

S-13024

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11830/10



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

817263

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

11 OCT 2010

DEED OF CONVEYANCE

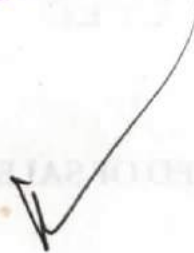
THIS DEED OF SALE made this 11th day of October, Two Thousand and Ten.

AND

SMT. CHAMELY TANTI (MONDAL), W/o Sri Sunil Tanti, by caste - Hindu, by occupation - Housewife, Residing at - Ramchandrapur, P.O. - Narendrapur, P.S. - Sonarpur, District - 24 Parganas (South), hereinafter referred to as the VENDOR (Which 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 FIRST PART.

P-15
D-590
K.B.C.3754

এস. এল. নং 158 তার 15/10/2010
 নাম S. Richard
 ঠিকানা Sanyal para
 মূল্য 12/- 75
 ভেডার - সমস্যাটা দেব
 সোনারপুর - এ. ডি. এস. আর. ও



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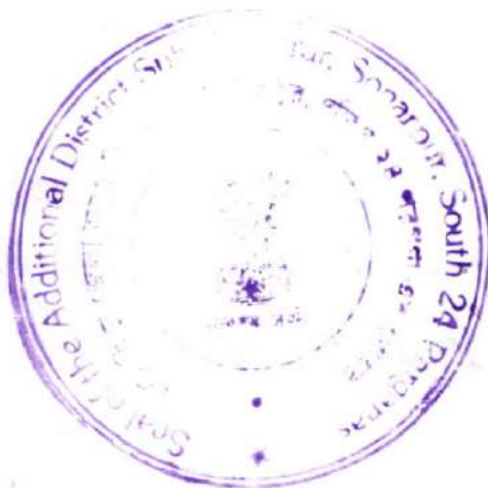
Jagun Chhaskh
 c/o Nimai ch Chhaskh
 vill- Ranchandrapur
 P.O - Nazendrapur
 P.S - Sonarpur
 Dis - 24 Parganas
 Vol- 103

AND

PITRASHISH ENCLAVES PVT. LTD., a Limited Company incorporated under the Companies Act, 1956 having its registered office at Block GA-126, Rajdanga Main Road, P.S. - Kasba, Kolkata - 700107, represented by **SRI NISHANT PRAKASH**, S/o Late Ram Prakash, residing at UV-14/04A, 1050/1, Survey Park, Kolkata - 700075, hereinafter referred to as the "**PURCHASER**" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, representatives, assigns and successors, administrators, representatives, assigns and successors in office) of the **SECOND PART.**

WHEREAS one Dhananjoy Ghosh Bagani was the original owner of the sold 1 Cottahs 8 Chittaks 37 Sq. Ft. of land in R. S. Dag No. 590, L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965, Previously L. R. Khatian No. 423 and Presently L. R. Khatian No. 2109 at Mouza - Ramchadrapur and others land and recorded his name in R. S. and L. R. Settlement record.

AND WHEREAS said Dhananjoy Ghosh Bagani died leaving behind his wife Ashalata Ghosh as his only sole legal heirs and successors. By inheritance of her husband said Ashalata Ghosh became the absolute owner of the said land and while enjoying her possession in the said land said



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Ashalata Ghosh appointed Sri Ashoke Kumar Ghosh as her Constituted Attorney on 30/07/2002 by a registered Power of Attorney, which was registered at Sonarpur Sub Registry Office and recorded in Book No. 4, Vol No. 7, Page 329 to 332, and Being Power No. 658.

22.1 **AND WHEREAS** by the said Power of Attorney said Ashoke Kumar Ghosh sold 1 Cottahs 8 Chittaks 37 Sq. Ft. of land in in R. S. Dag No. 590, L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965, Previously L. R. Khatian No. 423 and Presently L. R. Khatian No. 2109 at Mouza - Ramchadrapur to Smt. Chamely Tanty (Vendor herein) by a registered Sale Deed on 24/8/2004, at Sonarpur Sub Registry Office and recorded in Book No. 1, Volume No. 92, Pages 23 to 28, Being Deed No. 5099 for the year 2010.

