

5892

I 3762/12



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

11298/2012

MR 3964494/-

A 592247

Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document.

Jadab

Additional District Sub Registrar
Swaddish

THIS INDENTURE made this 21st day of December Two Thousand
Twelve BETWEEN SM. SADHANA JAIN wife of Sri Birmlash Kumar Jain,
residing at 121-B, Sitaram Ghosh Street, P.S.- Amherst Street, Kolkata-700
009, by nationality- Indian, by religion- Hindu and by occupation Housewife,

96174

19 DEC 2012

No. Date: ...
S. KHAN
Said to ... Advocate
Address ... 10, Old Post Office Street
Rs. 500/- Kolkata
A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

ASHIS BANERJEE
LI & VENDOR
HIGH COURT CAB



Identified by me
Rimlesh Kumar Jain
S/o. N.C. Jain
121-B, Sitaram Ghosh Street
Kolkata - 700009
Legal Practitioner

A. D. S. R. SPALDAH
21 DEC 2012
Dist. - South Parganas

hereinafter 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, and legal representatives) of the **ONE PART AND NST Housing Development Private Limited**, a Company incorporated under the Companies Act, 1956 and having its registered office at 20/1, Manindra Nath Mitra Row, Kolkata-700009, P.S. Muchipara, represented by one of its Directors Sakhu Prady Dhar son of Ramendra Kumar Dhar, deceased, of no. 20/1, Manindra Nath Mitra Row, Kolkata-700009, P.S. Muchipara, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS one Ram Chandra Mondal was the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to a plot of land and low land and tank measuring 1 Bigha 6 Cottah of the Survey No. 1111 of land and low land and tank measuring 1 Bigha 6 Cottah of the Survey No. 1111 little more or less. Now numbered as 1, Joy Narayan Tarra Panchayat, Kolkata hereinafter called the said plot of land ;

AND WHEREAS the said Ram Chandra Mondal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law died long ago intestate leaving him surviving his son Ananda Prosad Mondal and interalia the said plot of land particularly described in the first schedule hereunder written ;

AND WHEREAS the said Ananda Prosad Mondal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga



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School of Hindu Law died long ago leaving him surviving his only son Bholanath Mondal and interalia premises No. 1, Joynarain Tarka Panchanan Lane, Kolkata

AND WHEREAS the said Bholanath Mondal who was during his life time and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law died long-ago leaving him surviving his wife Smt. Tarangini Mondal and three sons Debdas Mondal, Shibdas Mondal and Poreshnath Mondal and interalia the said premises no. 1, Joynarain Tarka Panchanan Lane, Kolkata

AND WHEREAS the said Debdas Mondal who was during his life time and at the time of his death a Hindu governed by the Dayabhaga School of Hindu and Hindu Succession Act, 1956 died intestate on or about 1988 leaving him surviving his Mother Smt. Tarangini Mondal and his wife Smt. Nilima Mondal and interalia undivided equal forth part or share in premises no. 1, Joynarain Tarka Panchanan Lane, Kolkata

AND WHEREAS the said Tarangini Mondal who was during her life time and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on or about 18 March 1986 leaving her surviving her two sons Shibdas Mondal and Poreshnath Mondal and four daughters Smt. Kanaka Dasgupta, Smt. Rangana Pramanik, Smt. Manjula Sardar and Smt. Kanakala Roy and Smt. Ka. M. Dasgupta daughter and Chandu Kayal, Nimai Kayal, Surya Kayal and A. K. M. Kayal sons of her predeceased daughter Smt. Kamala Kayal and interalia undivided three equal eighth part or share in premises no. 1, Joynarain Tarka Panchanan Lane, Kolkata ;



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AND WHEREAS the said Nilima Mondal who was during her life time and at the time of her death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate in the year 1996 leaving her surviving her four sister-in-laws Sm. Karuna Naskar, Sm. Ramya Pramanik, Sm. Manjula Sardar and Sm. Kanaklata Roy and inter alia undivided one equal eighth part or share in premises no. 1, Joynarain Tarka Panchanan Lane, Kolkata ;

AND WHEREAS thus the said Kanaklata Roy became the absolute owner of undivided nineteen equal two twenty fourth part or share in premises no. 1, Joynarain Tarka Panchanan Lane, Kolkata ;

AND WHEREAS the said Kanaklata Roy who was during her life time and at the time of her death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on or about 24th January 2007 leaving her surviving her only son Tapan Kumar Roy and one daughter Sm. Kalpana Kumar and inter alia undivided nineteen equal two twenty fourth part or share in premises no. 1, Joynarain Tarka Panchanan Lane, Kolkata ;

AND WHEREAS by a Conveyance dated 17th October 2012 and registered in the office of the A.D.S.R. Sealdah in Book No. 1 CD Vol. No. No.7, pages from 7274 to 7294, being No. 03210 for the year 2012 between Tapan Kumar Roy and Sm. Kalpana Kumar for the consideration therein mentioned granted, conveyed and transferred the said undivided nineteen equal two twenty fourth part or share in premises no. 1, Joynarain Tarka Panchanan Lane, Kolkata, particularly described in the PART-II of the



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Schedule thereunder written unto Sm. Sadhana Jain the vendor herein absolutely ;

AND WHEREAS the vendor has agreed to sell and purchaser has agreed to purchase the said undivided nineteen equal two twenty fourth part or share in premises no. 1, Joynarain Tarka Panchanan Lane, Kolkatta, particularly described in the Second Schedule hereunder written in fee simple in possession and free from all encumbrances at or for the price of sum of Rs.17,00,000/- (Rupees seventeen lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.17,00,000/- (Rupees seventeen lacs) only to the Vendor paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from whereof the Vendor doth hereby acquit, release and forever discharge the Purchaser as well as the said premises) the Vendor doth hereby grants, conveys, transfers, sells and assigns unto and in favour of the Purchaser ALL THAT undivided nineteen equal two twenty fourth part or share in all that piece or parcel of land with structure thereon particularly described in the second schedule hereunder written together with tenants mentioned in the third schedule hereunder written OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or heretofore were or was situated tenanted pulled possession called known numbered described or distinguished TOGETHER WITH the benefits of all and ancient and other rights, liberties easements, appendages, appurtenances and all estate right, title and interest



whatsoever of the Vendor in the said property free from all encumbrances and attachments whatsoever TOGETHER WITH all pits, areas, sewers, drains, ways, paths, passages, water, water courses, light all manner of rights, liberties easements and appurtenances whatsoever belong to the said property or in anywise appurtenant thereto or usually held occupied or enjoyed or adopted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto AND ALL reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate right, title interest claim and demand whatsoever of the Vendor into or upon the said property or any part thereof TOGETHER WITH all deeds pattahs muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are in the possession power or control of the Vendor or any other person or persons from whom the Vendor can procure the same without any action or suit TO HAVE AND TO HOLD the said property hereby granted transferred sold conveyed assigned and assured or expressed so to be unto and to the use of the Purchaser in fee simple in possession free from all encumbrances and discharges forever and the Vendor doth hereby for her heirs, executors, administrators and assigns covenant with the Purchaser AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary she the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted transferred sold conveyed assigned and assured or expressed to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and will and at all times hereafter peaceably and quietly possess and enjoy



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A. D. S. P. [illegible]
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the said property and receive the rents, issues and profits thereof without any lawful eviction interruption hindrance disturbance claim or demand whatsoever from or by the Vendor or any person or persons now or hereinafter lawfully and equitably claiming or to claim from under or in trust for her AND THAT free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified from or against all former and other estate charges liens encumbrances attachments and executions whatsoever had made done executed occasioned or suffered by the Vendor or any person or persons claiming from through under or in trust for the Vendor as aforesaid AND FURTHER that the Vendor and all or every person or persons having or claiming or who shall or may have claim any estate right title interest claim demand whatsoever in law or in equity into or upon the said property hereby granted so to be or any part thereof under or in trust for her the Vendor shall and will from time to time and at all times hereafter at the request and the cost of the Purchaser make do acknowledge and executed or cause to be done or executed all such further and more effectually and satisfactorily granting or assuring the said property and every part or parcel thereof unto and to the use of the Purchaser in manner aforesaid as the Purchaser shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT partly two storied brick built dilapidate building and ruined rooms therein and partly tiled/tin shaded rooms and structures having measurement about 5,000 St.ft. together with land where upon or part

S. Jain

Basin



whereof same are erected and built measuring about 1 Bigha, 4 cottans and also together with a small low land/Tank measuring about 2 Cottan, total area of land and tank 1 Bigha 6 Cottans, being comprised in holding no. 198 and 203, division No. III, Sub-division No.12, Mouza North Narkeldanga in Panchanan Gram Dehee Soorah being Municipal Premises No. 1, 2A and 2B Narayan Tarka Panchanan Lane, Kolkata-700011 in Ward No. 30, Narkeldanga having Kolkata Municipal Corporation Assessee No. 11-030-06-00013 and also described in the site plan of its boundaries colour RED on the map or plan annexed hereto and annual revenue of Rs.2/- annas 6 and paise 10 payable to the collector of 24-Parganas West Bengal but presently revenue free land butted and bounded as follows that is to say:-

- On the North : Partly by the premises No. 2A and 2B and partly by partly by passage at Joynarayan Tarka Panchanan Lane.
- On the South : By premises no. 136, Narkeldanga Main Road
- On the East : By Joynarayan Tarka Panchanan Lane ; 16 ft
- On the West : Partly by premises No. 136 and partly by premises No.136/1, Narkeldanga Main Road.

OR HOWSOEVER OTHERWISE the same is butted bounded called known numbered described or distinguished.



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THE SECOND SCHEDULE ABOVE REFERRED TO :

S. Jain
ALL THAT undivided nineteen equal two twenty fourth part or share in
all that said property referred to above schedule written having vendor
proportionate area of ^{Bastu} land measuring about 2.03571 Cottah Area of low
land and tank measuring about 0.169643 cottah having tin/tile
proportionate area of structure 70 sq.ft. at 1st floor, 70 sq.ft. at ground floor
and 282 sq.ft. tin/tile shed structure on the ground floor at premises No. 1,

S. Jain
Joy Narayan Tarka Panchanan Lane, P.S. Narkeldanga, Kolkata-700011 having
120 years old building.

THE THIRD SCHEDULE ABOVE REFERRED TO :

name of the tenants occupied more than 30 years

- 1) Sandhya Mazumdar
- 2) Minu Sarkar
- 3) Suresh Pandey
- 4) Haran Halder
- 5) Lal Chand
- 6) Ram Nath Das
- 7) Sibnath Dutta
- 8) Lalu Hazra
- 9) Sandhya Roy
- 10) Harendra Roy



A. D. S. R. SEALDAH
21 DEC 2012
Dist.-South 24 Parganas.

IN WITNESS WHEREOF the parties have hereunto set and
subscribed their hands the day, month and year first above written.

SIGNED AND DELIVERED by the
VENDOR at Kolkata in the
Presence of :

Sachin
Advocate
19, Old Post Office St.
Kolkata

Binodh Kumar Jain
121-B, Sitanagar Goshwami Street
Kolkata-9

Sadhana Jain
PAN.No. AGGPJ2678 F
VENDOR

SIGNED AND DELIVERED by the
PURCHASER at Kolkata in the
Presence of :

Binodh Kumar Jain

For NST Housing Development Pvt. Ltd.

Anita Koley Sharma

PAN-AACCN0189 L
Director

Drafted by
Sachin
Advocate
High Court, Kolkata



A. D. S. R. DEALDAH
21 DEC 2012
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RECEIVED of and from the within-named Purchaser the within mentioned sum of Rupees Seventeen Lakhs only being the full consideration money as per memo below:-

Rs.17,00,000/-

MEMO OF CONSIDERATION

By pay Order no.014623 dated 21.12.2012 of Bank of India, Sealdah Branch, Kolkata, in favour of the Vendor for

Rs. 17,00,000/-

Rs. 17,00,000/-

witnesses:-

! Bin Luh Kumar Jain

Jagan
Associate

Rupees Seventeen lakhs.

Sadhana Jain

VENDOR



A. D. S. R. SEALDAH
21 DEC 2012
Dist.-South 24 Parganas.



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

Endorsement For Deed Number : I - 03762 of 2012
(Serial No. 05892 of 2012)

On

Payment of Fees:

On 21/12/2012

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 43618.00/-, on 21/12/2012

(Under Article : A(1) = 43604/- ,E = 14/- on 21/12/2012)

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.-39,64,494/-

Certified that the required stamp duty of this document is Rs.- 277535 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 280224/- is paid, by the draft number 327110, Draft Date 21/12/2012, Bank Name State Bank of India, SEALDAH, received on 21/12/2012

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

Presented for registration at 14.44 hrs on :21/12/2012, at the Office of the A.D.S.R. SEALDAH by Sakti Pada Dhar ,Claimant.

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

Execution is admitted on 21/12/2012 by

1. Sadhana Jain, wife of Bimlesh Kumar Jain , 121- B, Sitaram Ghosh Street, Kolkata, Thana:-Amherst Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700009, By Caste Hindu, By Profession : Others
2. Sakti Pada Dhar
Director, N S T Housing Development Pvt Ltd, 20/1, Monindra Nath Mitra Row, Kolkata, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700009, By Profession : Business



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

21/12/2012 14:55:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03762 of 2012
(Serial No. 05892 of 2012)

Identified By Bimlesh Kr Jain, son of N C Jain, P.O. :- ,District:-South 24-Parganas, WEST BENGAL,
India, , By Caste: Hindu, By Profession: Advocate.




(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SEALDAH, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 05892 / 2012, Deed No. (Book - I , 03762/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sakti Pada Dhar 20/1, Monindra Nath Mitra Row, Kolkata, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700009	 21/12/2012	 LTI 21/12/2012	 21/12/2012

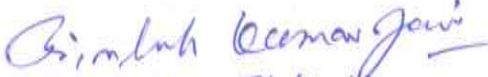
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sadhana Jain Address -121- B, Sitaram Ghosh Street, Kolkata, Thana:-Amherst Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700009	Self		 LTI 21/12/2012	 21/12/2012
2	Sakti Pada Dhar Address -20/1, Monindra Nath Mitra Row, Kolkata, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700009	Self		 LTI 21/12/2012	 21/12/2012

Name of Identifier of above Person(s)

Bimlesh Kr Jain
P.O. :- ,District:-South 24-Parganas, WEST BENGAL,
India,

Signature of Identifier with Date


21-12-12



(Jaideb Pal)

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

SPECIMEN FORM FOR TEN FINGERPRINTS



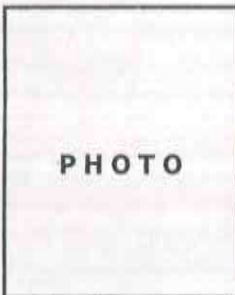
Am. P. de A.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

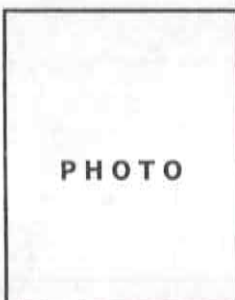


Sachana Jain

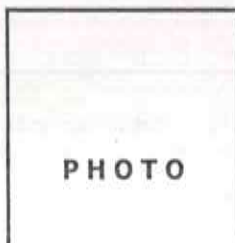
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



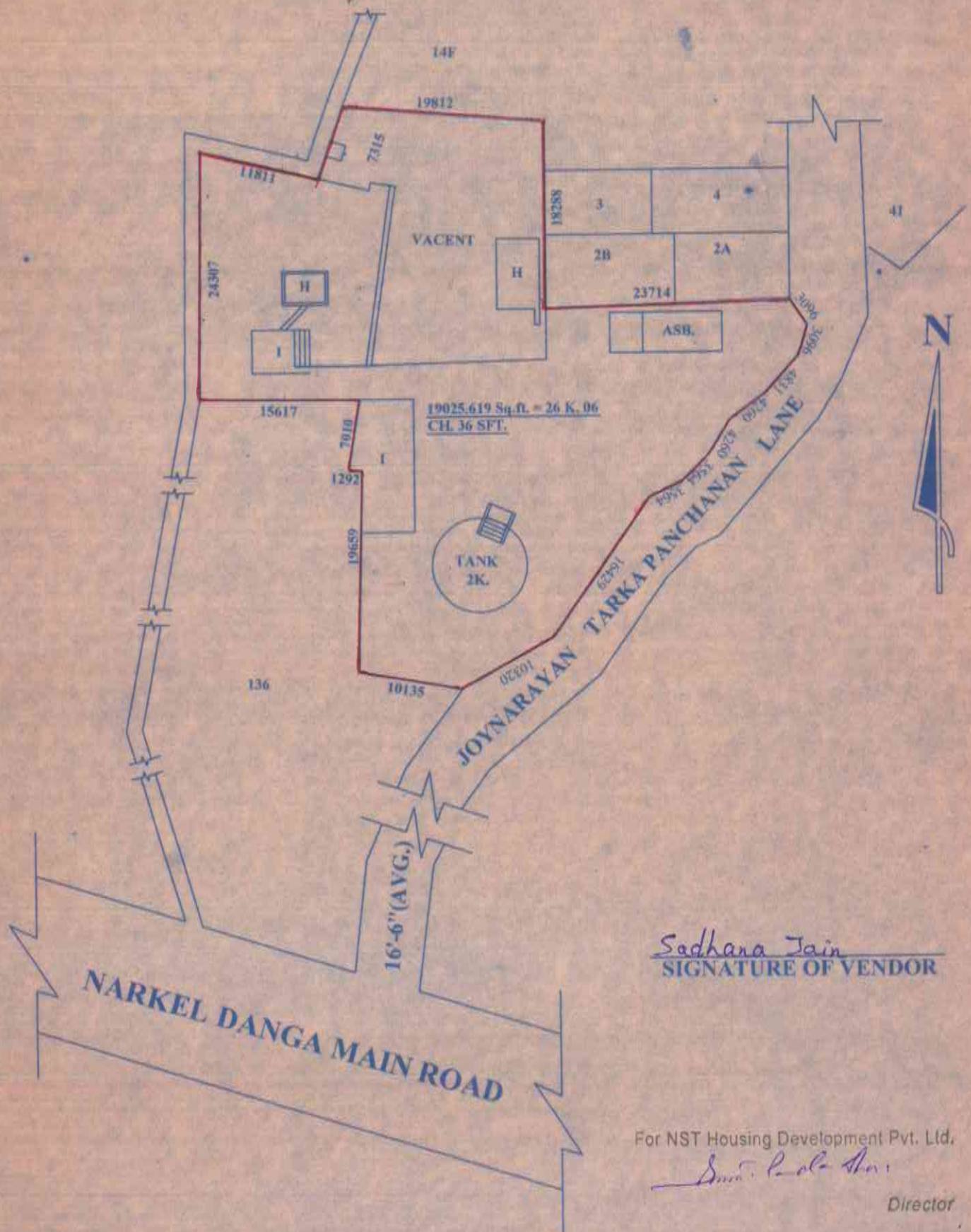
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



A. D. S. R. SEALDAH
21 DEC 2012
Dist.-South 24 Parganas.

**SITE PLAN OF LAND WITH EX. STRUCTURE AT PREMISES
NO. 1, JOYNARAYAN TARKA PANCHANAN LANE, KOLKATA-
700011, P.S.- NARKEL DANGA, UNDER K.M.C. WARD NO.- 30.**

**TOTAL AREA OF LAND = 1 BIGAH - 6K. = 26 K. (MORE OR LESS)
= 18720 SQ.FT. / 1739.088 SQ.M.**



Sadhana Jain
SIGNATURE OF VENDOR

For NST Housing Development Pvt. Ltd.

Dr. R. K. Sharma

Director

SIGNATURE OF PURCHASERS

AREA SHOWN IN RED BORDER:-





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 8725 to 8742
being No 03762 for the year 2012.



(Jaideb Pal) 24-December-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal