

06406

NC-1926/12 1-0 6078/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 729316

Certified that the document is admitted to registration. The signature, seals and the endorsement on the document are the property of the document.

*[Signature]*  
District Sub-Register 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 Guesio 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

05 JUL 2012

SL. No. 15579 DATE.....

NAME.....

ADD.....

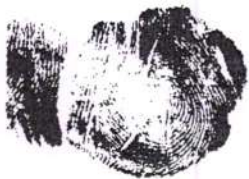
AMT. 1000/- (one Thousand only)

J. Ali Adv

High Court Calcutta.

Bhosh

কমলা ওয়াশ



VCTI-3978

কমলা ওয়াশ



VCTI-3975

- Dakti Caoma.



ATTESTED

P.K. Datta

243, Bank Street  
Calcutta



Bichay Mondal  
8/c Lilip Mondal  
88 Subarna Ch. Roy  
Road Kal-15  
Serma

27 SEP 2012





**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)

**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 Chokhary

Director. M/s Tangra Enclave Pvt. Ltd. ( P A N - A A D C T 8867 C ), 44/6, Hazra Road, Kolkata. Thana:-Bulkygunge, 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.

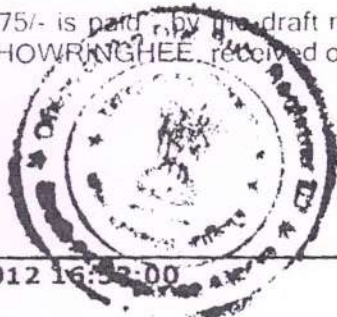
**Payment of Fees:**

Amount By Cash

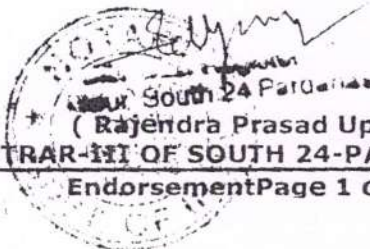
Rs. 0.00/-, on 09/07/2012

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



ATTEST



DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Endorsement Page 1 of 2

09/07/2012 16:52:00

283, Hazra Road  
Kolkata

. 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**

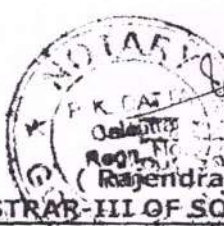
Deficit stamp duty Rs. 61432/- is paid, by the draft number 721828, Draft Date 06/07/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 09/07/2012

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



TESTED

K. DATTA  
NOTARY



( Rajendra Prasad Upadhyay )

09/07/2012 16:52:00

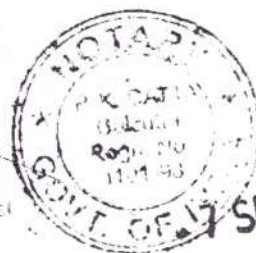
28-3, Bankend, Calcutta

EndorsementPage 2 of 2

SUBMITTED  
SEP 11

ATTESTED

PK DATTA  
NOTARY  
Govt. of India  
283, Bankim Chandra Street  
Calcutta.



GOVT. OF INDIA  
17 SEP 2012



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

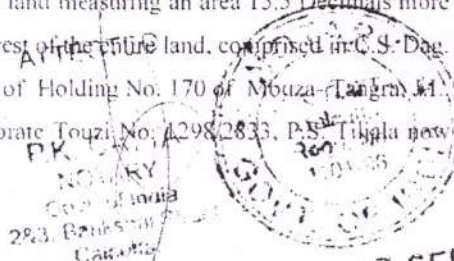
A N D

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 Ballygange, 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 Mandal 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 Mandal died intestate on 30.10.1982 leaving behind surviving his wife namely Bijaya Mandal, three sons namely -Sunil Kumar Mandal, Dilip Mandal, Pulin Mandal and five daughters namely - Kamala Ojha, Bimala Hati, Nirmala Mandal, Kanan Bala Mandal 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 Mandal, since deceased, and none else.

AND WHEREAS by virtue of aforesaid inheritance said Bijaya Mandal, Sunil Kumar Mandal, Dilip Mandal, Pulin Mandal, Kamala Ojha, Bimala Hati, Nirmala Mandal, Kanan Bala Mandal 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

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4th Floor - 2  
New South 24, Bangalore

06 JUL 2012

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P.K. DATTA  
NOTARY  
Govt of India  
2&3, Bankswal Street  
Calcutta



• 7 SEP 2012



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.

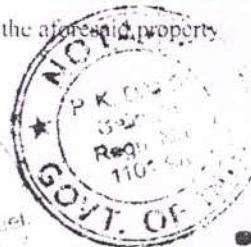
AND WHEREAS said Bijaya Mondal and 8 others were in actual Khas possession enjoyment of the aforesaid property in ejmali, said Bijaya Mondal died intestate on 27.01.1985 leaving behind surviving her aforesaid sons and daughters to inherit her undivided  $1/9^{\text{th}}$  share or interest of the aforesaid 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  $1/8^{\text{th}}$  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  $1/8^{\text{th}}$  share or interest of the aforesaid property and there after said Sunil Kumar Mondal died intestate on 25.10.1992 leaving behind surviving her wife Ranu Mondal to inherit her undivided  $1/8^{\text{th}}$  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  $1/2$  (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 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. DAYTA  
NOTARY  
Govt. of India  
28/3, Hanishal Street,  
Calcutta.



