

2809/16

L-2983/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

searched that the document is admissible
to registration, the signature sheets and
the endorsement sheets attached with
this document are part of this document

G 816788

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
16 MAY 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this^{6A}.....day

of MAY, Christ Two Thousand SIXTEEN BETWEEN

245 05 MAY 2016

NO. DATE. RS. 500/-
NAME M. Chakraborty Adm
ADDRESS Alipore P. Court Kol-27
ALIPORE JUDGES COURT
A. K. SAMAJPATI
SIGNATURE



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District Sub-Registrar-IV
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South 24 Parganas
10 MAY 2016

Ritayendu Chakraborty -
S/o Lt Dilip Chakraborty -
P-15, Mondipur Rd
Kol-93.

(1). BASANTA MANNA, (form 60), Son of Late Nandalal Manna, by faith Hindu, by occupation Cultivation, (2). **PALAN MANNA**, (Form 60), Son of Late Basanta Manna, by faith Hindu, by occupation Cultivation, both are residing at Vill. Ramchandrapur, Pramanick Para, Joka, P.O. & P.S. Thakurpukur, Kolkata 700063, District South 24 Parganas, hereinafter referred to as the **VENDORS** (which term or expression shall unless exclude by or repugnant to the context shall be deemed to mean and include her heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART.**

AND

PRESIDO LAND DEVELOPERS PVT. LTD. PAN NO. AAHCP 7131P, a private limited company incorporated under the Companies Act. 1956, duly represented by it's Directors (1). **SK. MOKBUL HOSSAIN**, Pan no. **ABMPH8580K** Son of Late Yusuf Ali, by faith Muslim, by occupation Business, (2). **OMPRAKASH TULSIAN Pan No. ABIPT7261K**, Son of Benarasidas Tulsian, by faith Hindu, by occupation Business, having its registered office at "**ANUPAMA BUILDING**" Ground and first floor, 22/A, Anil Roy Road, Police Station Tollygunge, Kolkata 700029, hereinafter called the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and




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include its heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**".

WHEREAS originally Smt. Shila Bala Kapat, wife of Kartick Chandra Kapat and Smt. Lila Bala Maity, wife of Late Guiram Maity became the absolute owner by way of inheritance ALL THAT piece and parcel of Sali land measuring an area 81 decimals containing in Dag no. 726, under Khatian no. 266, lying and situate at at Mouza Andharmanick, J.L. No. 153, under Touzi no. 63 & 64, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas.

AND WHEREAS the said Shila Bala Kapat and Lila Bala Maity seized and possessed the aforesaid property by way of inheritance sold, conveyed, transferred dated 01.03.1993 in favour of Basanta Kumar Manna, Son of Late Manna, in respect of all that piece and parcel of land measuring 48 decimals, under Dag no. 726, Khatian no. 266, out of 81 decimals land lying and situated at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas. The said Bengali Kobala Deed was registered in the office at



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Bisahnupore Sub Registrar office, Vide Book no.1, Vol. no. 27, pages 176 to 181, Deed no. 1756, in the year 1983.

AND WHEREAS the said Shila Bala Kapat and Lila Bala Maity seized and possessed the aforesaid property by way of inheritance sold, conveyed, transferred dated 01.03.1993 in favour of Palan Chandra Manna, Son of Basanta Kumar Manna, in respect of all that piece and parcel of land measuring 33 decimals, under Dag no. 726, Khatian no. 266, out of 81 decimals land lying and situated at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas. The said Bengali Kobala Deed was registered in the office at Bisahnupore Sub Registrar office, Vide Book no.1, Vol. no. 27, pages 182 to 186, Deed no. 1757, in the year 1983,

AND WHEREAS after purchase the aforesaid property the said Basanta Kumar Manna the Vendor no. 1 became the absolute owner of All that piece and parcel of land measuring 48 decimals and Vendor no. 2, Palan Chandra Manna @ Palan Manna became the absolute owner in respect of land measuring 33 decimals, under Dag no. 726, Khatian no. 266, at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of



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Andharmanick Gram Panchayet Area, Police Station Bishnupore,
District South 24 Parganas.