AND WHEREAS by the way of purchase Smt. Chamely Tanty (Vendor herein) became the absolute owner of the said land and enjoying her rights by paying rents to Govt of West Bengal.

AND WHEREAS the above Vendor offered to sell the 1 Cottahs 8 Chittaks 37 Sq. Ft. of land for his urgent need of money for reasonable requirments, the Vendor have approached the purchaser to purchase the said properties comprising the area of 1 Cottahs 8 Chittaks 37 Sq. Ft. of land in R. S. Dag No. 590, L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965, Previously L. R. Khatian No. 423 and Presently L. R. Khatian



[Handwritten signature]

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No. 2109 at Mouza - Ramchadrapur, which is morefully and particularly described in the schedule herein below and also had delineated in the RED borders in the map annexed herein and the said map is being treated as the part of the Deed. The Purchaser herein being search of such property within the close vicinity of their present place of residence has agreed to purchase at a consideration money for Rs. 2,56,561/- (Two Lacs Fifty Six Thousand Five Hundred Sixty) only which is the highest price available in said locality for that said property.

The Vendor do hereby covenant with the Purchaser -

That the Vendor have good & perfect title to convey right full power absolute authority and indenfeasible title to grant sell convey and transfer the said plot of land hereby granted sold conveyed transfered assignee and secured or expressed intended so to bve unto and to the use of the purchaser in the manner aforesaid according to the true intent and meaning of these present free from all encumbrances and liabilities whatsoever and performance of the terms and conditions of the rules and Regulations under which the said plot of land is held.

That the Vendor assures the purchaser that all rent, taxes and all other outgoing payable in respect of the said plot of land have been paid and cleared



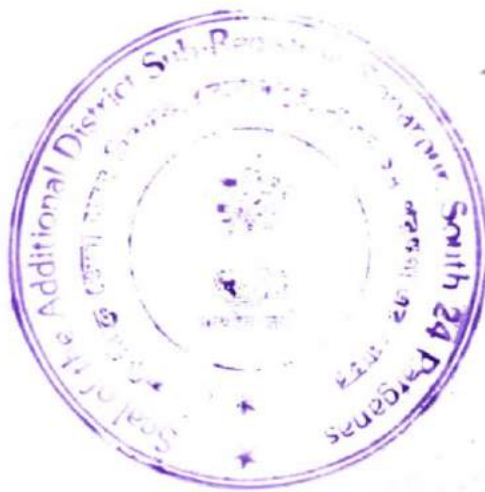
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Srinagar, South 24 Pgs.

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off till this day of execution and registration of document of sale on or before this date of registration of this document of sale any rent or taxes are found to be due and payable by the Vendor, the purchaser shall be entitled to reimburse by the Vendor or their heirs, successors, representatives, executors and assigns.

AND the purchaser shall hereafter peacefully hold, use and enjoy the said property described hereinbefore as their own property without hindrance, interruption, claims or demands whatsoever by or from the Vendor or any other person whatsoever.

THAT THE VENDOR have assured the purchaser that the aforesaid property fully described herein before is free from all encumbrances or defect in title and if any defect in title is found out for which the purchaser is in any way put to any loss inconvenience or hardship. The Vendor doth hereby undertake to indemnify the loss the Purchaser may be put to due to any defect in title or in case of this possession over the said property or in any portion thereof the purchaser shall be at liberty to realise the entire consideration money from the aforesaid Vendor or their heirs, executors, administrators, representatives, assignees with interest.



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That the Purchaser shall and will any may from time to time and at all time hereafter peaceably and quietly enter into hold possess and enjoy the said plot of land hereby granted sold and conveyed according to the tenure and nature there of and received and take the rents issues and profits here of and every part there of without any lawful let suit trouble hindrance eviction interruption claim and demand whatsoever from of or by Vendor or any other person whomsoever.

That no notice has been served upon the Vendor for acquisition under the aforesaid Acts and laws and the Vendors have no knowledge.

The Purchaser use, enjoy, rights, liberties, easements, constructed or drain and to use the path under the 8' Feet Common Passage.

- - : SCHEDULE OF THE PROPERTY : - -

ALL THAT the piece or parcel of Danga land measuring 1 (One) Cottahs 8 (Eight) Chittaks 37 (Thirty Seven) Sq. Ft. of land out of 41 Decimals of land in R. S. Dag No. 590 (Five Hundred Ninety), L. R. Dag No. 676 under Khatian No. 332 to Khanda R.S. Khatian No. 965 (Nine Hundred Sixty Five), Previously L. R. Khatian No. 423, Presently L.R. Khatian No. 2109, at Mouza - Ramchandrapur, J. L. No. 58, Revenue Survey No. 228, Touzi No. 114, Rayata



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Dakhali Satya Bisista Satya, the area of sold land 1 Cottahs 8 Chittaks 37 Sq. Ft. of land is marked by **RED** border as Plot No. "15" in the Plan attached herewith and all right of easement title and interest of 8' Feet Common Passage.

The yearly Proportionate Rent Rs. 1/- Payable to the collector Govt. of West Bengal for the sold land which is free from all encumbrances.

The Property is Butted and Bounded By :-

ON THE NORTH: Dag No. 590 (P).

ON THE SOUTH: Dag No. 590 (P).

ON THE EAST : R.S. Dag No. 589 (P) & 598 (P).

ON THE WEST : 8' Feet Wide Common Passage.

IN WITNESS WHEREOF the Vendor hereto have set and subscribed the respective hands and seals as the day, Month and year first above written.

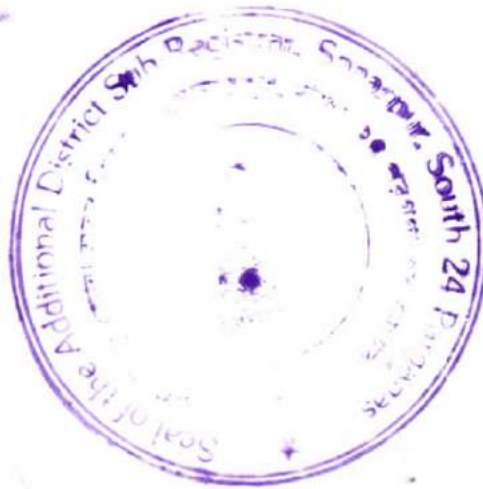
WITNESSES:-

1. *Jarun Ghosh*
vill- Ramchandrapur

2. *[Signature]*
[Signature]
[Signature]
2006-07-07

[Signature] (S/M)

SIGNATURE OF THE VENDOR



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Singapore, South 24 Div.

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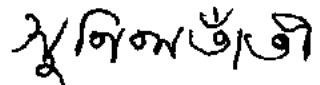
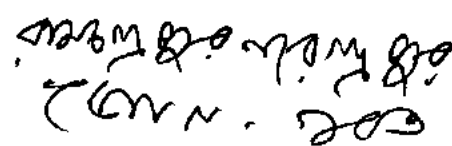
- - : MEMO OF CONSIDERATION : - -

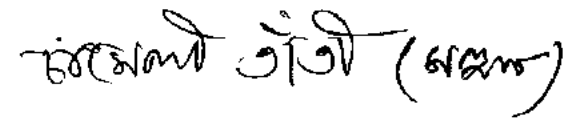
RECEIVED Rs. 2,56,561/- (Two Lacs Fifty Six Thousand Five Hundred

Sixty) only in cash at the date of Registration.

WITNESSES:-

1. Jyoti Ghosh
vill - Ranchandrapur

2. 



SIGNATURE OF THE VENDOR

Drafted By Me:-

Gourab Chatterjee
Sonerpur. F.D.S.R.O.
Licence No-26/26

Typed By Me:-

SubhadEEP Mukherjee
Sonarpur Sub Registry Office.



✓

Addl. Dist. Sub-Registrar
Sonarpur, South 24 Parg.

11 OCT 2010

SPECIMEN FORM FOR TEN FINGER PRINTS



28/05/2020

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Nishant Prakash

	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



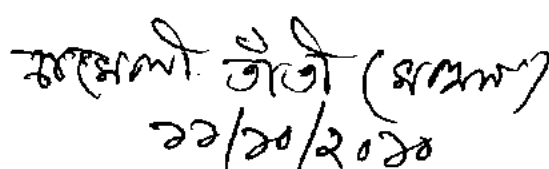
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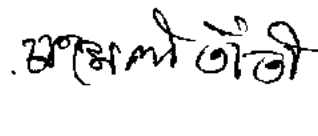
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Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 13024 / 2010, Deed No. (Book - I , 11830/2010)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Chamely Tanti (Mondal)	 22/10/2010

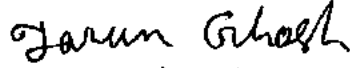
II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chamely Tanti (Mondal) Address -Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. • :-Narendrapur	Self	 11/10/2010	 LTI 11/10/2010	

Name of Identifier of above Person(s)

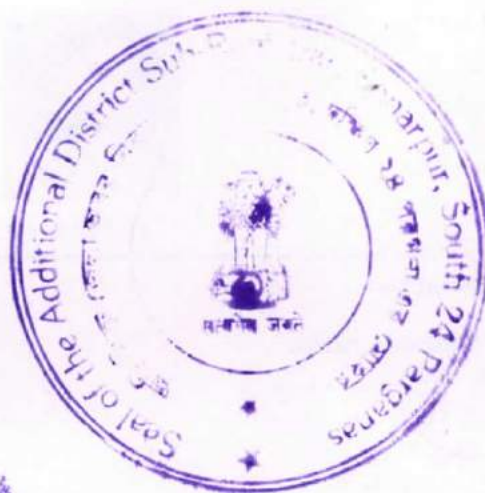
Tarun Ghosh
Ramchandrapur, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India, P.O.
:-Narendrapur Pin :-700103

Signature of Identifier with Date


11/10/10



(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR



Addl. Dist. Sub-Registrar
Sonamangla, South 24 Pgs.

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

Endorsement For Deed Number : I - 11830 of 2010
(Serial No. 13024 of 2010)

On 11/10/2010

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:

Fee Paid in rupees under article : A(1) = 2816/- ,E = 7/- on 11/10/2010

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.-256561/-

Certified that the required stamp duty of this document is Rs.- 12838 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 7850/- is paid, by the-draft number 752708, Draft Date 06/10/2010, Bank Name State Bank of India, SUBHASHGRAM, received on 11/10/2010

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

Presented for registration at 12.50 hrs on :11/10/2010, at the Office of the A. D. S. R. SONARPUR by Chamely Tanti (Mondal) ,Executant.

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

Execution is admitted on 11/10/2010 by

1. Chamely Tanti (Mondal), wife of Sunil Tanti , Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur , By Caste Hindu, By Profession : House wife

Identified By Tarun Ghosh, son of Nimai Ch. Ghosh, Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur Pin :-700103 , By Caste: Hindu, By Profession: Others.

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR



W
Addl. Dist. Sub-Registrar
Sonamome, South 24 Parg.

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SITE PLAN OF
PART OF R. S. DAG NO. 590

IN THE MOUZA:- RAMCHANDRAPUR. J.L. NO. 58.
P. S. - SONARPUR. DIST. - SOUTH 24 PARGANAS.

REFERENCE:-

SCALE 1" = 33 1/2" FT.