7 SEP 2011

SUBMITTED BY ME,



NOTARY PUBLIC

06 JUL 2017

ATTESTED

P.K. DATTA  
NOTARY  
Chennai, India



07 SEP 2017

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 1/8<sup>th</sup>. (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 1/8<sup>th</sup>. (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 thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever

PK. V. S. S.  
NOTARY  
Govt. Office  
282, Baidyanath Street  
Calcutta.

7 SEP 2007  
SUBMITTED BY ME





OFFICE OF THE  
SECRETARY

06 JUL 2017

ATTESTED

P.K. DATTA

NOTARY

Govt. of India  
Ministry of External Affairs  
New Delhi



07 SEP 2017

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, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

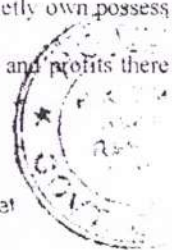
**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as**

**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

ATTESTED  
P. K. DATTA  
NOTARY  
Court of Justice  
283, Bank Road Street  
Calcutta.



7 SEP 2012

SUBMITTED BY ME



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06 JUL 2017

ATTESTED

P.K. DATT  
NOTARY

Gen. 2:1-4



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.

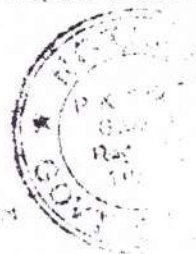
c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispendens debts, hypothecations attachments and encumbrances 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  
283, Barksdale Street  
Calcutta.



7 SEP 2012

SUBMITTED BY ME,



~~CONFIDENTIAL~~

06 JUL 2012

ATTESTED

P. K. DATTA

NOTARY

Notary Public for  
Foreign Affairs &  
Consular



7 SEP 2012

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT undivided piece and parcel of land measuring an area 01 Cottah 01 Chittak 00 Square feet more or less together with RTS covering 100 Square feet, being the undivided 1/8<sup>th</sup>, (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:- *Unamed Road, the Road is situated between Tangra Road,*

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 Ahid Sarkar*  
*Advocate*  
Alipore Police Court  
KOL-27.

