66 of the Kolkata Municipal Corporation, in the District of South 24-Parganas, more fully mentioned and described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as 'the said property' at or for the consideration of Rs.90,000.00 (Rupees ninety thousand) only and the purchaser herein has agreed to purchase the said property at or for the above mentioned consideration amount free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSES AS FOLLOWS :

In pursuance of the said agreement and in consideration of the said sum of Rs.90,000.00 (Rupees ninety thousand) only in full paid to the vendor by the Purchaser (the receipt where of the vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) and the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser convey ALL THAT undivided piece and parcel of land measuring an area 01Cottah 01 Chittak 00 Square feet more or less together with structure thereon, being the undivided 1/8th. (One eighth) share or interest of the total land, comprised in C.S. Dag. No. 676 under C.S. Khatian No. 481, in part of Holding No. 170 of Mouza-Tangra, J.L., No. 5, R.S. No. "N" (G.D.4) under Collectorate Touzi No. 1298/2833, P.S. Tiljala now Progati Maidan, at present within the local limits of ward No. 66 of the Kolkata Municipal Corporation, more fully mentioned and described in the schedule hereunder written and more particularly shown and delineated in the site map or plan annexed hereto OR HOWSOEVER OTHER WISE the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant ~~the said~~ land all the estate right, title, interest, use, possession and inheritance trust claim and demand whatsoever.

P.K. M. T.
M.T.
Govt. Office
283, Hardwicke Street
Calcutta.

7 SEP 2007
SUBMITTED BY ME



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06 JUL 2017

ATTESTED

P.K. (P.A. 13)

NOTARY
State of New
Mexico
License No. 1000
Exhibit A



1 SEP 2012

both at law and in equity of the vendor into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lis pendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

THE VENDOR DOTII HEREBY COVENANT WITH THE PURCHASER as follows:-

a) Notwithstanding any act deed matter or thing whatsoever by the vendor or his predecessor -in- title or interest done or executed or knowingly suffered to the contrary the vendor has lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there

PK CATTI
NOT. BY
Govt. of India
283, Bankside Street
Calcutta.

7 SEP 2010

SUBMITTED BY ME



06 JUL 2012

ATTESTED

P.K. DATT

NOTARY

GOVT. OF INDIA

REGD. NO. 10119

7 SEP 2012



7 SEP 2012

from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.

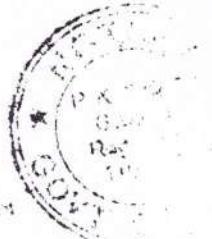
c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispendens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted 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 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 better and more the true intent and meaning of these presents as shall or may be reasonably required.

e) That the vendor on this day with the execution of this Deed handover and delivers the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.

f) That the vendor doth hereby accorded his consent to the purchaser for mutation of the said property in the office of the Kolkata Municipal Corporation and all other Government and/or Semi Government Office and/or other statutory body and/or authority concern.

ATTESTED
P.K. DATTA
NOTARY
Govt. of India
282, Banchitola Street
Calcutta.



7 SEP. 2012

SUBMITTED BY ME



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06 JUL 2013

ATTESTED

DR. DATTA
NOT PAY
ONE OFFICE
PUNISHED



1 SEP 2010

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT undivided piece and parcel of land measuring an area 01Cottah 01 Chittak 00 Square feet more or less together with RTS covering 100 Square feet, being the undivided 1/8th. (One eighth) share or interest of the total land, comprised in C.S. Dag. No. 676 under C.S. Khatian No. 481, in part of Holding No. 170 of Mouza- Tangra, J.L. No. 5, R.S. No. "N" (G.D.4) under Collectorate Touzi No. 1298/2833, P.S. Tiljala now Progati Maidan, at present within the local limits of ward No. 66 of the Kolkata Municipal Corporation. **TOGETHER WITH** all sorts of easement rights over the common passage/ road and all other benefits and facilities attached therein or thereto and the entire land is shown and delineated in the site map or plan marked with RED border line and the same is butted and bounded in the manner following:- *On one side, the boundary of the road, the other side, the road, Tangra Road, 1*

ON THE NORTH- Part of C.S. Dag No.675.

ON THE SOUTH - Partly 15' 00" Wide Road and Partly C.S. Dag No.678.

ON THE EAST- Part of C.S. Dag No. 676.

ON THE WEST- Other Property.

IN WITNESSES WHEREOF the vendor hereto has set and subscribed his hand on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of:

WITNESSES:-

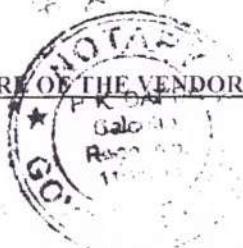
*Abdul Amin Sarkar
Advocate
Alipore Police Court
K.R.-27
Hansh. Mr. Ghosh
220-Dhakheri Road
K.R.-105*

Amiyo D.-Sarkar.
via. T. Sengupta.
B- Beranta
Bil- Howrah

ATTESTED

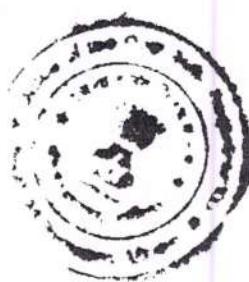
SIGNATURE OF THE VENDOR

P.K. DATTA
NOTARY
Govt. of India
283, Bankshali Ghat
Calcutta



7 SEP 2012

SUBMITTED BY ME



06 JUL 2012

ATTESTED
P.K. DATTAA
NOTARY
Court of India
52, Parkside Street
Calcutta



1 SEP 2012

THE PLAN OF LAND WITH BOUNDARY IN G.S. P.D.
NO. 676, C.S. KHATIARI NO. 481, HOLDING NO. 1202,
MOUIA-TANTRA, J.L. NO. 5, P.S. PROGATI MAIDAN,
K.M.C. WARD NO. 66, KOLKATA-700018, DIST. 24 P.S.C.

SOLD AREA - 1 KT. - 01 CH. OUT OF TOTAL LAND
8 K. - 8 CH. ENTER LAND SHOWN IN RED BORDER

OTHER'S LAND

150" WIDE ROAD

C. S. DAG NO. 681

C. S. DAG NO. 579

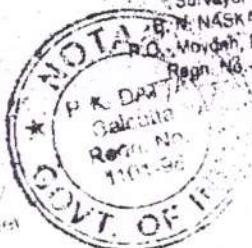
C 5. TAG NO. 678

C.S. DAG NO. 677

TANGRA ENCLAVE PVT. LTD.
Deshna Goura
Director

ALIESTER

P.K. SATHYA
NOTARY
Govt. of India
283, Bankers' Street
Calcutta.

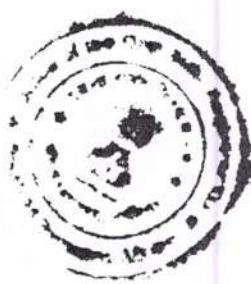


Surveyor Planner
N. NASKAR (D.M.A)
Mowden, P.S. - Joyner
- 1/3 - 19800/83

Surveyor Planner
N. NASKAR (D.M.A)
Mowden, P.S. - Joyner
- 1/3 - 19800/83

• 7 SEP 2010

SUBMITTED BY ME



06 JUL 2012

ATTESTED

P.K. RATTAN
NOTARY
Court of India
283, Bankside Street
Calcutta 3.



• 7 SEP 2012

R E C E I V E D from the within named purchaser the within mentioned sum of Rs.90,000.00 (Rupees ninety thousand) only being the full and final consideration amount as per Memo below:-

M. E. M. Q

Paid by Cash in RBI NotesRs. 90,000.00

(Rupees ninety thousand) only

WITNESSES :-

Abdul Khidir Barkat
Advocate

Abdul Khidir Barkat

Aug 16, 1960

20/81-A/10/27/7

SIGNATURE OF THE VENDOR

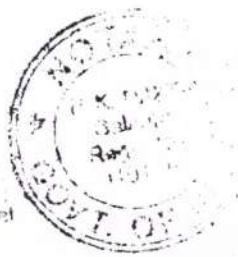
Read over, Explained

Drafted & prepared
by me, at my office.

[JIĀRAT' ALI]
[JIĀRAT' ALI],
Advocate.

High Court, Calcutta
Office:-
Earia Estates Limited,
7, Red Cross Place, Kolkata 700001.

ATTESTED
P.K. MISTRY
M. T. Mistry
260, Fergusson Street
Calcutta



7 SEP 2012

SUBMITTED BY ME



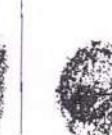
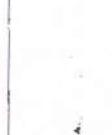
06 JUL 2012

ATTESTED

P.K. DATTI
NOTARY
Govt. of India
283, Bankshalli Lane
Calcutta.



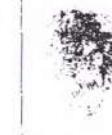
07 SEP 2012

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
LEFT HAND					
RIGHT HAND					

Name

Signature

John Smith

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
LEFT HAND					
RIGHT HAND					

Name

Signature John Smith

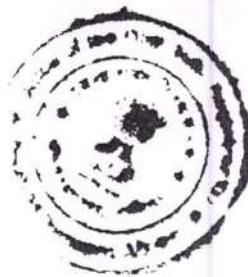
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PK DATE
26.8.2012
26.8.2012
26.8.2012



7 SEP 2012

SUBMITTED BY ME



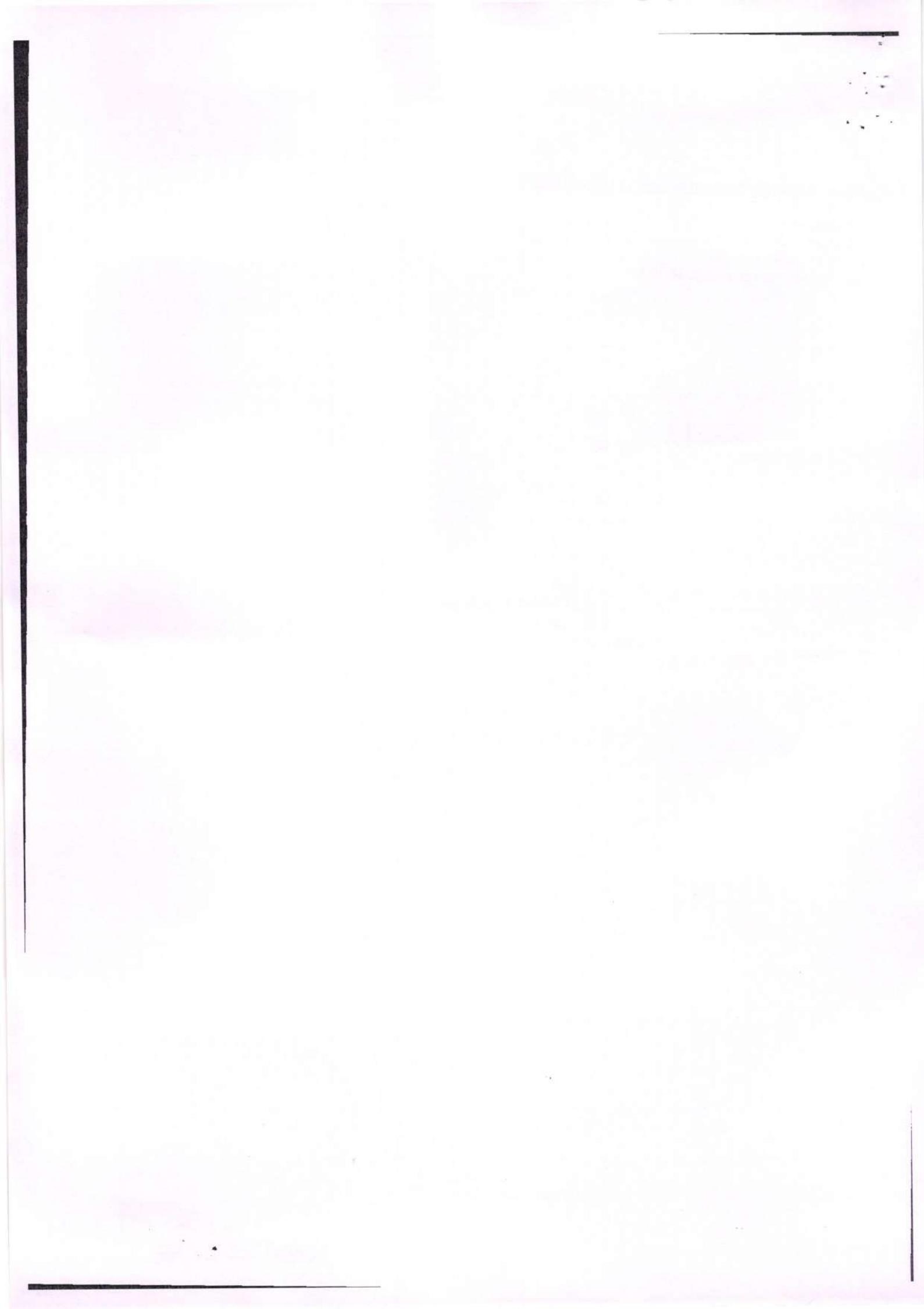
04 JUL 2012

06 JUL 2012

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P.K. DIXIT
N.C.O.
Govt. of
2&3, Bambanagar
Cuttack.

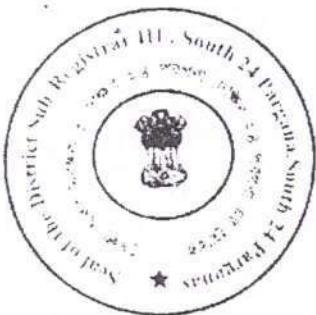


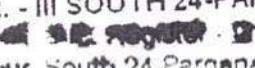
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Certificate of Registration under section 60 and Rule 69.

Registered in Book -1
CD Volume number 13
Page from 3496 to 3509
being No 06078 for the year 2012.



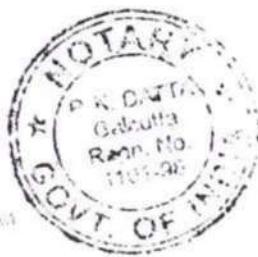
(Rajendra Prasad Upadhyay) 10 July-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal 
Mohan South 24 Parganas

PS Group Realty Pvt. Ltd.



(Constituted Attorney / Authorised Signatory)

ATTESTED
P.K. DATTAN
NOTARY
Govt. of India
283, Banchital Street
Calcutta



7 SEP 2012
SUBMITTED BY ME