

② 986

D- 892/12



21/8/12

पश्चिम बंगाल WEST BENGAL

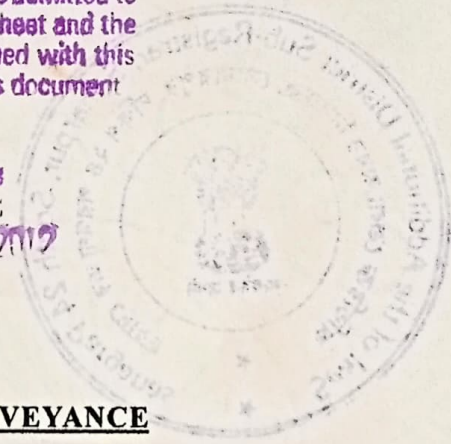
E 853728

Q NO! - 2118/12

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

27 JAN 2012



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 27th day of January
Two Thousand Twelves **BETWEEN** 1) **MR. PREM LALWANI & 2) MR. DHEERAJ LALWANI**, both sons of Sri Shyamdas Lalwani, both by faith-Hindu, by Nationality- Indian, by occupation- Business residing at 30 No. Mahamayatala Main Road, P.S. Sonarpur, Kolkata-700 084, hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

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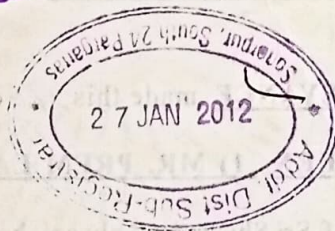
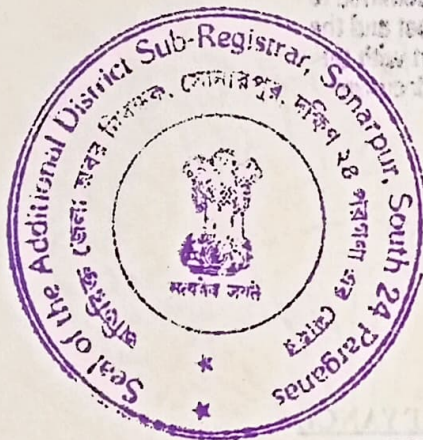
P. M. CHAKRABORTY, AGT
Daridur Court