AND WHEREAS the vendor no. 1 Basanta Kumar Manna after purchase the aforesaid land measuring an area 48 decimals in respect of Dag no. 726, Khatian no. 266, at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas, mutate his name before the B.L. & L.R.O. and recorded under Khatian no. 946.

AND WHEREAS the vendor no. 2, Palan Chandra Manna after purchase the aforesaid land measuring an area 33 decimals in respect of Dag no. 726, Khatian no. 266, at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas, mutate his name before the B.L. & L.R.O. and recorded under Khatian no. 947.

AND WHEREAS Basanta Kumar Manna vendor no.1, became the absolute owner in respect of all that piece and parcel of land measuring an area 48 decimals in respect of Dag no. 726,



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Khatian no. 946, at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas, and Palan Chandra Manna @ Palan Manna vendor no.2, became the absolute owner in respect of all that piece and parcel of land measuring an area 33 decimals in respect of Dag no. 726, Khatian no. 947, at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas, The said vendor no. 1 and Vendor no. 2 became the absolute owner in respect of land measuring 81 decimals.

AND WHEREAS the Vendors seized and possessed the said Sali land measuring an area 81 decimals, under dag no. 726 and khatian Nos. 946 and 947 lying and situated at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas and mutate his name before the B.L. & L.R.O. and payment of all rents and taxes regularly and all rights ownership according to law.

AND WHEREAS the said Sali land is free from all encumbrances, charges, liens, lispences, mortgage and/or any other nature



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whatsoever and have no acquisition or requisition or any other legal proceedings both civil and criminal under the jurisdiction of the learned court or elsewhere and no one else had or have right, title and interest, claim or demand save and except the owner herein and also still in possession and enjoyment continuing by the said owner in respect thereof morefully and particularly described in the Schedule written hereunder and hereinafter referred to as the said land.

AND WHEREAS due to urgent need of money The vendors sold the Schedule property and the purchasers/ Company has agreed to purchase and the Vendors have agreed to sell the said schedule property and other rights and liberties easements, appendages, appurtenances and estate right, title and interest, property claim whatsoever of the owners as described in the schedule written hereunder at the agreed consideration of Rs. 15,00,000/- (Rupees Fifteen lacs) only as specially mentioned in the Memo of Consideration written hereunder.

NOW THIS INDENTURE WITNESSETH as under :

That in pursuance of an agreement and in consideration of the said sum of Rs. 15,00,000/- (Rupees Fifteen lacs) only to be true and lawful money of the Union of India in hand to the Vendors herein paid by the purchaser company at or before the



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execution of these presents (the receipt whereof the vendors does hereby by the receipt hereunder written admitted, acknowledged of the same) and hereby acquit, release and forever discharge the purchaser Company as well as ALL THAT piece and parcel of Agricultural land measuring an area 81 decimals Sali land containing in Dag no. 726, under Khatian no. 946 land measuring 48 decimals & Khatian no. 947 land measuring 33 decimals, lying and situated at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas, morefully and particularly described in the schedule written hereunder and hereafter called and referred to as the "said property" the Vendors does hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser Company free from all encumbrances all that the 'schedule land drains, water, water courses, water supply, sewer line and other pipe lines etc. and other rights, liberties, easements, quasi-easements, appendages, appurtenances and estate right, title, interest, property claim whatsoever the vendor's in the said property free from all encumbrances to hold the schedule property or HOWSOEVER OTHERWISE the said property now is or are of any time heretofore was or were situated, butted, bounded,



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called, known, numbered, described or distinguished together with all and singular erections, sewers, drains, paths, passages, rights, rights, benefits of ancient or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging to or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held, used, occupied or enjoyed therewith or reputed to belong or taken or known as part and parcel of number thereof or appurtenant thereto with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents, issues, profits of and from the said property in entirely hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof AND all the estate, right, title, interest, inheritance, use, trust, possession, property claim and demand whatsoever both at law and in equity of the vendors or in any upon the said property to be used by the purchaser Company for any law full purposes only hereby granted, sold, transferred, conveyed, assigned or and/or intended to so be and also to the production and/or inspection for all lawful purposes upon payment of all costs and expenses thereof upon reasonable notice of all deeds, pattahs,



