

09

VC-1927/12 1-06081/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

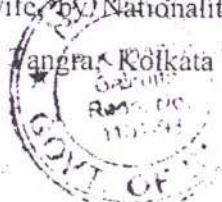
F 729238

Certificate is hereby given that this document is identified as
 registered under the Registration Act 1908
 the Registration of documents Act 1950
 document is the property of this office.

Debenture Register-III
 Alipore, South 24-parganas
 09.07.2012

THIS DEED OF CONVEYANCE made this the 06th day of JULY,
 2012 (two thousand twelve) BETWEEN RANU MONDAL wife late Sunil Kumar
 Mondal, by faith Hindu, by occupation ^{ATTESTED} Housewife, by Nationality Indian, residing at
 38. Debendra Chandra Dey Road, Police Station ^{ATTESTED} Barrangar, Kolkata 700015, hereinafter

P.K. D.A. 51
 NOTARY
 Court of Civil
 2&3, Park Street,
 Calcutta



7 SEP 2012

SUBMITTED BY ME

15575 DATE 05 JUL 2012

AMT
DD.
AT
KSOOF (one Thousand only)

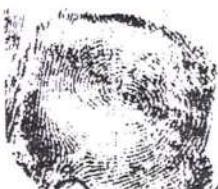
J. Ali Adv.
High Court Calcutta.

राम शर्मा



VCTI - 3982

राम शर्मा



VCTI - 3979

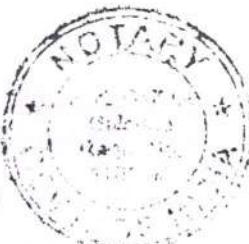
- Dinesh Chandra

• Pralay Mondal
8/10 Lelip Mondal
38 Lebendra Ch. Dey
Road Kol-15
Srinagar



ATTACHED

P.K. DATA
M.L.D.
Govt. Officer
28th August 2012
3000 South 24 Parganas



06 JUL 2012

• 1 SEP 2012

N. Bhattacharya



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

Endorsement For Deed Number : I - 06081 of 2012
(Serial No. 06409 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 19.12 hrs on :06/07/2012, at the Private residence by Ranu Mondal
, Executant.

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

Execution is admitted on 06/07/2012 by

1. Ranu Mondal, wife of Late Sunil Kumar 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 : 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

1 SEP 2012

Amount by Draft

Rs. 11475/- is paid , by the draft number 721835, Draft Date 06/07/2012, Bank Name State Bank of India, CHOWRINGHEE, received on 09/07/2012

ATTESTED

(Rajendra Prasad Upadhyay)

DISTRICT/SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 1 of 2

09/07/2012 16254200

NOTICE
Certified
283, Rabindra Sarani
Calcutta

1 SEP 2012

SUBMITTED BY ME

7 SEP 2012



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

Endorsement For Deed Number : I - 06081 of 2012
(Serial No. 06409 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)

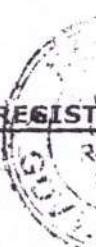
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-10,39,375/-

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 721834, 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



Mr. Rajendra Prasad Upadhyay
(Rajendra Prasad Upadhyay)

Endorsement Page 2 of 2

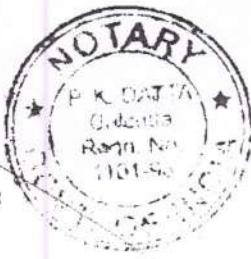
09/07/2012 16:54:00

MOL, S.R.
Chet. of India
283, Esplanade Street
Calcutta

7 SEP 2012
SUBMITTED BY ME

ATTESTED

R.K. DATTA
NOTARY
Govt of India
S. 12A, Act 58 of
1952



1 SEP 2012

called and referred to as the **VENDOR** (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 Ballygunge, 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 Mandol 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.

ATTESTED
P.K. DAIJA
K.C.T.
24/2, Sector 1, Salt Lake
Kolkata - 700067

7 SEP 2012

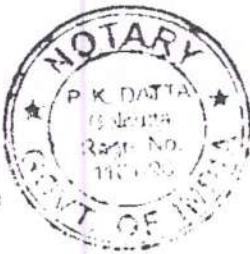
SUBMITTED BY ME



✓
1000 South 24th Street

06 JUL 2012

ATTESTED
P.K. DATTAA
NOTARY
Govt. of India
283, Barkshah Street
Calcutta.



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 thereto and all the estate

PK. DATTA
NOTARY
G. C. B. & CO.
253, B. T. Road, Alipore
Kolkata.

SUBMITTED BY ME 7 SEP 2012



• 06 JUL 2012

06 JUL 2012

ATTESTED
P.K. DATTIA
NOTARY
Govt. of India
283, Dankshai Street
Calcutta.



• 7 SEP 2012

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 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:-

- 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.

ATTESTED
PK. OATHA
NOTARY
PUB. OFFICER
283, HIGH ST. 100001
GURGAON



7 SEP 2012
SUBMITTED BY ME



06 JUL 2012

ATTESTED

P.K. DATTA
NOTARY
Govt. of India
723, Bankers Street
Gauhati.



06 SEP 2012

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.

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 lis pendens debits, 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

POST CARD
NOV 10 1900
P. R. [unclear]
NEW YORK
N.Y.
Lester

P.R. [unclear]
NEW YORK
N.Y.
Lester

Lester

- 7 SEP 2012

SUBMITTED BY ME



1000 South 24 Pargana

06 JUL 2012

ATTESTED

P.K. DATTA
NOTARY
Post of India
282, Bankeswar Ghat
Calcutta



1 SEP 2012

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 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 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.

On A road land, the land is situated in Tangra place

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 Ahsid Sarker
Advocate
Alipore Police Court
Kol-27

*Hanif b. I. M. Sarker
2000 - D. K. P. A. K. S.
Ket 105*

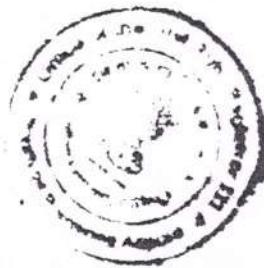
SIGNATURE OF THE VENDOR

Abdul Ahsid Sarker

2000 - D. K. P. A. K. S.

Ket 105

7 SEP 2012



✓
Mohor Sahith 24 Parjana

06 JUL 2012

ATTESTED
P.K. DATTA
NOTARY
Govt. of India
283, Bankeswar, B.E. St
Calcutta.



7 SEP 2012

SITE PLAN OF LAND WITH STRUCTURE IN C.S. DAG NO. 676, C.S. KHATIAN NO. 981, HOLDING NO. 170, MOUZA-TANGRA, J.L. NO. 5, P.S. PROGATI MAIDAN K.M.C. WARD NO. 66, KOLKATA-700015, DIST. 24 PGS. (S)

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

OTHER'S LAND

50' 0"

150' WIDE ROAD

C.S. DAG NO. 681

C.S. DAG NO. 678

R.T.S. 800 SQ.FT.

C.S. DAG NO. 676

R.T.S. 800 SQ.FT.

4720/-

283, Bankura Street
Calcutta
19899/83

C.S. DAG NO. 677 21A 859 FT

TANGRA ENCLAVE PVT. LTD.

Dinesh Kumar

Director

7 SEP 2012
B. N. NASKAR (D/M)
Moydah, P.S. - Joymo
Regn. No. 19899/83

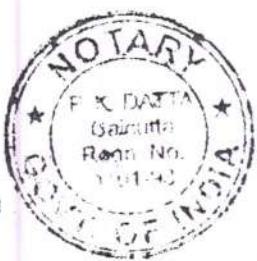


Mr. Smith 24 Parcane

06 JUL 2012

ATTESTED

P.K. DATTI
NOTARY
Govt. of India
2&3, Bankshaw Street
Calcutta



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 O

Paid by Cash in RBI NotesRs. 90,000.00

(Rupees ninety thousand) only

WITNESSES :-

Abul Ahsid Sarkar
Advocate

Kamal P. Bhattacharya

Atul Sengupta

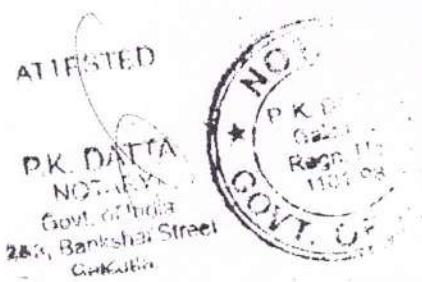
SIGNATURE OF THE VENDOR

Dawn Goura

Drafted & prepared
by me, at my office.

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

7 SEP 2012



SUBMITTED BY ME



600 ~~1000~~ Pounds. 20
* 1000 Smith 24 Patterns

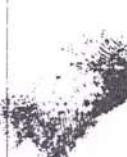
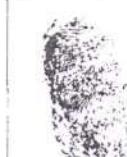
06 JUL 2012

ANTESED

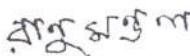
~~P.K. DATTA
NOTARY
Govt. of India
153, Bankside Street
Calcutta~~



• 1 SEP 2012

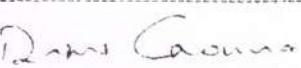
	Thumb	1 st finger	Middle finger	Ring finger	Small finger
LEFT HAND					
RIGHT HAND					

Name

Signature 

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

Name

Signature 

APPLICED
P.K. PATEA
No. 11
Gopalpura
263, Esplanade Street
Calcutta

• 7 SEP 2016

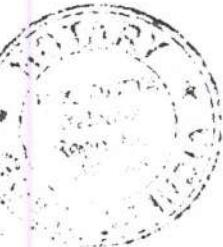


SUBMITTED BY ME

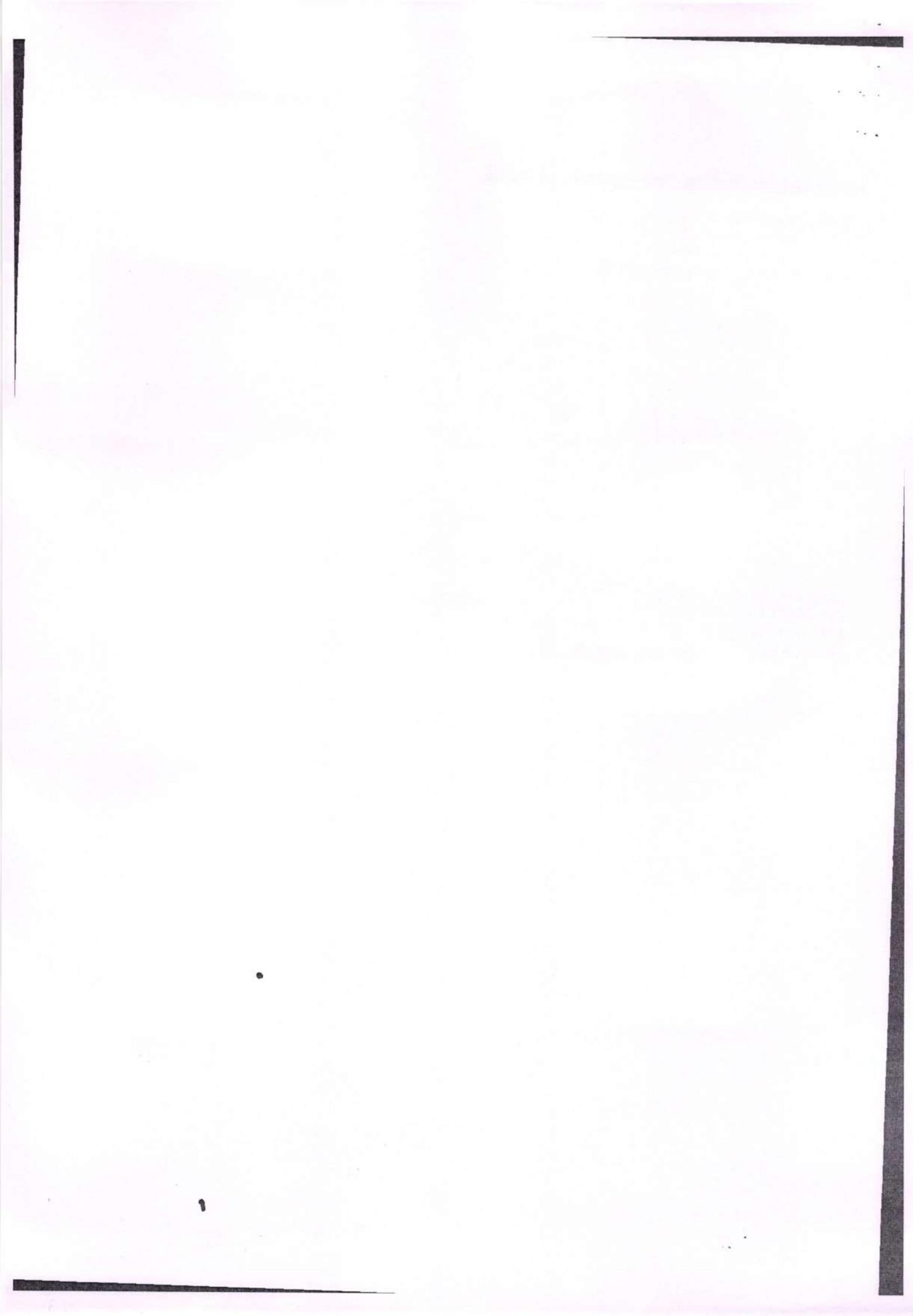


06 JUL 2012

APPEAL
P.K. DATT
NOT M.Y.
Govt of India
283, Encyclopedia
Chandni Chowk



06 SEP 2012



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 3586 to 3599
being No 06081 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

AMERICAN: D
about South 21 Dec.

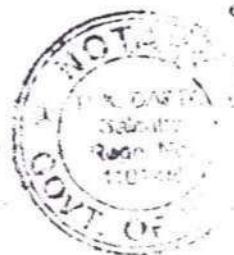
PS Group Realty Pvt. Ltd.

Mark Smith

(Constituted Attorney / Authorised Signatory

ATTESTAZIONE

PK DATED
NOV. 1
Govt. of
283 San Jose
California



1 SEP 2019

SUPERINTENDENT