শঙ্কর কুমার সরকার

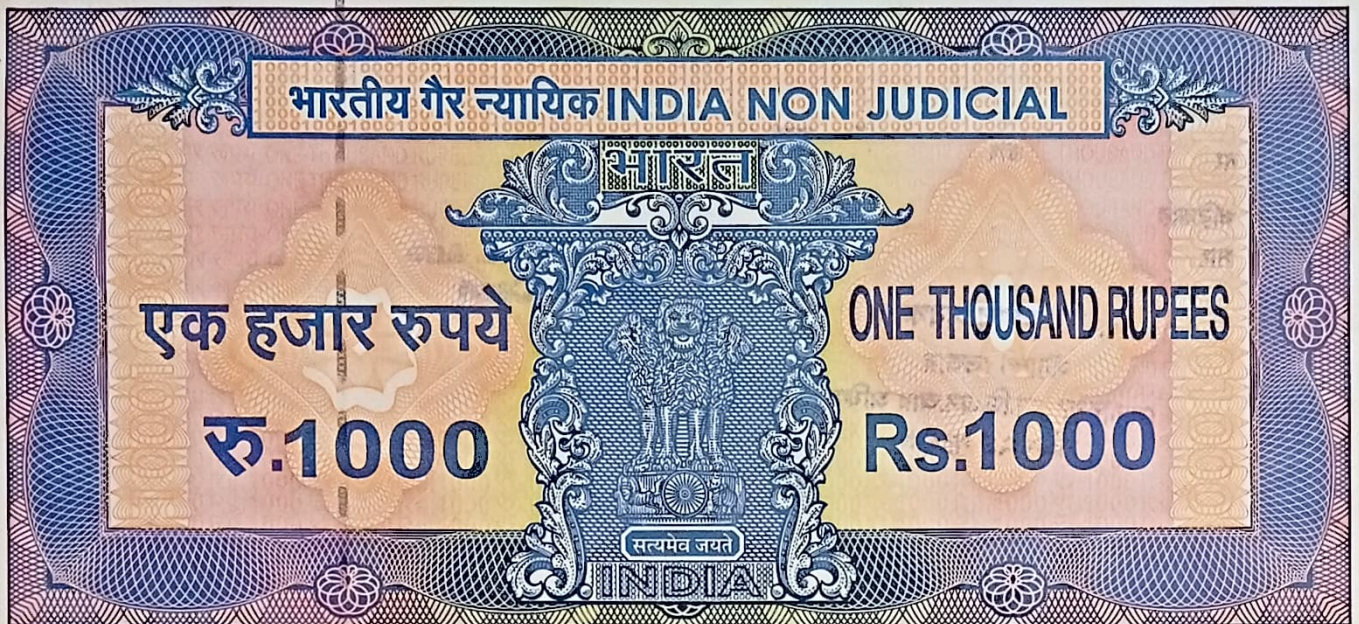
স্ট্যান্ড ভেডার

সোনারপুর পো.ডি.এস.আর অফিস

দক্ষিণ ২৪ পরগণা



Dilip Kumar
Dilip Kumar
Shri K. Narendra Nath Kumar
138 Green Park
Kor 183



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 853729



(2)

A N D

MR.SUSANTA KUMAR NANDY, son of Late Purna Chandra Nandy, by faith-Hindu, by Nationality- Indian, by occupation- Business residing at Kumrakhali, P.S.Sonarpur, District-South 24-Parganas, hereinafter called and referred to as the "PURCHASER"(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors. administrators, legal representatives and assigns) of the OTHER PART.

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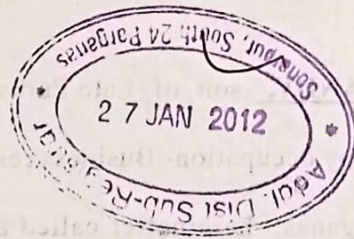
মুলা

খরিদদার

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G. B. Chakrabarti, AGO
Barisal Court

শ্রী কুমার সরকার
স্ট্যান্ডি ভেভার
সোনারপুর পো.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগণা





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 853730

(3)

WHEREAS the Vendors is lawfully seized and possessed of or other wise well and sufficiently entitled to all that piece and parcel of Bastu land measuring more or less 6 Cottahs 12 Chattaks 15 Sq.ft. marked as plot No.B in R.S.Dag No. 1414, L.R.Dag Nos.1490, appertaining to R.S. Khanda .Khatian No.1527, coming from Khatian No.578, L.R.Khatian No.1169/1 of Kumrakhali Mouza, J.L.No.48, Holding No.176 Dakshin Kumrakhali, ward No.27, under Rajpur-Sonarpur Municipality, under P.S.Sonarpur, District-South 24-Parganas,(hereinafter called the SAID PROPERTY) by purchase.

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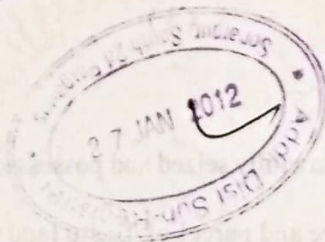
G. H. Chakraborty, Addl
District Court

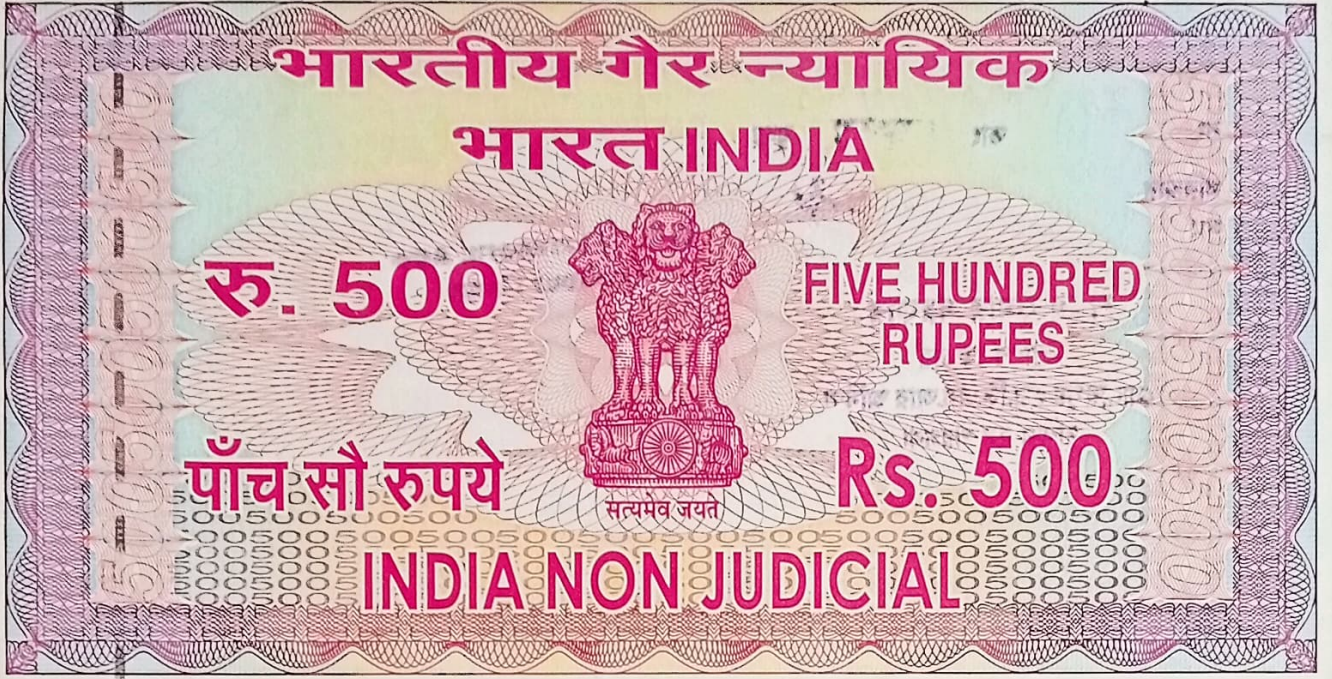
মুদ্রিত কুমার সরকার

সীলন কর্মকার

সোনালপুর এম.ডি.এস.আর অফিস

মকিন ২৪ পরগনা





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 698406

(4)



AND WHEREEAS The said Mr. Prem Lalwani and Mr. Dheeraj Lalwani (Vendors herein) purchased the land measuring more or less 6 Cottahs 12 Chattaks 15 sq.ft. marked as plot No.B out of 15 decimals in R.S.Dag No.1414, L.R.Dag No.1490, R.S.Khanda Khatian No.1527 coming from Khatian No.578, L.R.Khatian No.1169/1, of Kumrakhali Mouza, J.L.No.48, Holding No.176 Dakshin Kumrakhali, Ward No.27 under Rajpur-Sonarpur Municipality from Kananbala Mondal, Subal Chandra Mondal, Bimal Mondal, Kamal Mandal, Amal Mondal, Parimal Mondal & Gita Naskar (Mondal) executed on 29/11/2011 and completion on 30/9/2011 and registered at Sonarpur A.D.S.R.office and recorded in Book No.I, C.D. Volume No.26, Pages-2550 to 2568, being No.11187 for the year 2011..

নং ২৪৭৬ তার ২৭/০৭/১২ মূল্য ৫০০/-

খরিদদার
সাহ

G. B. Chakraborty, Adv.
Baruipur Court

শ্রী কুমার সরকার
স্ট্যাম্প ডেভার
সোনারপুর জো.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগণা



২৪৭৩ — ১০০/-
২৪৭৪ — ১০০/-
২৪৭৫ — ১০০/-
২৪৭৬ — ৫০০/-

Rs 3500/-

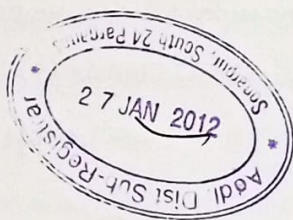


AND WHEREAS after Purchasing , the said Mr. Prem Lalwani and Mr. Dheeraj Lalwani(Vendors herein) became the absolute owners of all that piece and parcel of Bastu land measuring more or less 6 Cottahs 12 Chattaks 15 Sq.ft. being plot No.B comprising in R.S.Dag No. 1414., L.R.Dag No.1490, appertaining to R.S.Khanda Khatian No.1527 coming from Khatian No.578, L.R.Khatian No.1169/1 of Kumrakhali Mouza, J.L.No.48, Holding No.176 Dakshin Kumrakhali, Ward No.27 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas(hereinafter called the said property) fully described in the schedule hereunder written.

AND WHEREAS the vendors are now developing the Bastu land measuring more or less 6 cottahs 12 Chattaks 15 Sq.ft.being plot No.B, comprising in R.S.Dag No. 1414, L.R.Dag No.1490, appertaining to R.S.Khanda Khatian No.1527 coming from Khatian No.578, L.R.Khatian No.1169/1of Kumrakhali Mouza, J.L.No.48, Holding No.176 Dakshin Kumrakhal, P.S.Sonarpur, District-South 24-Parganas with Purchaser herein .

AND WHEREAS the Vendors is decided to dispose of undivided land measuring more or less 8 Chittaks out of 6 Cottahs 12 Chattaks 15 sq.ft. fully described in the Schedule hereunder written for combind the property with purchaser . and made public announcement to this effect.

AND WHEREAS the Purchaser herein having come to know of such announcement and intends to purchase the undivided land measuring more or less 8 Chittaks out of 6 Cottahs 12 Chattaks 15 sq.ft. fully described in the Schedule hereunder written and also total area shown in the map or plan annexed hereto by RED border for Rs. 50,000/- (Rupees Fifty Thousand) only in lum sum and the Vendors have accepted



the offer of the Purchasers for an out and out sale of the aforesaid property at Rs.50,000/-
- (Rupees Fifty Thousand) only.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the said sum of Rs.50,000/- (Rupees Fifty Thousand)only fully paid by the Purchaser to the Vendors (the receipt where of the vendors doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the purchaser and the said plot of land hereby conveyed) the said the vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said purchaser **ALL THAT** piece and pancel of undivided Bastu land land measuring more or less 8 Chattaks out of 6 Cottahs 12 Chattaks 15 Sq.ft. in R.S.Dag No.1414, L.R.Dag No.1490, appertaining to R.S.Khanda Khatian No.1527, coming from Khatian No.578, L.R.Khatian No.1169/1 of Kumrakhali Mouza, J.L.No.48, Holding No.176 Dakshin Kumrakhali, under Ward No. 27, under Rajpur-Sonarpur Municipality, under P..S.Sonarpur, District-South 24-Parganas, fully described in the Schedule hereunder written fully described in the Schedule hereunder written and also said total area shown in the map or plan annexed hereto by **RED** border togetherwith all easement rights of adjoining land **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

AND all the estate right, title, interest, claim and demand whatsdosoever of the said vendors in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the purchaser jointly with the vendors . **AND** the purchaser may hereafter peaceable and quietly possess and enjoy the said property jointly with the vendors or through tenant without any claim or demand



AND the vendors covenant to save harmless and keep indemnified the purchaser free from all encumbrances, charges and equities whatsoever.

AND the vendors further covenant that they will at the request and cost of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said undivided property and every part to the use of the purchaser to the true intent meaning of these present as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided Bastu land measuring more or less **8 Chattaks** out of 6 Cottahs 12 Chattaks 15 Sq.ft. being Plot No.B situate and lying at Mouza- Kumrakhali , J.L.No.48, Pargana-Medanmolla, P..S. & A.D.S.R.office at Sonarpur, R.S.No.131, Touzi No.260, comprising in R.S.Dag No. 1414, L.R.Dag No.1490, appertaining to R.S.Khanda Khatian No. 1527 , coming from Khatian No.578, L.R.Khatian No.1169/1, Holding No.176, Dakshin Kumrakhali, Ward No.27, under Rajpur- Sonarpur Municipality, District-South 24-Parganas, OR HOWSOEVER OTHERWISE and total land is particularly delineated in the map or plan annexed hereto by RED border. The said map or plan is part and parcel of this document.

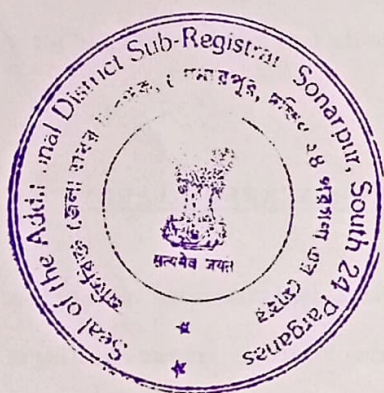
The total area(6 cottahs 12 Chattaks 15 sq.ft.) is butted and bounded as follows:

On the North:-R.S..Dag No.1415, (Purchaser's property)

On the South :-R.S.Dag No.1412,

On the East :- R.S.Dag No.1408(Purchaser's Property)

On the West :- R.S.Dag No.1414(P) and 3' ft wide common Passage.

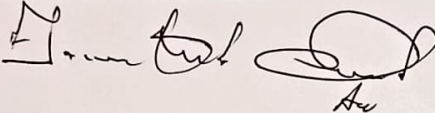


(8)

IN WITNESS WHEREOF the Vendors & Purchaser have hereunto set and subscribed their hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERY

In Presence of WITNESSES :-

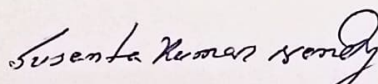
1. 

2. ✓ Chandan Kumar Jais
Sonowpur

Pram. Lalwani

Shreeg. Kishore

SIGNATURE OF THE VENDORS



SIGNATURE OF THE PURCHASER



MEMO OF CONSIDERATION

RECEIVED of and from within named **PURCHASER** within mentioned the said sum of Rs.50,000/- (Rupees Fifty Thousand)only being the full and final consideration moneypaid the following manner herein below:-

WITNESSES:-

1. *L. Dilip Kunder*
S/o - Late Narendra Nath Kunder
138 Greenpark
P.O - Sonarpur
Ko-103
P.S - Sonarpur

2. *Chandan Kumar Jana.*
Sonarpur.

Prem Lalwani

Sheeraj Lalwani

SIGNATURE OF THE VENDORS

Drafted by me:

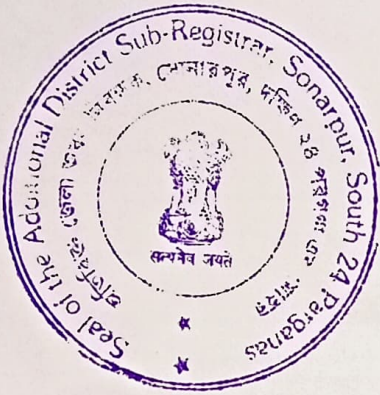
(Signature)
(TARUN KANTI CHAKRABARTI)


F.No.853/95, Advocate, Baruipur Civil Court.

Printed by :-

Chandan Kumar Jana.
Chandan Kr.Jana,


Sonarpur, Kolkata-700 150.



	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					


Name PREM LALWANI

Signature Prem Lalwani

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	Right Hand					

Name DHEERAJ LALWANI

Signature Dheeraj Lalwani

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	Right Hand					

Name SUSANTA KUMAR NANDY

Signature Susanta Kumar Nandy

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name

Signature









Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00986 / 2012, Deed No. (Book - I , 00892/2012)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Prem Lalwani	<i>Prem - Lalwani</i> 27/1/2012

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Prem Lalwani Address -30, Mahamayatala Main Road, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084	Self	 27/01/2012	 LTI 27/01/2012	<i>Prem - Lalwani</i>
2	Dheeraj Lalwani Address -30, Mahamayatala Main Road, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084	Self	 27/01/2012	 LTI 27/01/2012	<i>Dheeraj Lalwani</i>
3	Susanta Kr. Nandy Address -Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 27/01/2012	 LTI 27/01/2012	<i>Susanta Kr. Nandy</i>

Name of Identifier of above Person(s)

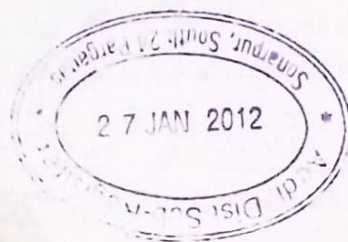
Dilip Kundu
138, Green Park, Kolkata, District:-Kolkata, WEST
BENGAL, India, P.O. :- Pin :-700103

Signature of Identifier with Date

Dilip Kundu
27.01.2012

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR





Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00892 of 2012
(Serial No. 00986 of 2012)

On

Payment of Fees:

On 27/01/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 2379/-, on 27/01/2012

(Under Article : A(1) = 2365/- ,E = 14/- on 27/01/2012)

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.-215127/-

Certified that the required stamp duty of this document is Rs.- 12928 /- and the Stamp duty paid as: Impresive Rs.- 3500/-

Deficit stamp duty

Deficit stamp duty Rs. 9650/- is paid, by the draft number 672767, Draft Date 22/12/2011, Bank Name State Bank Of India, NARENDRAPUR, received on 27/01/2012


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

Presented for registration at 14.52 hrs on :27/01/2012, at the Office of the A. D. S. R. SONARPUR by Prem Lalwani , one of the Executants.

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

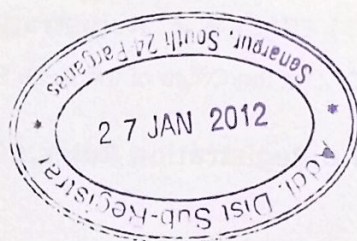
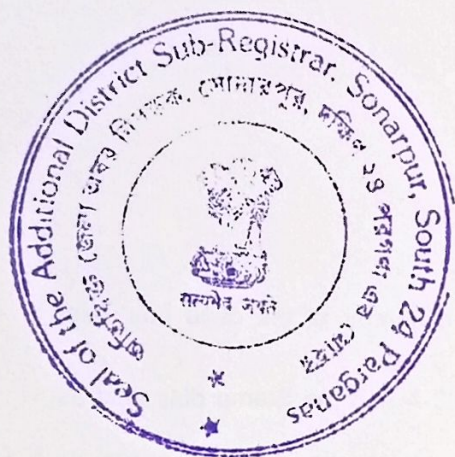
Execution is admitted on 27/01/2012 by

1. Prem Lalwani, son of Shyamdas Lalwani , 30, Mahamayatala Main Road, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Business
2. Dheeraj Lalwani, son of Shyamdas Lalwani , 30, Mahamayatala Main Road, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Business


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

27/01/2012 17:29:00

EndorsementPage 1 of 2





Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

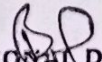
Endorsement For Deed Number : I - 00892 of 2012
(Serial No. 00986 of 2012)

3. Susanta Kr. Nandy, son of Lt. Purna Ch. Nandy , Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

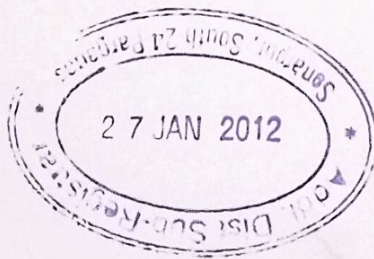
Identified By Dilip Kundu, son of Lt. Narendra Nath Kundu, 138, Green Park, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste: Hindu, By Profession: Others.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2



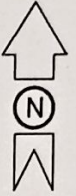
SITE PLAN AT MOUZA -KUMRAKHALI, J. L. NO.- 48, C. S. & R. S. DAG NOS.- 1414, R. S. KHATIAN NO. 1527, L. R. DAG NO.- 1490, L. R. KHATIAN NO.- 1169/1, P. S. - SONARPUR, DIST.- SOUTH 24 PARGANAS, WARD NO.- 27, HOLDING NO.- 176, DAKSHIN KUMRAKHALI, UNDER RAJPUR - SONARPUR MUNICIPALITY.

SCALE = 1" INCH =30' FT.

TOTAL AREA SHOWN IN RED BORDER.

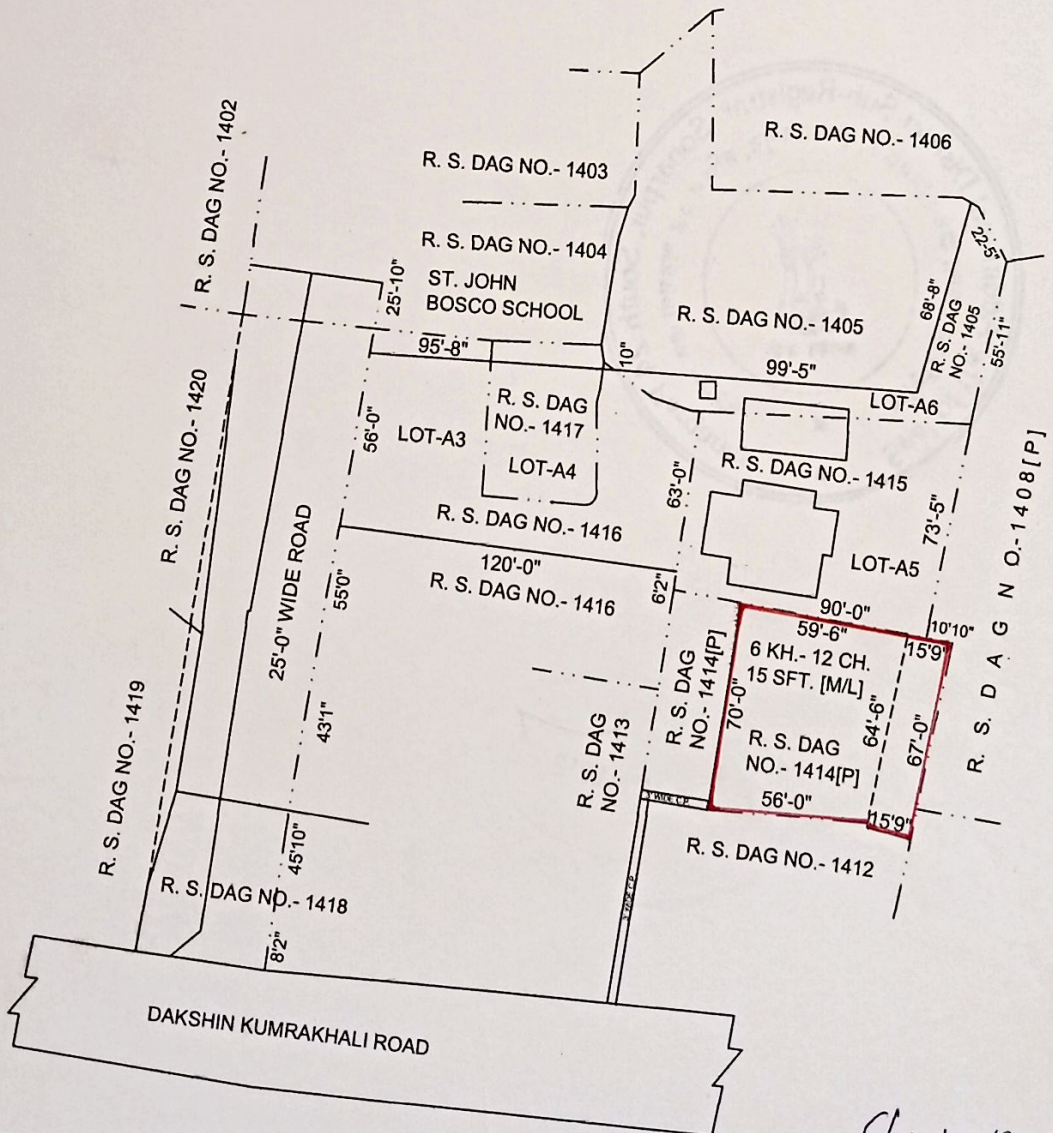
TOTAL LAND AREA =6 KH.- 12 CH.-15 SFT. [M/L]

SOLD UNDIVIDED LAND AREA = 0 KH.- 8 CH.[M/L]



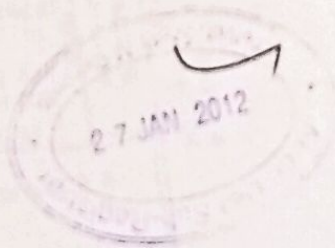
Prem Lalwani

Dheeraj Lalwani



Chandan Kumar Jana


C.A.D. BY
Chandan Kumar Jana.
Civil Engineer E.B.S. Lie No-284 /Rjpson
Rajpur-Sonarpur Municipality



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6327 to 6345
being No 00892 for the year 2012.




(Biswajit Dey) 30-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal