

06407

VC-1931/N 1-06079/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 729317

Vendor: Bimala i  
Purba - Tangra 1  
Area: 14h - 14h - 00  
C.S. Dha - 676  
Mandir - 110  
Mortar - Tangra

certified to be true and correct  
registration no. 14h-14h-00  
the end of the month of July  
document no. 14h-14h-00

*Sallynn*  
Alipore, Dist. 24-parganas

09.07.2012

THIS DEED OF CONVEYANCE made this the 06 day of JULY, 2012 (two thousand twelve) BETWEEN BIMALA HATI wife of ~~ATUL Dharani Dhar Hati~~ by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 38 Dohendra Chandra Dey Road, Police Station Tangra, Kolkata 700015, hereinafter called and referred to as the VENDOR

RECEIVED  
283, BANGLA  
COURT

SUBMITTED BY ME  
7 SEP 2012

SL. NO. 15580 DATE 05 JUL 2012

NAME.....

ADD.....

AMT.....

J. Ali Adv.

High Court Calcutta

1000/- (one Thousand only)

- 8/1/21/10

NBash

RECEIVED  
10/1/2012  
1000/- (one thousand only)

REC'D 3/8/80

- 8/1/21/10

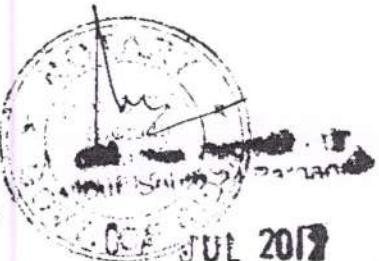
REC'D 3/8/80



- Dr. C. S. Chakrabarti

ATTESTED

P. K. Datta  
Notary  
G. C. Office  
262, B. B. D. Road  
Calcutta



Barley Mondal  
8/10 Chilip Mondal  
38 Belendra Ch. Seng  
Ranakpur - 15  
Sriniketan

1 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 - 06079 of 2012  
(Serial No. 06407 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 19.04 hrs on :06/07/2012, at the Private residence by Bimala Hati , Executant.

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

Execution is admitted on 06/07/2012 by

1. Bimala Hati, wife of Late Dharani Dhar Hati , 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 Pralay 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

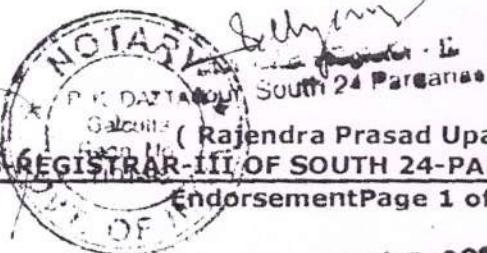
Rs. 0 00/-, on 09/07/2012

Amount by Draft

Rs. 11475/- is paid , by the draft number 721831, Draft Date 06/07/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 09/07/2012



ATTESTED  
R.K. DATTA  
NOTARY  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Bank of India  
Calcutta



Endorsement Page 1 of 2

09/07/2012 16:58:00

7 SEP 2012

SIGNED BY ME

1 SEP 2016



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

Endorsement For Deed Number : I - 06079 of 2012  
(Serial No. 06407 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 721830, 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

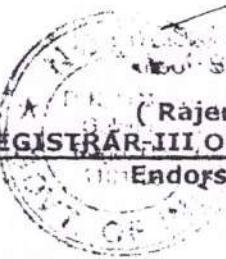


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P.K. Datta  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

09/07/2012 16:53:00

263, Bankside Street  
Calcutta



Endorsement Page 2 of 2

7 SEP 2012

SUBMITTED BY ME

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P.K. Datta  
NOTARY  
Govt. of India  
J&K, Pampore, Cross  
Signature



1 SEP 2012

(which term or expression shall 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:-

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

P.K. Datta,  
Notary  
Govt. of India  
283, Bankster Street  
Calcutta.



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283, Bank Street  
Calcutta.



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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 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<sup>th</sup>, 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<sup>th</sup>, share or interest of the aforesaid property.

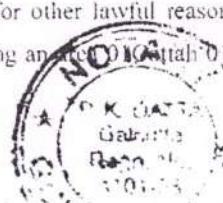
AND WHEREAS said Chabi Rani Bhunya died intestate leaving behind surviving her son Debasis Bhunya to inherit her undivided 1/8<sup>th</sup>, share or interest of the aforesaid property and there after said Sunil Kumar Mondal Mondal died intestate on 25.10.1992 leaving behind surviving her wife Ranu Mondal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

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 08 Cottahs 08 Chittaks more or less.

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Govt. of India  
283, Bank Road  
Calcutta - 700 013



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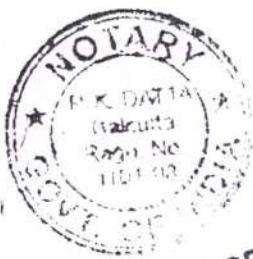
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Chittak 00 Square feet more or less together with structure thereon, being the undivided 1/8<sup>th</sup>. (One eighth) share or interest of the total land, comprised in C.S. Dag. No. 676 under C.S. Khatian No. 481, in part of Holding No. 170 of Mouza- 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 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

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282, Parkgate,  
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Calcutta

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SUBMITTED BY ME



24 AUGUST 2012

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NOTARY  
Govt. Regd. No.  
283, Barks' Street  
Calcutta.



1 SEP 2012

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 patahs 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 DOETH 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 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.

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NOTARY  
Goverment  
730, Bankura Street  
Calcutta



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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.

**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 1/8<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

ATTESTED

P.K. DAYA  
NOTARY  
Govt. Officer  
283, B.B.D. Road  
Calcutta



7 SEP 2010  
**SUBMITTED BY ME**



24/06/2012

06 JUL 2012

ATTESTED

P.K. DATTA  
NOTARY  
Govt. Of Orissa  
283, Baul Bazar, Sonepat  
Haryana



1 SEP 2012

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 therem 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 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.

*the above land, the land is situated near tappa road*

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:-

*Abul Khid Samar  
Advocate  
Alipore police court  
K.R.C-27.*

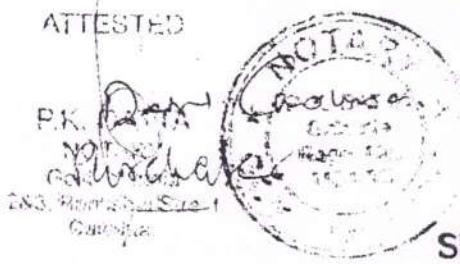
*Hanso. M. P. Khan  
Edco-Debapras  
K.R.C-105*

*Form 12A*

SIGNATURE OF THE VENDOR

ATTESTED

*P.K. Datta  
Notary Public  
283, Bhowanipore  
Calcutta*



*7 SEP 2012*

SUBMITTED BY ME



24 JUNE 2012

06 JUL 2012

ATTESTED

P.K. DATTA  
NOTARY  
Govt. of India  
283, Bankside, Circuit  
Calcutta.



1 SEP 2012

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 Ghafid Barker*

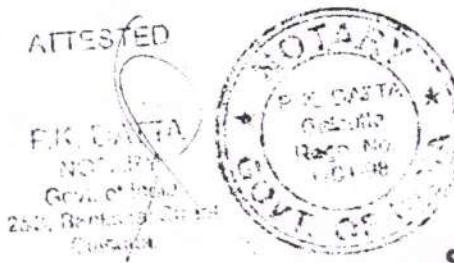
*Hassan Ali*

*13/9/2012*  
SIGNATURE OF THE VENDOR

Drafted & prepared  
by me, at my office.

[JIARAT ALI],  
Advocate,  
High Court, Calcutta  
Office:-  
Lariea Estates Limited,  
7, Red Cross Place, Kolkata 700001.

7 SEP 2012



*SUBMITTED BY ME*



06 JUL 2012

ATTESTED

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



7 SEP 2012

SITE PLAN OF LAND WITH STRUCTURE IN B.K. 7 CH.  
 NO. 676, C.S. KHATIAN NO. 481, HOLDING NO. 179,  
 MOUZA TANGRA, J.L. NO. 5, P.S. PROGATI MAIDAN  
 K.M.C. WARD NO. 66, KOLKATA - 700015, DIST. 24 PGS.

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

OTHER'S LAND

15'0" WIDE ROAD

C.S. DAG NO. 681

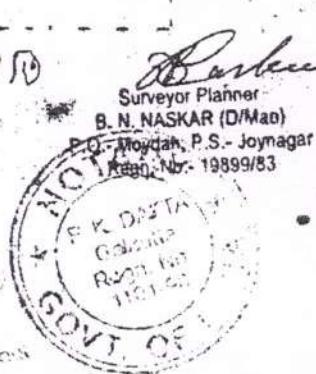
C.S. DAG NO. 675

61'0"	62'0"	62'0"	62'0"	27'8"
98'0"	62'0"	62'0"	62'0"	47'0"
	62'0"	62'0"	62'0"	
	145'9"	62'5"	62'5"	
	43'4"	22'9"	22'9"	

C.S. DAG NO. 677

TANTRA ENCLAVE PVT. LTD.  
 Datta Laxmi  
 Director

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 P.K. DATTIA  
 NOTARY  
 Govt. of India  
 Govt. of India  
 28, 1st Floor, Sankt Sebas-  
 tian, Calcutta



SUBMITTED BY ME



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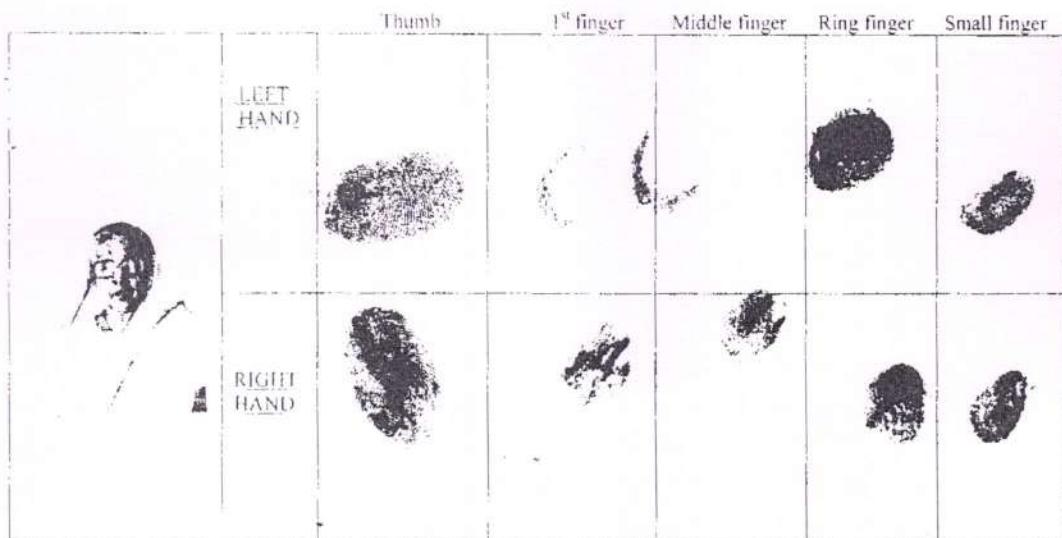
06 JUL 2012

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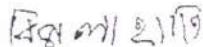
P.K. DASRA  
NOTARY  
Govt. of India  
283, Bhatia Road  
Gurugram

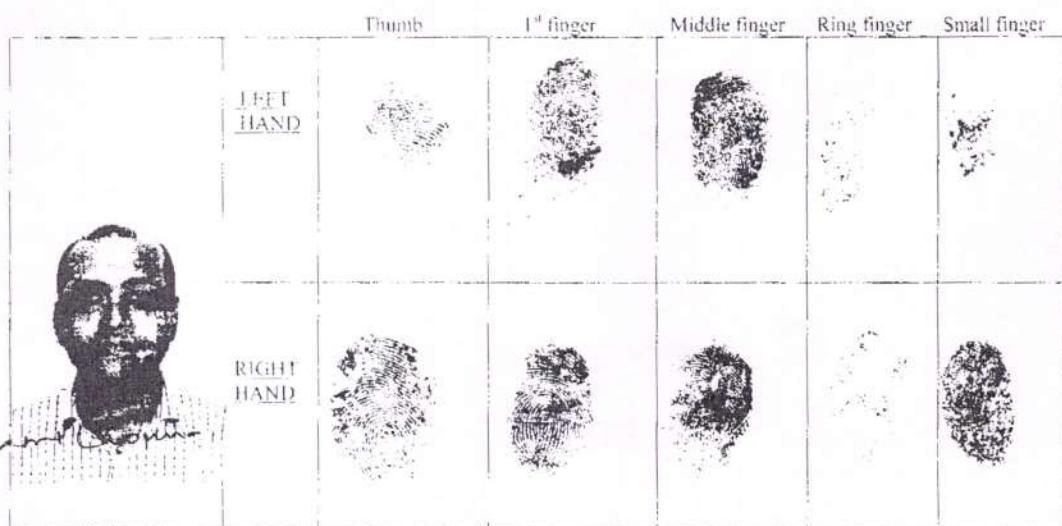


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Name

Signature 

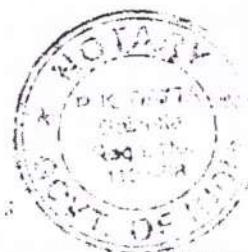


Name

Signature 

ATTESTED

P.K. TATIA  
D.G.L.  
Finger Print  
Section  
Mysore



• 7 SEP 2012

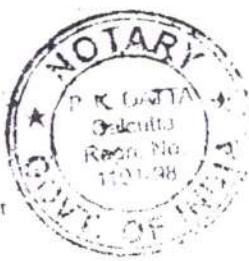
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06 JUL 2012

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P.K. DASRA  
NOTARY  
Govt. of India  
283, Banchetali Street  
Calcutta.

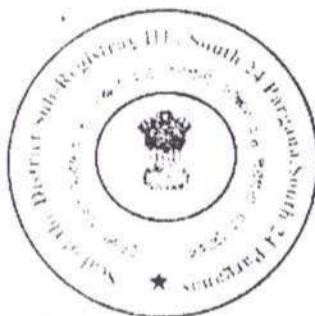


7 SEP 2012



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 3482 to 3495  
being No 06079 for the year 2012.



*Rajendra Prasad Upadhyay*  
(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  
★  
★ Your South 24 Parganas

PS Group Realty Pvt. Ltd.

*Ank Saha*

(Constituted Attorney / Authorised Signatory)

ATTESTED  
P.K. DATTA  
NOTARY  
PMT.  
283, Bhowanipore  
Calcutta



7 SEP 2012

SUBMITTED BY ME