*Hans B. M. Sarkar*  
*210-Dhaka Road*  
*KOL-105*

*Anuja D. D. G.*  
*vic. J. S. S. S.*  
*Do. B. S. S.*  
*Dist. H. S. S.*

ATTESTED

SIGNATURE OF THE VENDOR

P.K. DATTA  
NOTARY  
Govt. of India  
283, Bankshall St.  
Calcutta



7 SEP 2012

SUBMITTED BY ME





GOVERNMENT OF INDIA

06 JUL 2012

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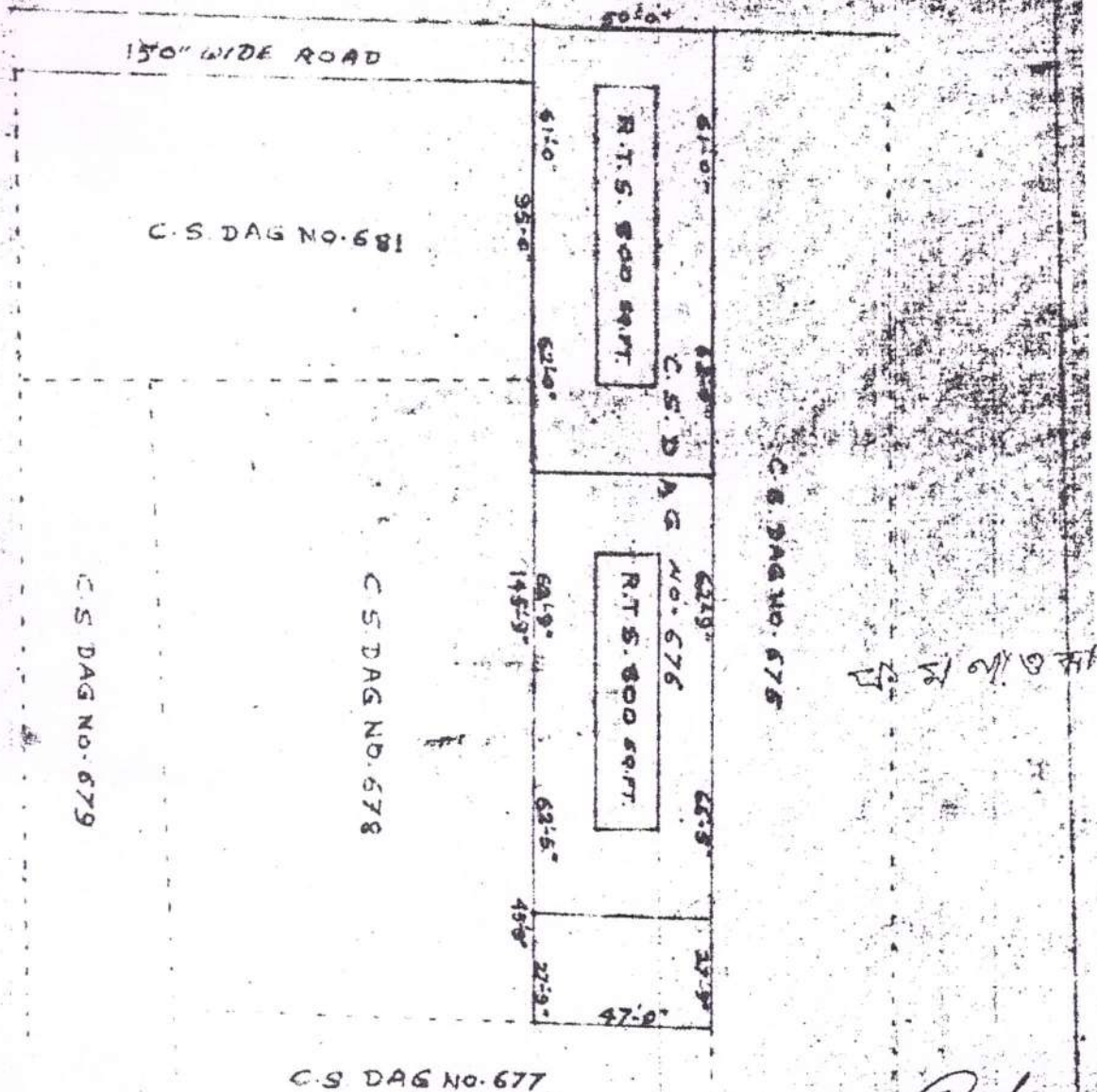
P.K. DATTA  
NOTARY  
Govt. of India  
12, Park Road, Calcutta



7 SEP 2012

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

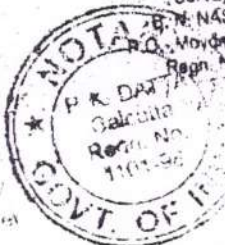
OTHER'S LAND



John C. Brown  
Director

ATTESTED

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



Surveyor Planner  
M. NASKAR (D/Man)  
Moydan, P.S. - Joynagar  
Rajn. No. - 19899/83

• 7 SEP 2017

SUBMITTED BY ME



GOVT. OF INDIA  
MINISTRY OF EXTERNAL AFFAIRS

06 JUL 2017

ATTESTED

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



07 SEP 2017



RECEIVED 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 O

Paid by Cash in RBI Notes .....Rs. 90,000.00

(Rupees ninety thousand) only

WITNESSES :-

*Abdul Kadir Khan*  
Advocate

*Harish Chandra*  
*Aravind Kumar*

*कमलेश्वर*

SIGNATURE OF THE VENDOR

*read over, Explain*  
Drafted & prepared  
by me, at my office.

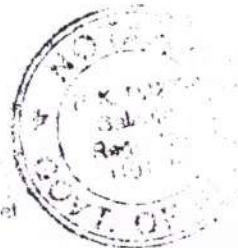
*Ali*  
[JIARAT ALI],  
Advocate.

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

*Datta Chandra*

ATTESTED

*P.K. Datta*  
Advocate  
7, Red Cross Place  
Kolkata



7 SEP 2012  
SUBMITTED BY ME



42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100











06 JUL 2017

ATTESTED

P.K. DATTA  
NOTARY  
Govt. of India  
283, Park Road, Sec-1  
Gurgaon.














07 SEP 2017

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	LEFT HAND					
	RIGHT HAND					

Name \_\_\_\_\_

Signature                     

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	LEFT HAND					
	RIGHT HAND					

Name \_\_\_\_\_

Signature                     

ATTESTED

PK 0217  
KOL  
26.11.2012



7 SEP 2012

SUBMITTED BY ME



27

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2



OFFICE OF THE ATTORNEY GENERAL

06 JUL 2012

ATTESTED

P.K. DIXON

NOTARY

STATE OF NEW YORK

260, East 4th Street  
Cathedral



07 SEP 2012



Certificate of Registration under section 60 and Rule 69.

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



*Sidhyay*  
(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  
South 24 Pargana

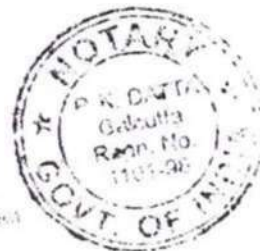
PS Group Realty Pvt. Ltd.

*Ankur Sankar*

(Constituted Attorney / Authorised Signatory)

ATTESTED

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



7 SEP 2012

SUBMITTED BY ME