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muniments, writings and evidences of title whatsoever relating to or concerning the said property or any part thereof concerning the said property at any time heretofore were or was or hereafter shall or may be in the custody, possession or power of the vendor TO HAVE AND TO HOLD the said property hereby granted, sold transferred, conveyed, assigned and assured, or expressed or intended so to be unto and to the use of the purchaser Company absolutely and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever and the Vendors does hereby covenant with the purchaser Company that notwithstanding any act, deed, matter, assurance or thing whatsoever by the Vendors made, done, executed, occasioned or suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or hindrance, lawful eviction,



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interruption, claim or demand whatsoever from or by the Vendors or any person(s) lawfully or equitably claiming or to claim from under or in trust for the owners the right and privileges and that free and clear and freely and clearly and absolutely acquitted, exonerated or discharged or otherwise by the Vendors well and sufficiently saved and kept harmless and indemnified of from and against all and manner of former or other state encumbrances, claims, demands, charges, liens, lispendenses, debts and attachments, whatsoever and made done executed occasioned or suffered by the Vendors or any person to claim from under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted, executed, discharged or otherwise by the Vendors well and sufficiently saved and kept harmless and indemnified or otherwise estate, right, title, lease, mortgage, charges, trusts, wakf, debuttar, attachments, executions, lispendenses, claim, demand and encumbrances, whatsoever made done occasioned or suffered by the Vendors or any person or persons lawfully or equitably claiming or to claim by from through under or trust for the Vendors further that the Vendors and all persons having or lawfully claiming any estate, right, title, interest whatsoever in the said property hereby granted, sold, transferred, conveyed,



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assigned and assured or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser Company do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the purchaser Company in the manner aforesaid shall or may be reasonable required AND that the purchaser company hereby covenants that the purchaser company will and shall maintain the said property and shall keep the same in good condition so that it may not cause and danger and/or prejudicially affect the other adjoining landowners or the persons claiming or to claim from through the Vendors or in trust for the Vendors into and upon the adjoining area of land belonging to the Vendors other than the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser company for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever as aforesaid the Vendors has



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now in itself good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said property hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchaser company in the manner aforesaid and that the purchaser company shall and may from time to time and at all times hereafter peaceably and quietly hold, use, possess and enjoy the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser company in the manner aforesaid and to receive the rents issuance and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or of the said property and that the purchaser company upon mutation in respect thereof will pay the rates and taxes relating to the said property.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :

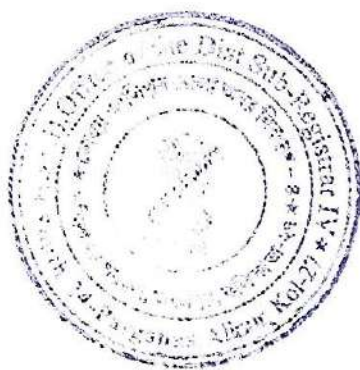
- a) There are no suits and/or proceedings and/or litigations pending in respect of the land or any part thereof;



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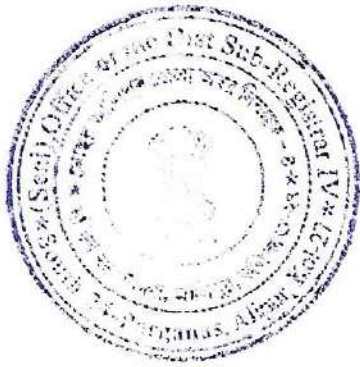
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- b) The right, title and interest of the Seller in the land is free from all encumbrances and/or alienation whatsoever save the occupancy of the Occupant and the seller have a good and marketable title thereto :
- c) The land or any part thereof is at present not affected by any requisition or any acquisition of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Seller :
- d) Neither the land or any part thereof has been attached and/or liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand:
- e) There is no statutory, judicial and/or quasi-judicial and/or departmental order and/or restrictions which may prevent the Seller from selling and/or transferring the land in entirety to the purchaser and/or the nominee/s of the Purchaser free from all encumbrances whatsoever:
- f) There are no charges or encumbrances relating to or on the land or any part thereof:
- g) The Vendors are fully and sufficiently entitled to complete sale of the land to the Purchaser/ company:



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- h) Upon completion of purchase the purchaser and/or its Transferee/s as the case may be shall acquire a clear and marketable title to the land and each and every part thereof:
- i) The representations and guarantee of the Seller mentioned hereinabove (hereafter collectively called 'the said Representations') are true and correct:
- j) AND THAT the Seller has not at any time done or executed any deed, document or writing whereby the Subject property and the Rights and Properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title :
- k) AND THAT the subject land and the rights and properties appurtenant thereto is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigations, lispendens, covenants, uses, debuttar, trusts made or suffered by the sellers and/or the Assignor or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust of the seller and/or the Assignor:
- 1) AND THAT the outgoings aforesaid including the rates, taxes, related interest and penalty, if any, in respect of the



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land upto the date of execution of these presents shall be borne and paid by the Seller.

- m) The Seller and/or the Assignor hereby conform that the Seller and/or the Assignor have not created any mortgage, liens, or any other charge or encumbrances over the Subject Property :
- n) The Seller and the Assignor do hereby accord their consent to the Purchaser for mutation, separation and/or apportionment, amalgamation, etc. of the Subject property in the Panchayet records, Land Reforms Office and all the records of the Government and/or semi-government and/or other statutory body and/or authority:
- o) The Seller and the Assignor hereby confirm that the Subject land is not vested under any act or statute and further confirms that the subject land or any part or portion thereof has not been declared as non-transferable land by any Government or any body or authority:
- p) AND that on or before execution of these presents, the Seller has delivered Physical possession of the land in questions:




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SCHEDULE OF PROPERTY

*Heirs
Estate*

All that piece and parcel of (Sali) land measuring an area 81 decimals containing in Dag no. 726, under Khatian no. 946 land measuring 48 decimals & Khatian no. ~~946~~ 947 land measuring 33 decimals, lying and situated at Mouza Andharmanick, J.L. No. 153, Resa no. 287, Pargana Magura, within the ambit of Andharmanick Gram Panchayet Area, Police Station Bishnupore, District South 24 Parganas, within the jurisdiction of D.S.R. IV at Alipore and A.D.S.R. Office at Bishnupore, together with all easements rights and liberties, easements, appendages, appurtenances and estate right title and interest, property claim whatsoever which is butted and bounded as follows :-

<u>North</u>	: Dag no. 725
South	: Dag no. 727
East	: Dag no. 1621
West	: Dag no. 728



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IN WITNESS WHEREOF the parties hereto set and subscribed their hands and seals on this the day, month and year as first above written.

IN PRESENCE OF

WITNESSES:

1. Swapan Guin
Alipore Judge Court
Kolkata - 27

Swapan Guin
Alipore Judge Court

Signature of the Vendors

2. Kalyan Chakraborty
P-15, Mandipur rd
Kolkata - 93.

DRAFTED BY

Mamotosh Chakraborty
WSJ 373/86
Advocate

Computer typed by

Shekhar Sakha Mondal

Shekhar Sakha Mondal

Alipore Judges Court.

Kolkata 700027.



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MEMO OF CONSIDERATION

Received a sum of Rs. 15,00,000/- (Rupees Fifteen Lacs) only from the within named Purchaser/ Company on the following manner :

By Cheque and Cash — 15,00,000/-

TOTAL = 15,00,000/-

(RUPEES FIFTEEN LACS) ONLY.

WITNESSES

1. Swapan Guha

Swapan Guha

Swapan Guha

2. Dibyendu Chakraborty

VENDORS



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	left hand					
	right hand					

Name

Signature

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	left hand					
	right hand					

Name

Signature

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	left hand					
	right hand					

Name

Signature



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 <i>Om Prakash Tulsian</i>	left hand					
	right hand					

Name

Signature *Om Prakash Tulsian*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 <i>SIC. MOK LEU HON</i>	left hand					
	right hand					

Name

Signature *SIC. MOK LEU HON*

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PHOTO	left hand					
	right hand					

Name

Signature

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PHOTO	left hand					



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Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16040000587648/2016	Query Date	04/05/2016 8:15:47 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	DIBYENDU CHAKRABORTY		
Address	Thana : Regent Park, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Deed Writer		
Other Details	Mobile No. : 9831783121		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Rs. 15,00,000/-	Total Market Value:	Rs. 31,02,016/-
Stampduty Payable	Rs. 1,55,121/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 34,168/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

25/5/16 8:15:47 AM

04/05/2016 8:15:47 AM



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 726 , RS Khatian No:- 946	48 Dec	9,00,000/-	18,38,232/-	Proposed Use: Industrial Purpose, ROR: Shali
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 726 , RS Khatian No:- 947	33 Dec	6,00,000/-	12,63,784/-	Proposed Use: Industrial Purpose, ROR: Shali
Total			81 Dec	15,00,000/-	31,02,016/-	
Seller Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	BASANTA MANNA Son of Late NANDALAL MANNA VILLAGE - RAMCHANDRAPUR, PRAMANICK PARA, JOKA, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,		
2	PALAN MANNA Son of BASANTA MANNA VILLAGE - RAMCHANDRAPUR, PRAMANICK PARA, JOKA, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,		



Buyer Details				
SI No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Mr Omprakash Tulsian Director Of Presido Land Developers Pvt Ltd Son of Mr Benarasi Das Tulsian 22/1 Anil Roy Rd, P.O:- Gariahat, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Individual	Not Executed	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABIPT7261K,
2	Sk. Mokbul Hossain Director Of Presido Land Developers Pvt Ltd Son of Late Yusuf Ali 22/1 Anil Roy Rd, P.O:- Gariahat, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Individual	Not Executed	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ABMPH8580K,
Identifier Details				
Identifier Name & Address		Other Details		Identifier of
Mr DIBYENDU CHAKRABORTY Son of Late DILIP CHAKRABORTY P-15, BONDIPUR ROAD, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093		Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		BASANTA MANNA, PALAN MANNA, ,
Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L2	BASANTA MANNA		24 Dec	50
L2	PALAN MANNA		24 Dec	50
Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L3	BASANTA MANNA		16.5 Dec	50
L3	PALAN MANNA		16.5 Dec	50

For Information only



Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 17/06/2016.
3. Standard User charge of Rs. 240/- (Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



(Tridip Misra)

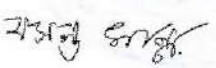
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Seller, Buyer and Property Details

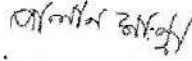
A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	BASANTA MANNA Son of Late NANDALAL MANNA VILLAGE - RAMCHANDRAPUR, PRAMANICK PARA, JOKA, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063	 06/05/2016 1:04:07 PM	 LTI 06/05/2016 1:04:21 PM
	 06/05/2016 1:04:42 PM		

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	BASANTA MANNA Son of Late NANDALAL MANNA VILLAGE - RAMCHANDRAPUR, PRAMANICK PARA, JOKA, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Individual; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Office	 06/05/2016 1:04:07 PM	 LTI 06/05/2016 1:04:21 PM
	 06/05/2016 1:04:42 PM		



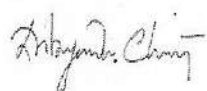
Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	PALAN MANNA Son of BASANTA MANNA VILLAGE - RAMCHANDRAPUR, PRAMANICK PARA, JOKA, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India; Status : Individual; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Office	 06/05/2016 1:04:52 PM	 LTI 06/05/2016 1:05:00 PM
		 06/05/2016 1:05:23 PM	



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Omprakash Tulsian Director Of Presido Land Developers Pvt Ltd Son of Mr Benarasi Das Tulsian 22/1 Anil Roy Rd, P.O:- Gariahat, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: ABIPT7261K,, Status : Individual
2	Sk. Mokbul Hossain Director Of Presido Land Developers Pvt Ltd Son of Late Yusuf Ali 22/1 Anil Roy Rd, P.O:- Gariahat, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ABMPH8580K,, Status : Individual

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr DIBYENDU CHAKRABORTY Son of Late DILIP CHAKRABORTY P-15, BONDIPUR ROAD, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	BASANTA MANNA, PALAN MANNA, ,	 06/05/2016 1:05:42 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 726 , RS Khatian No:- 946	48 Dec	9,00,000/-	18,38,232/-	Proposed Use: Industrial Purpose, ROR: Shali
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik	RS Plot No:- 726 , RS Khatian No:- 947	33 Dec	6,00,000/-	12,63,784/-	Proposed Use: Industrial Purpose, ROR: Shali

Transfer of Property from Seller to Buyer			



Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L2	BASANTA MANNA		24	50
	PALAN MANNA		24	50
L3	BASANTA MANNA	Mr Omprakash Tulsian Director Of Presido Land Developers Pvt Ltd	8.25	25
	BASANTA MANNA	Sk. Mokbul Hossain Director Of Presido Land Developers Pvt Ltd	8.25	25
	PALAN MANNA	Mr Omprakash Tulsian Director Of Presido Land Developers Pvt Ltd	8.25	25
	PALAN MANNA	Sk. Mokbul Hossain Director Of Presido Land Developers Pvt Ltd	8.25	25

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	DIBYENDU CHAKRABORTY
Address	Thana : Regent Park, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Deed Writer



Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160402983 / 2016

Query No/Year	16040000587648/2016	Serial no/Year	1604002809 / 2016
Deed No/Year	I - 160402983 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	BASANTA MANNA	Presented At	Office
Date of Execution	06-05-2016	Date of Presentation	06-05-2016

Remarks

On 05/05/2016

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 31,02,016/-

(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 06/05/2016

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

Presented, for registration at 12:58 hrs on : 06/05/2016, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by BASANTA MANNA, one of the Executants.

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

Execution is admitted on 06/05/2016 by

BASANTA MANNA, Son of Late NANDALAL MANNA, VILLAGE - RAMCHANDRAPUR, PRAMANICK PARA, JOKA, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, By caste Hindu, By Profession Cultivation

Indetified by Mr DIBYENDU CHAKRABORTY, Son of Late DILIP CHAKRABORTY, P-15, BONDIPUR ROAD, P.O: PURBA PUTIARY, Thana: Regent Park,, South 24-Parganas, WEST BENGAL, India, PIN - 700093, By caste Hindu, By Profession Business

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

Execution is admitted on 06/05/2016 by

PALAN MANNA, Son of BASANTA MANNA, VILLAGE - RAMCHANDRAPUR, PRAMANICK PARA, JOKA, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, By caste Hindu, By Profession Cultivation

Indetified by Mr DIBYENDU CHAKRABORTY, Son of Late DILIP CHAKRABORTY, P-15, BONDIPUR ROAD, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, By




(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 16/05/2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,168/- (A(1) = Rs 34,122/- ,E = Rs 14/- ,H = Rs.28/- ,M(b) = Rs 4/-) and Registratiön Fees paid by Cash Rs 34,168/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,55,121/- and Stamp Duty paid by Draft Rs 1,54,650/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 245, Purchased on 05/05/2016, Vendor named A K Samajpati.

Description of Draft

1. Rs 14,650/- is paid, by the Draft(other) No: 292288000442, Date: 06/05/2016, Bank: STATE BANK OF INDIA (SBI), NEW ALIPORE.
2. Rs 42,000/- is paid, by the Draft(other) No: 292282000442, Date: 06/05/2016, Bank: STATE BANK OF INDIA (SBI), NEW ALIPORE.
3. Rs 49,000/- is paid, by the Draft(other) No: 292257000442, Date: 05/05/2016, Bank: STATE BANK OF INDIA (SBI), NEW ALIPORE.
4. Rs 49,000/- is paid, by the Draft(other) No: 292258000442, Date: 05/05/2016, Bank: STATE BANK OF INDIA (SBI), NEW ALIPORE.


(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 79618 to 79652

being No 160402983 for the year 2016.



Digitally signed by TRIDIP MISRA.
Date: 2016.05.20 11:45:22 +05:30
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 5/20/2016 11:45:21 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)