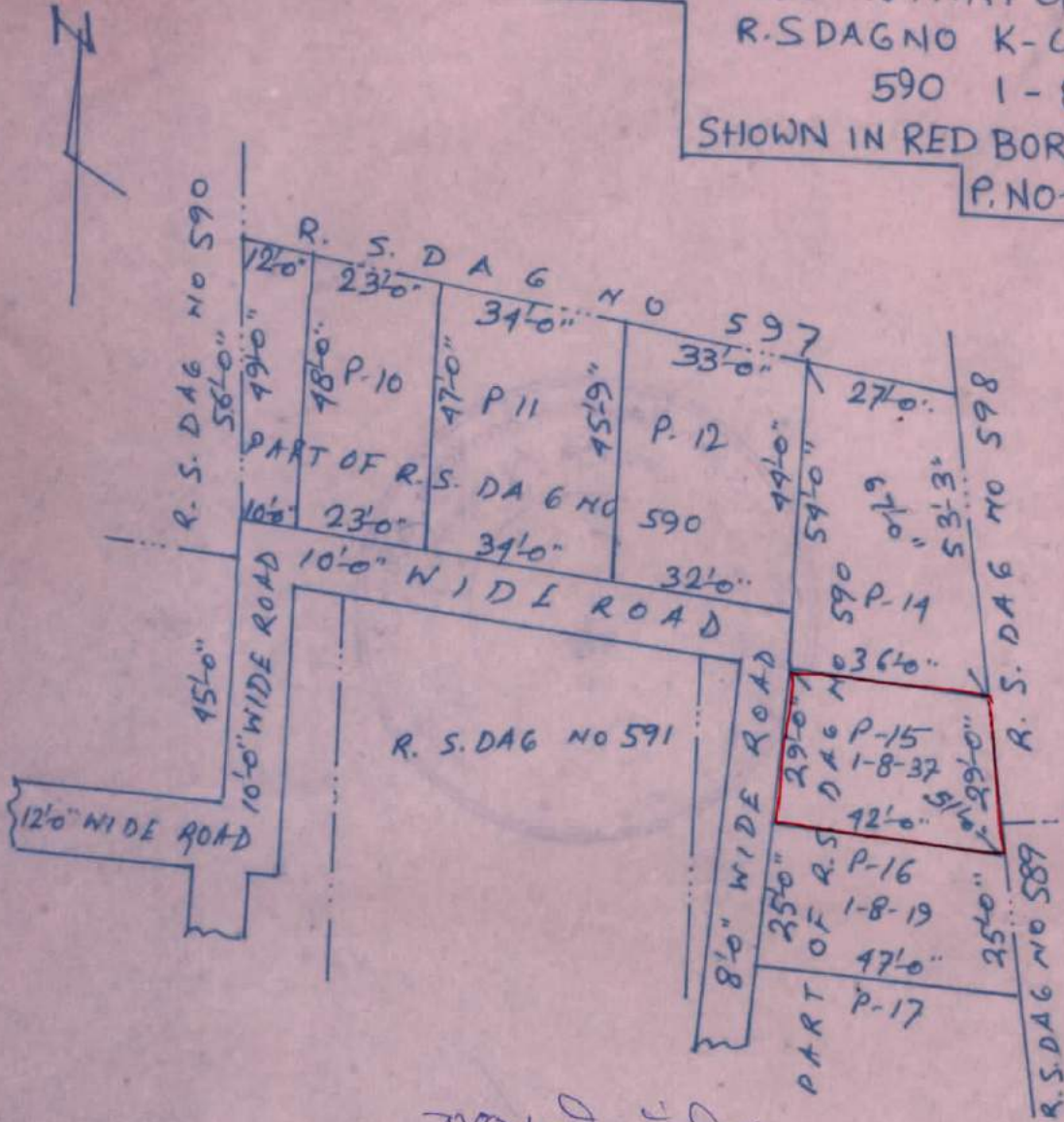
AREA OF LAND COMPRISED IN PART OF

R. S. DAG NO K-CH-SFT

590 1-8-37

SHOWN IN RED BORDER

P. NO. (15)



(Signature)

Drawing
Elegible
To be
Surveyed
24/10/10



(-mark)
✓
Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 2866 to 2879
being No 11830 for the year 2010.



Ashoke Kumar Biswas
(Ashoke Kumar Biswas) 20-October-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal