

11326/13

(35)

I-11934/13



पश्चिम बंगाल WEST BENGAL
N 084651
29.12.13
11,05,000/-

Stamp: The Stamp Duty and the
Registration Fee are to be paid to the
Registrar of Stamps and the
Registrar of Land Revenue respectively.

30.12.13

THIS DEED OF CONVEYANCE is made on this 30th day
of December Two Thousand Thirteen BETWEEN **AMAR GHOSH**
son of Bankim Behari Ghosh having **PAN: ADYPG1667J** residing at
R.N. Bhattacharya Road, Kodalia, P.S. Sonarpur, District: South 24-
Parganas, Kolkata- 700 146, hereinafter called as the **VENDOR**

185965

Indrajit Roy

[Signature]

NAME.....
AD.....
PS.....
26 DEC 2013
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
283, K. S. Roy Road, Kol-1

[Signature]

26 DEC 2013

Identified by me -
Indrajit Roy
S/o Raj Kumar Roy
Gobinda Park
PS Sonarpur
Kod- 145
Subrice



ADDITIONAL BAR
OF ASSURANCE KOLKATA
30 DEC 2013

(which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominee(s) and/or assign(s)) of the **ONE PART**

-AND-

PRATIBHA GRIHA NIRMAN (P) LTD. a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 5, Lucas Lane, Kolkata-700001 having **PAN: AAECPO895R** duly represented by its director **Mool Chand Kothari** of 5, Allenby Road, Kolkata-700020, hereinafter called as the **PURCHASER** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its trustees, their successors-in-office, beneficiaries and/or assigns) of the **OTHER PART** ;

WHEREAS Santosh Kumar Ghosh, Partitosh Ghosh and Asutosh Ghosh were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of land measuring about **13 satak** more or less comprised in R.S. Dag No.493 lying and situate at Mouza: Kodalia, Khatian No.69/1236, J.L No.35, Touzi No.120, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South) ;



ADDITIONAL
OF ASS...
30 DEC 2015

AND WHEREAS by a Bengali Deed of Conveyance 11th February, 1986 registered at the office of Sub-Registrar, Sonarpur, 24-Parganas recorded in Book No.1 being No.1866 for the year 1986 made between Santosh Kumar Ghosh, Partitosh Ghosh and Asutosh Ghosh, therein stated as the Vendors and Amar Ghosh therein stated as the Purchaser, the Vendor herein, the said Santosh Kumar Ghosh, Partitosh Ghosh and Asutosh Ghosh, sold; transferred and conveyed unto and in favour of Amar Ghosh of **ALL THAT** piece and parcel of land measuring about **13 satak** more or less comprised in R.S. Dag No.493 lying and situate at Mouza: Kodalia, Khatian No.69/1236, J.L No.35, Touzi No.120, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South) ;

AND WHEREAS thus the said Amar Ghosh became absolute Owner of **ALL THAT** piece and parcel of land measuring about **13 satak** more or less comprised in R.S. Dag No.493 under Khatian No.69/1236 lying and situate at Mouza: Kodalia, , J.L No.35, Touzi No.120, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South) ;

AND WHEREAS the Vendor is desirous of selling **ALL THAT** piece and parcel of land measuring about **6.5 satak** more or less out of 13 satak comprised in R.S. Dag No.493 corresponding to L.R. Dag No.610 under R.S. Khatian No.69/1236 corresponding to L.R. Khatian No.2908 lying and situate at Mouza: Kodalia, J.L No.35, Touzi No.120, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas



ADDITIONAL SECRETARY
OF ASSESSMENT & COLLECTOR
30 DEC 2017

(South), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** ;

AND WHEREAS the Vendor has approached the Purchaser for sale of the **said land** free from all encumbrances, charges, liens, lispendences attachments claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** the **said land** at a total consideration of Rs.11,05,000/- (Rupees Eleven Lac and Five Thousand) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.11,05,000/- (Rupees Eleven Lac and Five Thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said land**) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser of **ALL THAT** piece and parcel of land measuring about **6.5 satak** more or less out of 13 satak comprised



ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
30 DEC 2013

in R.S. Dag No.493 corresponding to L.R. Dag No.610 under R.S. Khatian No.69/1236 corresponding to L.R. Khatian No.2908 lying and situate at Mouza: Kodalia, J.L No.35, Touzi No.120, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or his executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action TO HAVE AND TO



HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor his Predecessor-in-Title.

ADDITIONAL REGISTRAR
OF ASSOCIATIONS & CLUBS
30 DEC 2013

- c) That the **said land** free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.
- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said land** or any part thereof from under or in trust for the Vendor or from or under any of their Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said land** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of

ADDITIONAL
OF ABSOLUTE KATA
30 DEC 2017

the **said land** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said land** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said land** hereby sold to the Purchaser.

- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said land** and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.
- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of his Predecessors-in-Title in respect of the **said land** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.

ADDI... AR
OF ASSUR... STA
30 DEC 2018

- h) The Vendor has handed over khas possession of the **said land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said land**.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about **6.5 satak** more or less comprised in R.S. Dag No.493 corresponding to L.R. Dag No.610 under R.S. Khatian No.69/1236 corresponding to L.R. Khatian No.2908 lying and situate at Mouza: Kodalia, J.L No.35, Touzi No.120, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South)-

Khatian No.	Dag No.		Area in Dag	Area to be sold in this Deed	Share
	R.S.	L.R.			
R.S.69/1236 L.R. 2908	493	610	13	6.5	5000
	Total :			6.5	

as shown in the MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded as follows:-

R.S. Dag No.493 & L.R. Dag No.610 :

ON THE NORTH	R.S. Dag No.494 ;
ON THE SOUTH	R.S. Dag No.456 ;
ON THE EAST	R.S. Dag No.1716 ;
ON THE WEST	R.S. Dag No.1716 ;



ADDITIONAL REGISTRAR
COAST GUARD KOLKATA
30 DEC 2013

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

Amor Ghosh.

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata.

PRATIBHA GILANI . ID
Pratibha Gilani
(MOOL CHAND - KATHAR)

Witnesses :

1. Samir Das.
7C, K.S. Ray Road, Kalyani
2. Shalini Dey
7C, K.S. Ray Road, Kalyani

Drafted by :

S. Karmakar
Advocate, High Court, Calcutta.

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
30 DEC 2011

RECEIVED by the VENDOR of and from within
 named PURCHASER the within mentioned the
 Rs.11,05,000/- (Rupees Eleven Lac and Five
 Thousand) only being the consideration money
 as per memo below :

Rs.11,05,00.00

MEMO OF CONSIDERATION

Draft No.	Date	Drawn on	In favour of	Amount (Rs.)
		South Indian Bank	AMAR GHOSH	531765.00
		Cash	-do-	573235.00
			Total :	11,05,000.00

(Rupees Eleven Lac and Five Thousand) only

Amar Ghosh

Witnesses :

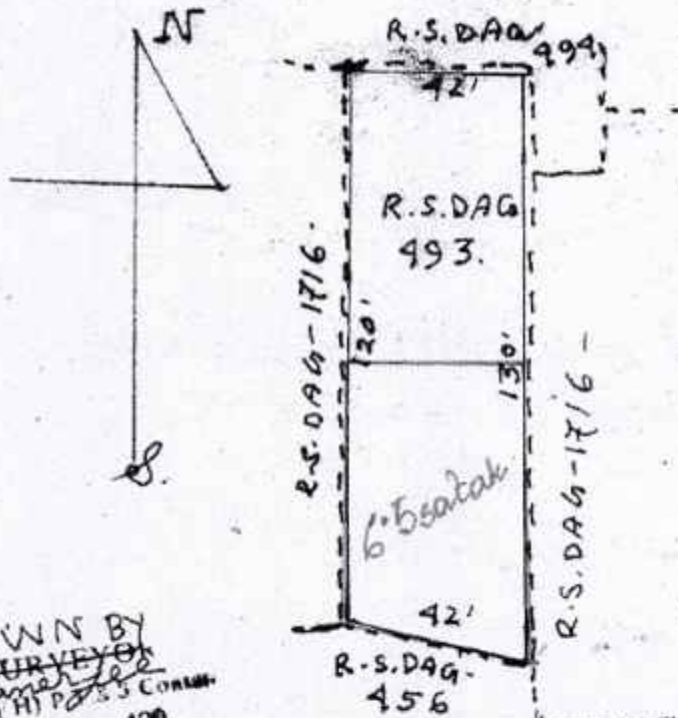
1. *Sanir Das*

2. *Sukanta Das*



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
30 DEC 2013

SITE PLAN OF MOUZA - KODALLA S.L NO 35,
R.S. DAG- 993, R.S. KA 2908, AREA 2708e. RS.
SONARPUR DIST- 24 PARAGANAS (SOUTH) UNDER
RAJPUR-SONARPUR MUNICIPALITY, SOLD
AREA IN RED. SCALE 1" INCH=40 FT.



DRAWN BY
~~SURVEYOR~~
P. Banerjee
 S. Com H/P 33 Contd.
 S.L. No.- 490
 24.12.13

Imrat Ghosh

PRATISHA GHOSH & ANVAR P LTD






















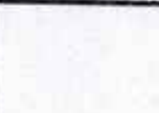
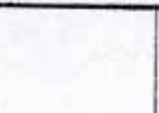
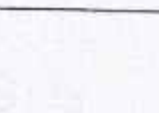
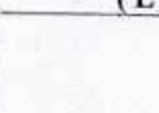
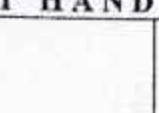

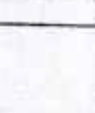

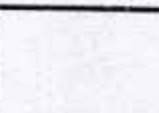

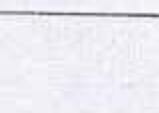

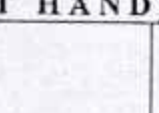


Pratisha Ghosh

Director.



ADDITIONAL DEPUTY
OF ASSURANCE, KOLKATA
30 DEC 2019

SPECIMEN FORM FOR TEN FINGERPRINTS



Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 <i>Amar Ghosh</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
		2.				
LITTLE	RING			MIDDLE	FORE	THUMB
(LEFT HAND)						
						
THUMB	FORE			MIDDLE	RING	LITTLE
(RIGHT HAND)						
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
		4.				
LITTLE	RING			MIDDLE	FORE	THUMB
(LEFT HAND)						
						
THUMB	FORE			MIDDLE	RING	LITTLE
(RIGHT HAND)						



ADDITIONAL CHIEF ENGINEER
OF ASSURANCE KOLKATA
30 DEC 2013

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 11326 / 2013, Deed No. (Book - I , 11934/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Amar Ghosh R. N. Bhattacharya Road, Kodalia, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700146	 30/12/2013	 LTI 30/12/2013	<i>Amar Ghosh.</i> 30.12.13

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

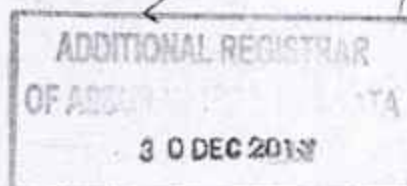
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amar Ghosh Address -R. N. Bhattacharya Road, Kodalia, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700146	Self	 30/12/2013	 LTI 30/12/2013	<i>Amar Ghosh</i>
2	Mool Chand Kothari Address -5, Allenby Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020	Self	 30/12/2013	 LTI 30/12/2013	<i>Mool Chand Kothari</i> (Mool Chand Kothari)

Name of Identifier of above Person(s)

Indrajit Roy
 Gobindapur, Kolkata, Thana:-Sonarpur, District:-South
 24-Parganas, WEST BENGAL, India, Pin :-700145

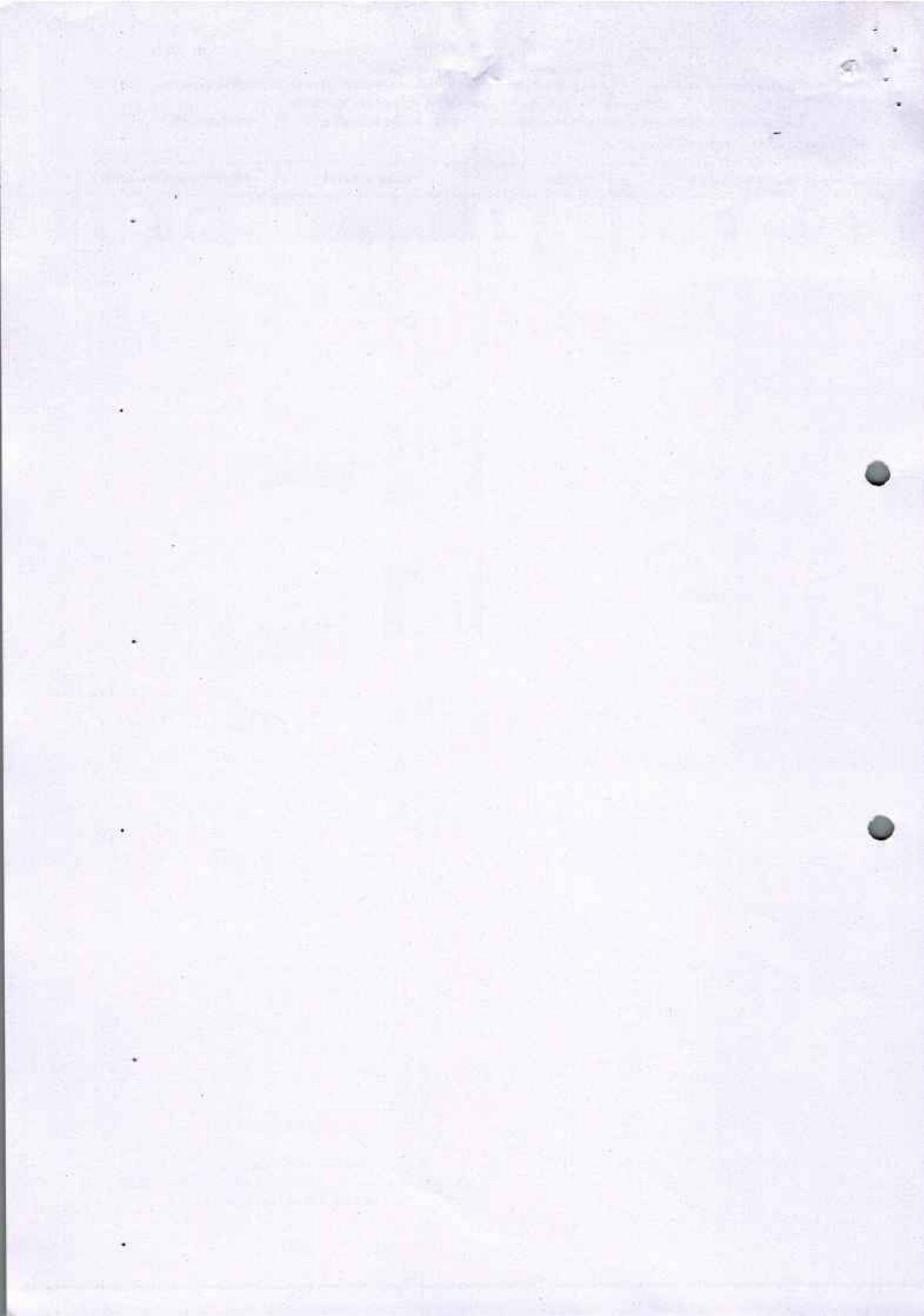
Signature of Identifier with Date

Witnessed - by me
Indrajit Roy
 30/12/13



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11934 of 2013
(Serial No. 11326 of 2013 and Query No. 1901L000029588 of 2013)

On 30/12/2013

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 Draft

Rs. 12242/- is paid , by the draft number 811554, Draft Date 26/12/2013, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 30/12/2013

(Under Article : A(1) = 12144/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 30/12/2013)

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.-11,05,000/-

Certified that the required stamp duty of this document is Rs.- 66320 /- and the Stamp duty paid as: Impressive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 811555, Draft Date 26/12/2013, Bank : State Bank of India, ALIPORE COURT TREASURY BR, received on 30/12/2013
2. Rs. 17320/- is paid , by the draft number 811556, Draft Date 26/12/2013, Bank : State Bank of India, ALIPORE COURT TREASURY BR, received on 30/12/2013

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

Presented for registration at 13.05 hrs on :30/12/2013, at the Office of the A.R.A. - I KOLKATA by Amar Ghosh ,Executant.

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

Execution is admitted on 30/12/2013 by

1. Amar Ghosh, son of Bankim Behari Ghosh , R. N. Bhattacharya Road, Kodalia, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700146, By Caste Hindu, By Profession : Others
2. Mool Chand Kothari
Director, Pratibha Griha Nirman (P) Ltd., 5, Lucas Lane, Kolkata, Thana:-Burrobarazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Others

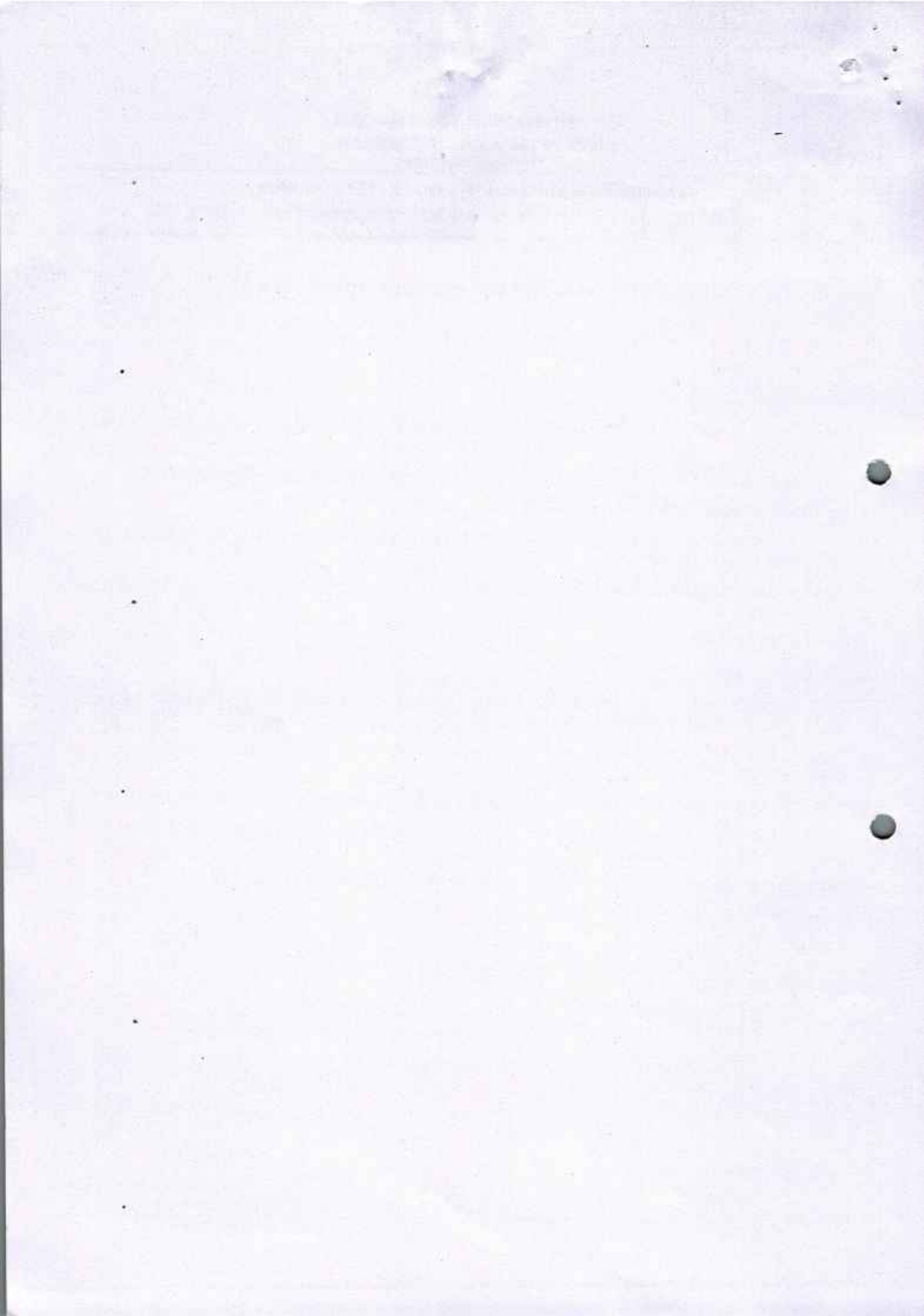


(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 1 of 2

30/12/2013 14:10:00





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

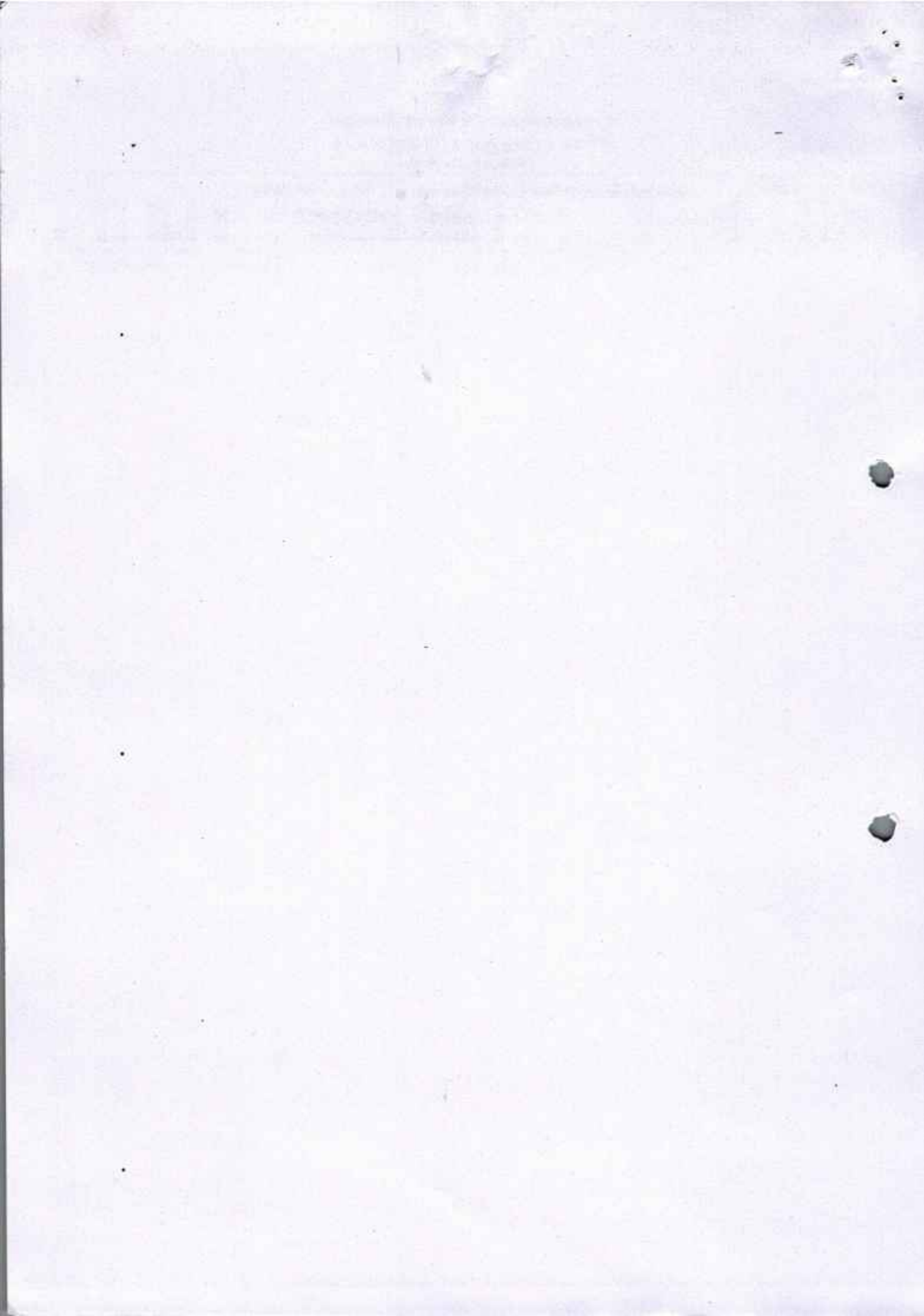
Endorsement For Deed Number : I - 11934 of 2013
(Serial No. 11326 of 2013 and Query No. 1901L000029588 of 2013)

Identified By Indrajit Roy, son of Raj Kumar Roy, Gobindapur, Kolkata, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste: Hindu, By Profession:
Service.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 9869 to 9886
being No 11934 for the year 2013.



MD

(Dinabandhu Roy) 31-December-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

