

06407

VC-1931/12 1-06079/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 729317

Vendee: Bimala
 Pw. Station - Tangra
 Area - 144-144-00
 C. S. No. - 676
 Subdivision - 100
 Mouza - Tangra

Certified copy of the original
 registered document
 the end of the document

Sally
 Registrar-III
 Alipore, 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 THE DEBENDRA CHANDRA DEY HATI, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 38, Debendra Chandra Dey Road, Police Station Tangra, Kolkata 700015, hereinafter called and referred to as the VENDOR

NOTAR
 Copy of
 28.07.2012

SUBMITTED BY ME

7 SEP 2012

SL. No. 15580 DATE 05 JUL 2012

NAME.....

J. Ali Adv.

ADD.....

High Court Calcutta.

AMT.....

1000/- (one Thousand only)

- ১৫৫৮০/২/১০

Rashid

NOTARY PUBLIC
CALCUTTA
WEST BENGAL



NETT 3980

- ১৫৫৮০/২/১০



NETT 3979

- ১৫৫৮০/২/১০

ATTESTED

P. K. DUTTA
NOTARY
CALCUTTA
262, Strand Road
Calcutta



Forlay Mandal
8/0 Philip Mandal
38 Belandna Ch. Gery
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05 JUL 2012
7 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:-Bulkygunge, 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



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DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



EndorsementPage 1 of 2

7 SEP 2012
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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 - 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: Impressive 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

203, Park Street
Calcutta

(Rajendra Prasad Upadhyay)

Endorsement Page 2 of 2

7 SEP 2012

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NOTARY

Govt. of India
283, Park Street, Circular
Chennai



7 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

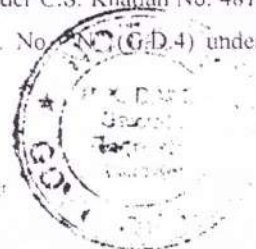
M/S. TANGRA ENCLAVE PRIVATE LIMITED. (Holding Pan No AADCT8867C) a company under the Companies Act, 1956, having its registered office at 44/6, Hazra Road, Police Station Ballygange, Kolkata 700019, represented by one of its Directors RAHUL CHOKHANY son of Rajendra Kumar Chokhany, by faith Hindu, by 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 Mandal 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

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Govt. of India
283, Bank Street, Calcutta



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Govt. of India
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 $1/9^{\text{th}}$ 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.

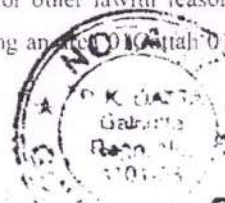
AND WHEREAS said Chabi Rani Bhunya died intestate leaving behind surviving her son Debasis Bhunya to inherit her undivided $1/8^{\text{th}}$ share or interest of the aforesaid property and there after said Sunil Kumar Mondal died intestate on 25.10.1992 leaving behind surviving her wife Ranu Mondal to 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 $\frac{1}{2}$ (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 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, being the undivided $\frac{1}{2}$ (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 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.

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P.K. DATTA
NOTARY
Govt. Officer
283, Bankura
Dist. Bhatnagar



7 SEP 2012

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CHIEF SECRETARY
GOVT. OF WEST BENGAL

06 JUL 2012

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NOTARY

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283, Bala Sree Street
Calcutta.



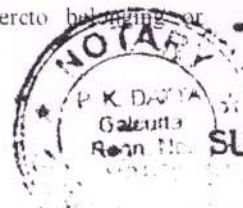
7 SEP 2012

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 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 passages thereto belonging or

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Bengal
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Calcutta



7 SEP 2012

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GOVERNMENT OF INDIA
Ministry of Health and Family Welfare

06 JUL 2012

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Govt. Office
283, Back of the Ganga
Calcutta



07 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 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 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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283, Barua
Cuttack



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NOTARY
Govt. of Punjab
230, Bawana, 140111
Punjab



7 SEP 2012

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 1/8th. (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 Pragati Maidan, at present

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P.K. DATTA
NOTARY
Govt. of West Bengal
283, Park Road, Calcutta



7 SEP 2016
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06 JUL 2012

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P.K. DATTA
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Govt. of India
283, Bank Street
Calcutta



7 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 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.

Line A.B.C.D. and the land is situated near the 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:-

Abdul-Hamid Saman
Advocate

Alipore police const
Kot-27.

Harish Chandra
220-Dhepa Road
Kot-105

for 11/2/19

SIGNATURE OF THE VENDOR

ATTESTED

P.K.

for 11/2/19
 ENG. P. K. Saha
 Chartered



7 SEP 2019

SUBMITTED BY ME



06 JUL 2012

06 JUL 2012

ATTESTED

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



7 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 NotesRs. 90,000.00
(Rupees ninety thousand) only

WITNESSES :-

Abdul Ahid Sarker

Hussain M. Khan

Signature of Vendor

SIGNATURE OF THE VENDOR

Drafted & prepared
by me, at my office.

[JIARAT ALI],

Advocate,

High Court, Calcutta

Office:-

Larica Estates Limited,

7, Red Cross Place, Kolkata 700001.

ATTESTED

PK DASTA

NOTARY

Govt. of India

252, Bank Street, Calcutta



7 SEP 2012

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06 JUL 2012

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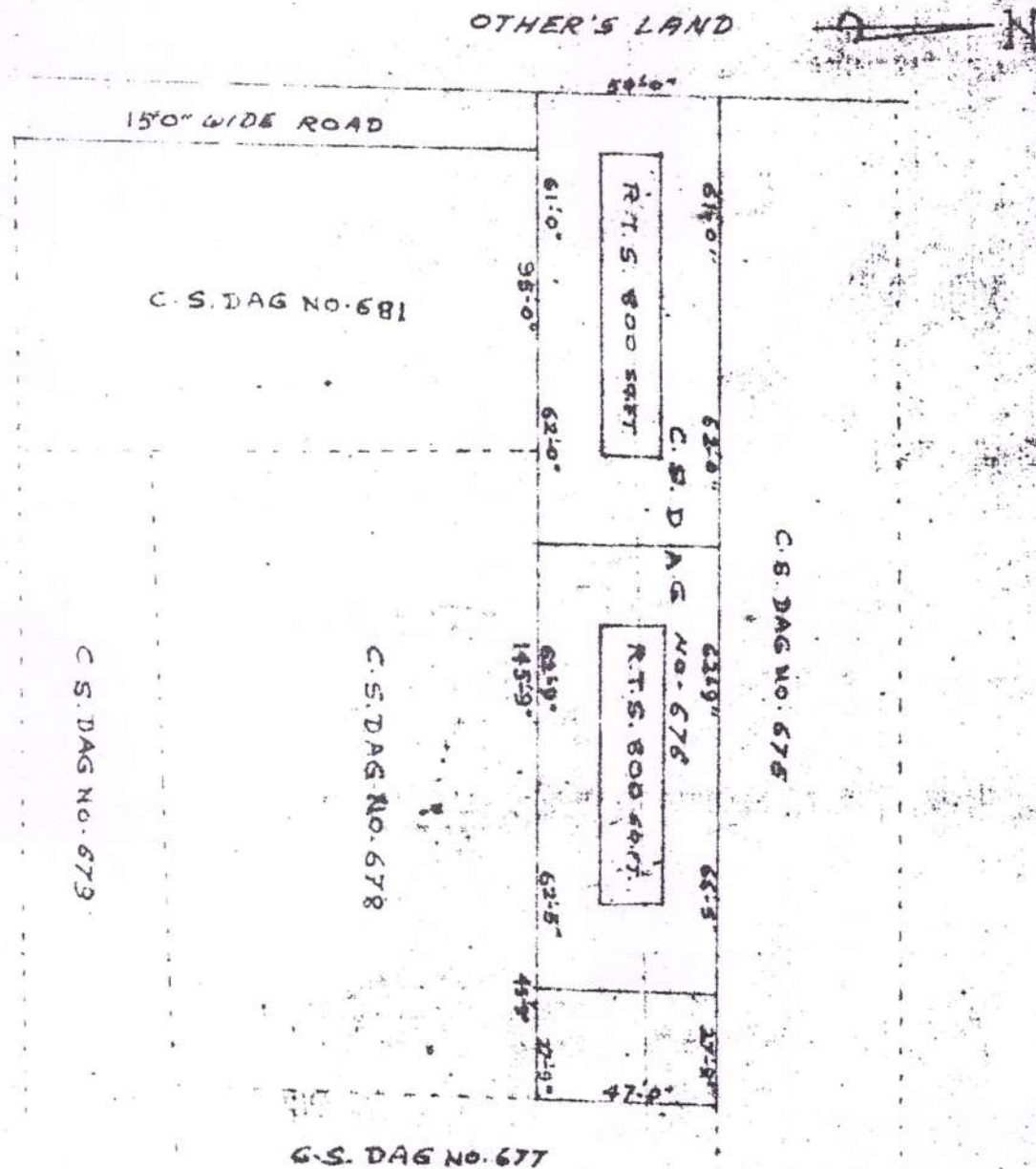
P.K. DATTA
NOTARY
Govt. of India
263, Barabashi Street
Calcutta.



7 SEP 2012

SITE PLAN OF LAND WITH STRUCTURE IN E.S. 200
NO. 676, C.S. KHATIAN NO. 481, HOLDING NO. 170,
MOUZA TANGRA, J.L. NO. 5, P.S. PROBATI MAIDAN
K.M.C. WARD NO. 66, KOLKATA-700015, DIST. 24 P.B.

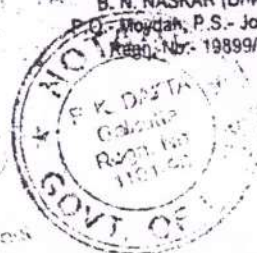
SOLD AREA: 1 KI. - 01 CH. OUT OF TOTAL LAND
8 K. - 8 CH. ENTER LAND SHOWN IN RED BORDER.



TANGRA ENCLAVE PVT. LTD.
Ram Chandra
 Director

ATTESTED

P.K. DATTA
 NOTARY
 Govt. of India
 28/3, Bank Street, Calcutta



7 SEP 2012

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Ministry of Agriculture
New Delhi, India











06 JUL 2012

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PK. DATTA
NOTARY
(Govt. of India)
283, Brabourne Street
Chennai.














7 SEP 2012

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

Name _____

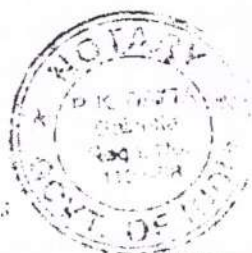
Signature विश्व नारायण

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

Name _____

Signature Rahul Chandra

ATTESTED
 P.K. PATIL
 DCLT
 21/09/2017



7 SEP 2017

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06 JUL 2017

06 JUL 2017

ATTESTED

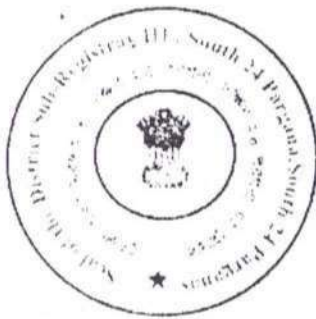
P.K. DATTA
NOTARY
Govt. of India
283, Barabai Street
Chennai.



27 SEP 2017

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

South 24 Parganas

PS Group Realty Pvt. Ltd.

Ankur Saini

(Constituted Attorney / Authorised Signatory)

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P.K. DATTA
NOTARY
283, 12th Floor
CHANDAN



7 SEP 2012

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