

14361

I 13019/10



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

821679

B. No. 2667/10
a
25/11/10

Just the document is admitted to
The Signature sheet and the
document sheets attached with this
document are the part of this document

Add. District Sub-Registrar
Sonarpur, South 24 Parganas

25 NOV 2010

238481
2284789

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 25th day
of November 2010 (Two Thousand Ten) **BETWEEN ROSE VELLY**
ENCLAVE PRIVATE LIMITED, a Private Limited Company,

1235 18/11/10 5000/-
SR. No. Date RS
Name Swapankr. Ghosh & other
Address A/17 Rajnarayan Park; Bangkal; Borail; KOL-154

SANKAR KUMAR SARKAR
STAMP VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)



Pankaj Das

S/o. Suresh Chandra Das

Surendran Nandini Parna

P.S. Sonarpur

Business

25 NOV 2010

Sub-Registrar, Sonarpur, South 24 Parganas, West Bengal

25 NOV 2010

incorporated under Indian Companies Act, 1956, formerly having its Registered Office at 12, Darga Road, Police Station :Beniapukur, Kolkata : 700017, presently at 14F, Swinhoe Street, P.S.-Gariahat, Kolkata -700019, PAN No.AADCR6571P, being represented by one of its Directors namely SRI ANANT NATHANY , son of Sri Rajesh Nathany, residing at 5A, Muktarām Babu Street, P.O.- Barabazar, Police Station : Girish Park, Kolkata : 700007, hereinafter called and 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 its successors-in-office and assigns) of the ONE PART.

AND

(1) Sri. Swapan Kr.Ghosh (2) Sri Nimai Ghosh, son of Late Haridas Ghosh, (3) Smt. Gita Ghosh, w/o Sri Swapan Kr. Ghosh, (4) Sri Rajib Ghosh s/o Sri Swapan Kr. Ghosh, (5) Rupali Ghosh w/o Sri Nimai Ghosh, (6) Sri Kesab Ch. Saha s/o Late Satis Ch. Saha (7) Smt. Uma Ghosh Saha w/o Sri Kesab Ch. Saha (8) Sri Tulshi Kr. Deb s/o Late Nibaran Ch. Deb, all are by faith : Hindu, by nationality : Indian, by occupation :Business, and all are residing at A/17, Rajnarayan Park, Rangkal, Boral, P.S.- Sonarpur, Kolkata : 700154, Dist-24 Parganas (South) (9) Sri Dilip Kr. Ghosh s/o Sri Khitish Ch.Ghosh (10) Smt Rekha Ghosh w/o Sri Dilip Kr.Ghosh by faith Hindu by Occupation-Business, Nationality-Indian, both are residing at Madhya Baluria (Gupta Colony) Nabapally, P.S- Barasat, Kolkata-700126, Dist-24



✓

Attest. Dist. Sub-Registrar
Chennai South 24 Pgs.

25 NOV 2010

Parganas (North) (11) Smt. Luna Ghosh w/o Sri Rajat Ghosh, by faith-Hindu by occupation - Housewife, Nationality Indian, residing at Digantika, Tetultala Narayanpur, P.O.- Rajarhat - Gopalpur, P.S-Airport, Kolkata - 700136, Dist- 24 Parganas (North) hereinafter jointly called and referred to as "the **PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS :-

- A. One Nandalal Chakraborty, son of Late Chandra Kumar Chakraborty, was the recorded Owner amongst other of ALL THAT sali land measuring about 1.29 Acres in C.S. & R.S. Dag No.918, .14 Decimal of tank in C.S. & R.S. Dag No.919 and 37 Decimals of pond side (pukur par) land in C.S. & R.S. Dag No.920, in total 1.80 acre under C.S. & R.S. Khatian No. 1003 in Mouza : Jagaddal, J.L. No.71, Pargana: Magura, R.S. No.233, Touzi No.82, having intermediary Rayati rights therein, under Police Station : Sonarpur, Sub Registry Office Baruipur, District 24 Parganas (South) .
- B. While in possession and enjoyment of the said land in the manner stated above said Nandalal Chakraborty by one Deed of Conveyance dated 30th September, 1943 sold, transferred and conveyed the said total land measuring about 1.80 Acre more or



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

25 NOV 2010

less in R S Dag No.918 Sali Land measuring 1.29 Decimal R.S. Dag No. 919 Pukur measuring 14 Decimal & R.S. Dag No. 920 Pukur Par measuring 37 Decimal under R.S. Khatian No. 1003 in Mouza : Jagaddal, J.L. No. 71, Touzi No. 82, R.S. No. 233 Pargana - Magura, Police Station : Sonarpur, District : 24 Parganas (South), to Smt. Gouri Bala Biswas, wife of Nandalal Biswas for valuable consideration. Said Deed was registered in the Office of the District Registrar at Alipore and recorded in Book No.1, Volume No.60, Pages 211 to 214, Being No.6915 for the year 1943.

- C. While in possession of the said land said Gouri Bala Biswas by one Deed of Conveyance dated 27th January, 1961 sold 33 Decimals of land from the Western portion of the said land to one Bela Rani Ghosh and subsequently said Gouri Bala Biswas again repurchased the said land measuring about 33 Decimals from said Bela Rani Ghosh on 14th August, 1961. Thus said Gouri Bala Biswas became the sole and absolute Owner of the said entire land and was in possession thereof without any interference from others and her name was recorded in R.S. Record of Right as absolute owner.

- Da. Said Gouri Bala Biswas as Owner sold and transferred land measuring about 26½ Decimals of Sali land out of total land of 1.29 Acres in R.S. Dag No.918(P), under Khatian No. 1003, Mouza : Jagaddal J.L. No. 71 on diverse dates to one Girija



✓

Adl. M. Sub-Registrar
Sonarpore, South 24 Pgs.

25 NOV 2010

Bhusan Sur, son of Late Nilmoni Sur for valuable consideration mentioned therein vide five Deed of Conveyances particular of which are given hereunder :-

Date	Office	Book No	Volume No	Pages	Being No	Area of Land
17/08/62	S.R Baruipur	1	93	157-159	8027	.08 1/4 Decimal
17/08/64	S.R Baruipur	1	105	107-109	8020	.03 1/4 Decimal
17/08/64	S.R Baruipur	1	105	110-112	8021	.05 Decimal
10/05/66	S.R Baruipur	1	83	95-97	6111	.05 Decimal
10/05/66	S.R Baruipur	1	79	150-152	6112	.05 Decimal

Db. Said Smt. Gouri Bala Biswas as Owner also sold and transferred .14 Decimal of Sali Land out of said total land of 1.29 Acres in R.S. Dag No. 918(P) under R.S. Khatian No. 1003, Mouza-Jagaddal, J.L. No. 71 to Smt. Basanti Chakraborty w/o Sri Harolal Chakraborty for valuable consideration mentioned therein Said Deed of Conveyance was registered in the office of Sub Registrar at Baruipur and recorded in Book No.-I, Volume No.143, Pages 257-259, Being No.11546 for the year 1967.

Dc. Said Smt. Gouri Bala Biswas as Owner also transferred Sali Land measuring about 17 Decimal out of her said total land of 1.29 Acres in R.S. Dag No. 918(P) under R.S. Khatian No.1003, Mouza - Jagaddal, J.L. No.71 to Sri Haro Prasad Biswas s/o Sri



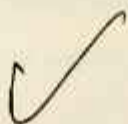
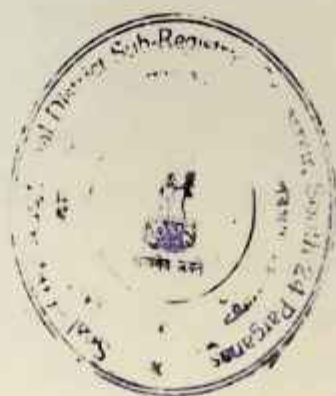
✓

Adell. Dias, Sub-Magistrate
Sonarok, South 24 Pgs.

25 NOV 2010

Matilal Biswas vide one deed of gift duly registered in the office of the A.D.S.R at Sonarpur and recorded in Book No.I, Volume No.123, Pages -324 - 328, Being No.8787 for the year 1993.

- E. While in possession and enjoyment of the remaining land said Gouri Bala Biswas died intestate on 25/08/1999 leaving behind her two sons namely, Surendra Nath Biswas and Motilal Biswas and two daughters namely, Bimala Ghosh (Biswas) and Maya Ghosh (Biswas) as her only heirs and successors, who jointly inherited the properties left by said deceased including Sali land measuring about $7\frac{1}{2}$ Decimal in R.S. Dag No.918(P), 14 Decimals in R.S. Dag No.919 and 37 Decimals in R.S. Dag No.920, under R.S. Khatian No. 1003 in Mouza : Jagaddal, District: 24 Parganas (South).
- F. Thereafter said Motilal Biswas died intestate on 20th March, 2006 leaving behind him his only son Haro Prasad Biswas, who inherited the share of the said deceased in the properties left by him.
- G. Said Girija Bhusan Sur also died intestate on 4th January, 2003 leaving behind him his one daughter namely, Rita Kar and one son namely, Amit Sur, as his only heirs, who jointly inherited the properties left by the said deceased including $26\frac{1}{2}$ Decimals of Sali land in R.S. Dag No.918(P).



Admission Slip
Sonarino, Ruth 24 Pgs.

25 NOV 2010

H. Subsequently by one registered Deed of Conveyance duly executed on 6th August, 2007 and registered on 27th July, 2008 said heirs and successors of Gouri Bala Biswas and Girija Bhusan Sur namely, Surendra Nath Biswas, Haro Prasad Biswas, Bimala Ghosh, Maya Ghosh, Amit Sur and Rita Kar jointly sold and transferred sali land measuring about 98 Decimals in R.S. Dag No.918(P), L.R. Dag No. 1069, 14 Decimals Pukur in R.S. Dag No.919, L.R. Dag No. 1070, 37 Decimals Pukur Par in R.S. Dag No.920, L.R. Dag No. 1071, under R.S. Khatian No. 1003 corresponding to L.R. Khatian No.476, in total land measuring about 149 Decimals in Mouza : Jagaddal, lying within the local limits of the Rajpur- Sonarpur Municipality, under Ward No.26, being Holding No. 182, Ram Chand Dey Street, under Police Station : Sonarpur, District : 24 Parganas (South), to **"Rose Velly Enclave Private Limited"**, the Vendor herein, for valuable consideration. Said Deed of Conveyance was registered in the Office of the Additional Registrar of Assurances - I, Kolkata and recorded in Book No.I, Volume No.77, Pages 10327 to 10348, Being No.07889 for the year 2008. Be it stated here that in the said deed of conveyance Amit Sur and Rita Kar were represented by their Constituted Attorneys namely Sri Moloy Ghosh and Snehasis Biswas who were appointed by one general power of Attorney dated 7.5.2003 & registered in the office of A.D.S.R. Sonarpur & recorded in Book No.IV, Volume No.5 Pages 107 to 111, Being No.402 for the year 2003.



✓

Adilshahi District Sub-Registry Office
Sonarpore, South 24 Parganas

25 NOV 2010

- I. Being the Owner in the manner stated above, the Vendor herein mutated its name in the Office of the B.L. & L.R.O. in respect of the said land measuring about 1.49 Acres in Mouza : Jagaddal in L.R. Plot Nos.1069, 1070 & 1071, under L.R. Khatian No.2606, Police Station : Sonarpur, District: 24 Parganas (South), vide M/Case No.3518/IX/BL-SNP/08 dated 26th June, 2009 and its name has already been recorded as Owner in the L.R. Record of Rights and remaining land measuring about 31 Decimals in R.S Dag No. 918(P), L.R. Dag No.1069 was recorded in the name of ~~Sri~~ Haro Prasad Biswas.
- J. Since then the Vendor is now in possession and enjoyment of the said land as absolute Owner without any interference or interruption from others.
- K. The Vendor herein has declared for absolute sale of the undivided land measuring about 27 Decimals or 16kt-5ch-16sft more or less as per local measurement i.e. 17 Decimals Sali Land out of 98 Decimal in R.s. Dag No.918(P), L.R. Dag No. 1069, 3 Decimal Pukur out of 14 Decimals in R.S. Dag No.919 L.R. Dag No.1070 and 7 Decimals Pukur Par out of 37 Decimals in R.S. Dag No. 920, L.R. Dag No. 1071 under R.S. Khatian No. 1003, corresponding to L.R. Khatian No.2606 in Mouza : Jagaddal & J.L. No. 71, at present lying within the local limits of Rajpur-Sonarpur Municipality under Ward no. 26 being portion holding no.182, Ramchand Dey Street, Police Station :



Adell, Diet. Sub Registrar
Sonarpur, South 24 Pgs.

25 NOV 2010

Sonarpur, Kolkata -700151 District : 24 Parganas (South) and the Purchasers herein have jointly agreed to purchase the said land, morefully and particularly described in SCHEDULE below at or for the total consideration of Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand) only free from all encumbrances.

NOW THIS INDENT RE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand) only truly paid by the Purchasers to the Vendor on or before the execution of these present the receipt whereof the Vendor hereby admits and acknowledges as per Memo of Consideration hereunder written and the Vendor hereby sell, transfer, convey, assign and assure **ALL THAT** piece and parcel of undivided land measuring about 27 Decimals or 16kt-5ch-16sft more or less as per local measurement i.e. 17 Decimals Sali Land out of 98 Decimal in R.s. Dag No.918(P), L.R. Dag No. 1069, 3 Decimal Pukur out of 14 Decimals in R.S. Dag No.919 L.R. Dag No.1070 and 7 Decimals Pukur Par out of 37 Decimals in R.S. Dag No. 920, L.R. Dag No. 1071 under R.S. Khatian No. 1003, corresponding to L.R. Khatian No.2606 in Mouza : Jagaddal & J.L. No. 71, at present lying within the local limits of Rajpur Sonarpur Municipality under Ward no. 26 being portion holding no.182, Ramchand Dey Street, Police Station : Sonarpur, Kolkata -700151 District : 24 Parganas (South) morefully described in the **SCHEDULE** below and hereinafter referred to as **"the SAID PROPERTY"**, unto and to the Purchasers herein absolutely and forever **TO BE HELD, ENJOYED AND POSSESSED BY** them or their



Atch. Dir. Sub-Registrar
Sonarpore, South 24 Pgs.

25 NOV 2010

nominee/s together with all fixtures, yard, courts, areas, sewers, drains, ways, paths, passages, common fences, water, water courses, rights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all these 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 and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or hereinafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said property hereby granted or expressed so to be unto and to the use of the Purchasers absolutely and forever and the Vendor doth hereby covenants with the Purchasers **THAT NOTWITHSTANDING** any acts, deeds or things by the Vendor done executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use, trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such acts, deeds or things whatsoever as aforesaid the Vendor hath now in itself good right and full power to grant, convey the said property hereby granted or expressed so to be unto and to the use of

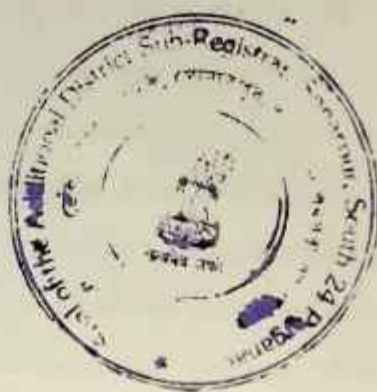


✓

Adlt. Dist. Sub-Registrar
Sonardone, South 24 Pgs.
25 NOV 2010

the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive 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 or equitably claiming from under or in trust for itself and that free and clear and clearly and absolutely discharged, saved harmless and keep indemnified the purchasers against all claims, estate and encumbrances created by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendor and the vendor herein shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

MOREOVER THE VENDOR declares that the rent and taxes for the said property hereby sold has been paid till this date and there is no arrear of dues of rates, rents and taxes in respect of the said property further that the Vendor shall execute all documents, Deed of Declaration or Rectification or any other supplementary Deed or Deeds, at the cost of the Purchasers to establish their good and effective title and the Purchasers shall have full right and absolute authority to bring electric, telephone, gas and water connection under



✓

Add. Dist. Sub-Registrar
Sondara, South 24 Pgs.

25 NOV 2010

or over the said passage as shown in the PLAN attached herewith and finally the Purchasers shall have right to cause separate assessment by mutating their names in the Office of the B.L. & L.R.O. as well as in the Rajpur-Sonarpur Municipality or any other Government Office in place of the name of the Vendor to which the Vendor shall give all consents and signature, if necessary and the Purchasers also shall have right to sell, transfer, convey and mortgage the said property at their discretion and the Vendor declares that the said property hereby sold is not subject to any attachment alignments, liens, charges or mortgage neither the said property is attracted by any provisions of Urban Land Ceiling Act, nor it is subject to any suit or execution of any Court of Law and the said property is free from all encumbrances.

FURTHER THAT the Purchasers shall have right to bring water, electric and gas connection through or under the passage appertaining to the said property and also shall have right to use the said passage for their ingress and egress. The Vendor herein also declares that if any defect of title or that of possession be transpired afterwards then the Vendor shall refund the entire consideration money to the Purchasers at a time.

THE SCHEDULE ABOVE REFERRED TO
(Description Of The Property Hereby Conveyed)

ALL THAT piece and parcel of undivided land measuring about 27 Decimals or 16kt-5ch-16sft more or less as per local measurement out of 1.49 Acres be the same a little more or less lying in Mouza :



[Handwritten signature]

Additional District Sub-Registrar
Singapore, South 24 Pgs

25 NOV 2010

Jagaddal, Pargana : Magura, J.L. No.71, R.S. No.233, Touzi No.82, at present lying within the local limits of the Rajpur-Sonarpur Municipality, under Ward No. 26 being Holding No. 182, Ram Chand Dey Street, Police Station, Sonarpur, Kolkata -700151 Sub-Registry Office at Sonarpur, District-24 Parganas (South), under the following Dags and Khatians:-

R.S. Khatian No	R.S. Dag No	L.R. Dag No	L.R. Khatian No	Area of Land Sold	Nature of Land	Out of Area Decimals
1003	918(P)	1069	2606	.17	Sali	98 Decimal
1003	919	1070	2606	.03	Pond	14 Decimal
1003	920	1071	2606	.07	Pond side land (Pukur Par)	37 Decimal

TOTAL Sold Land 27 Decimal out of 149 Decimals

:: ENTIRE LAND BUTTED AND BOUNDED BY ::

On the north : Dag Nos. 918 Partly, Road and land in Mouza-Elachi, Dag No. 1096 & 1999

On the South : Dag No. 918 Partly, 924, 921

On the east : Dag No. 942

On the west : Partly by Dag No. 918 and partly by Ram Chad Dey Street.

Land hereby sold has been shown and delineated by "RED" border line in the MAP or PLAN annexed hereto.

V :

The proportionate annual rent of Rs.5/- (Rupees Five) only payable to the Collector, South 24 Parganas, the Government of West Bengal.



✓

Adell, Dist. Sub-Registrar
Singapore, South 24 Pgs.

25 NOV 2010

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

SIGNED, SEALED & DELIVERED
by the Parties at Kolkata
in the presence of :

WITNESSES :-

1. Subrata Mazumder
29 Southend garden
Garia, Kol-Kata-700089

2. Jiban Kumar Ghosh
4/17 Raj Narayan Chak
Boral, Kol-Kata-700154

Drafted by me:-

Partha Pratim Mazumder
PARTHAPRATIM MAZUMDER
Advocate
Alipore Judges's Court, Kol-27

Computer Typed by :-
Tapati Das
MONIKA
Tapati Das
Garia, Kolkata -84

Rose Vally Enclave Pvt. Ltd.

Signature of the VENDOR
Signature of the VENDOR

Swapan Kumar Ghosh

Nimai Ghosh

Lita Ghosh

Rajib Ghosh

Rupali Ghosh

Kesab Chandra Saha

Uma Ghosh Saha

Jalshi Kumar Das
Dilip Kumar Ghosh

Rekha Ghosh

Luna Ghosh

Signature of the PURCHASERS



Adl. Dist. Sub-Registrar
Sonarhine, South 24 Pgs.

25 NOV 2010

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand) only towards total consideration of this Deed, as per Memo below :-

MEMO

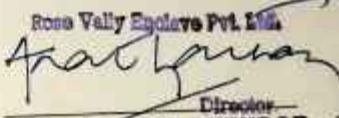
<u>Sl No</u>	<u>Cheque No</u>	<u>Dated</u>	<u>Bank/ Branch</u>	<u>Amount (Rs.)</u>
1.	288425	23/11/2010	Indian Overseas Bank, Garia Branch, Kolkata-700047	1,00,000.00
2.	281806	23/11/2010	- do -	1,00,000.00
3.	914017	22/11/2010	United Bank of India, Barasat Branch, Kolkata-124	2,50,000.00
4.	178563	23/11/2010	Allahabad Bank, Boral Branch South 24 Pgs	2,00,000.00
5.	118820	22/11/2010	Bank of India, Garia Branch, Kolkata -84	3,00,000.00
			Total	9,50,000.00

(Rupees Nine Lakhs Fifty Thousand) only

WITNESSES :-

1. Subrata Mazumdar
29 Southend garden
Garia, Kolkata -700084

2. Jiban Kumar Ghosh
A/17 Raj Narayan Park,
Boral, Kolkata -700154.

Rose Valley Estates Pvt. Ltd.

Director
Signature of the VENDOR



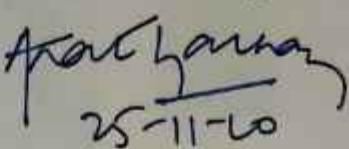
[Handwritten signature]

Additional District Sub-Registrar
Singapore, South 24 Pgs.

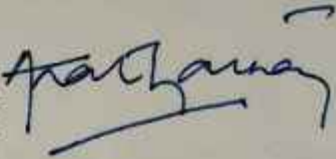
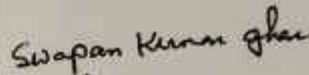
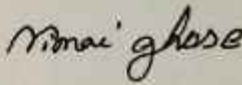
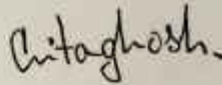
25 NOV 2010

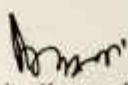
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 14361 / 2010, Deed No. (Book - I , 13019/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
Anant Nathany	 25-11-10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anant Nathany Address -5 A, Muktaram Babu Street, Kolkata, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar Pin :-700007	Self		 LTI	
			25/11/2010	25/11/2010	
2	Swapan Kr Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self		 LTI	
			25/11/2010	25/11/2010	
3	Nimai Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self		 LTI	
			25/11/2010	25/11/2010	
4	Gita Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154	Self		 LTI	
			25/11/2010	25/11/2010	


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

✓
Sub-Registrar
SHANMUKH, Smith 24 DOK

25 NOV 2010

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. 14361 / 2010, Deed No. (Book - I , 13019/2010)

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Rajib Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700154	Self	 25/11/2010	 LTI 25/11/2010	<i>Rajib ghosh</i>
6	Rupali Ghosh Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700154	Self	 25/11/2010	 LTI 25/11/2010	<i>Rupali ghosh</i>
7	Keshab Ch Saha Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700154	Self	 25/11/2010	 LTI 25/11/2010	<i>Keshab chandran Saha.</i>
8	Uma Ghosh Saha Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700154	Self	 25/11/2010	 LTI 25/11/2010	<i>Uma Ghosh Saha</i>
9	Tuishi Kr Deb Address -A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700154	Self	 25/11/2010	 LTI 25/11/2010	<i>Tuishi Kumar Deb</i>
10	Dilip Kr Ghosh Address -Madhya Baluria (Gupta Colony), Nabapally, Kolkata, Thana:-Borasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700126	Self	 25/11/2010	 LTI 25/11/2010	<i>Dilip Kumar ghosh</i>

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



Asst. Sub-Registrar
Sonarpur, South 24 Pgs.

25 NOV 2010

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. 14361 / 2010, Deed No. (Book - I , 13019/2010)

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
11	Rekha Ghosh Address - Madhya Baluria (gupta Colony), Nabapally, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700126	Self		 LTI	<i>Rekha Ghosh.</i>
			25/11/2010	25/11/2010	
12	Luna Ghosh Address -Digantika, Tetultala Narayanpur, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat Gopalpur Pin :-700136	Self		 LTI	<i>Luna ghosh</i>
			25/11/2010	25/11/2010	

Name of Identifier of above Person(s)

Parikaj Das
 Jagaddal Nandi Para, Village:Jagaddal,
 Thana:-Sonarpur, District:-South 24-Parganas, WEST
 BENGAL, India, P.O. :-

Signature of Identifier with Date

Parikaj Das
 25-11-2010




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

25 NOV 2010



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

Endorsement For Deed Number : I - 13019 of 2010
(Serial No. 14361 of 2010)

On

payment of Fees:

On 25/11/2010

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:

Amount By Cash

Rs. 25138/-, on 25/11/2010

(Under Article : A(1) = 25124/- ,E = 14/- on 25/11/2010)

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.-2284789/-

Certified that the required stamp duty of this document is Rs.- 137107 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid, by the draft number 849526, Draft Date 22/11/2010, Bank Name State Bank of India, GARIA, received on 25/11/2010
2. Rs. 45000/- is paid, by the draft number 849436, Draft Date 22/11/2010, Bank Name State Bank of India, GARIA, received on 25/11/2010
3. Rs. 42110/- is paid, by the draft number 849437, Draft Date 22/11/2010, Bank Name State Bank of India, GARIA, received on 25/11/2010

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

Presented for registration at 12.40 hrs on :25/11/2010, at the Office of the A. D. S. R. SONARPUR by Anant Nathany, Executant.

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

Execution is admitted on 25/11/2010 by

- 1: Anant Nathany
 Director, Rose Velly Enclave Pvt. Ltd., 14 F, Swinhoe Street, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 ,
 By Profession : Business

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR



✓
Asstt. Dist. Sub-Registrar
; Sonarpore, South 24 Pors.

25 NOV 2010



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

Endorsement For Deed Number : I - 13019 of 2010

(Serial No. 14361 of 2010)

2. Swapan Kr Ghosh, son of Lt Haridas Ghosh , A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
3. Nimai Ghosh, son of Lt Haridas Ghosh , A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
4. Gita Ghosh, wife of Swapan Kr Ghosh , A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 By Caste Hindu, By Profession : Business
5. Rajib Ghosh, son of Swapan Kr Ghosh , A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
6. Rupali Ghosh, wife of Nimai Ghosh , A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
7. Keshab Ch Saha, son of Lt Satis Ch Saha , A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
8. Uma Ghosh Saha, wife of Keshab Ch Saha , A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
9. Tulshi Kr Deb, son of Nibaran Ch Deb , A/17 Rajnarayan Park, Rangkal Boral, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700154 , By Caste Hindu, By Profession : Business
10. Dilip Kr Ghosh, son of Khitish Ch Ghosh , Madhya Baluria (gupta Colony), Nabapally, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700126 , By Caste Hindu, By Profession : Business
11. Rekha Ghosh, wife of Dilip Kr Ghosh , Madhya Baluria (gupta Colony), Nabapally, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700126 , By Caste Hindu, By Profession : Business
12. Luna Ghosh, wife of Rajat Ghosh , Digantika, Tetultala Narayanpur, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat Gopalpur Pin :-700136 , By Caste Hindu, By Profession : House wife

Identified By Pankaj Das, son of Janardhan Das, Jagaddal Nandi Para, Village:Jagaddal, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession: Business.

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR




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

25 NOV 2010

Certificate of Registration under section 60 and Rule 69.

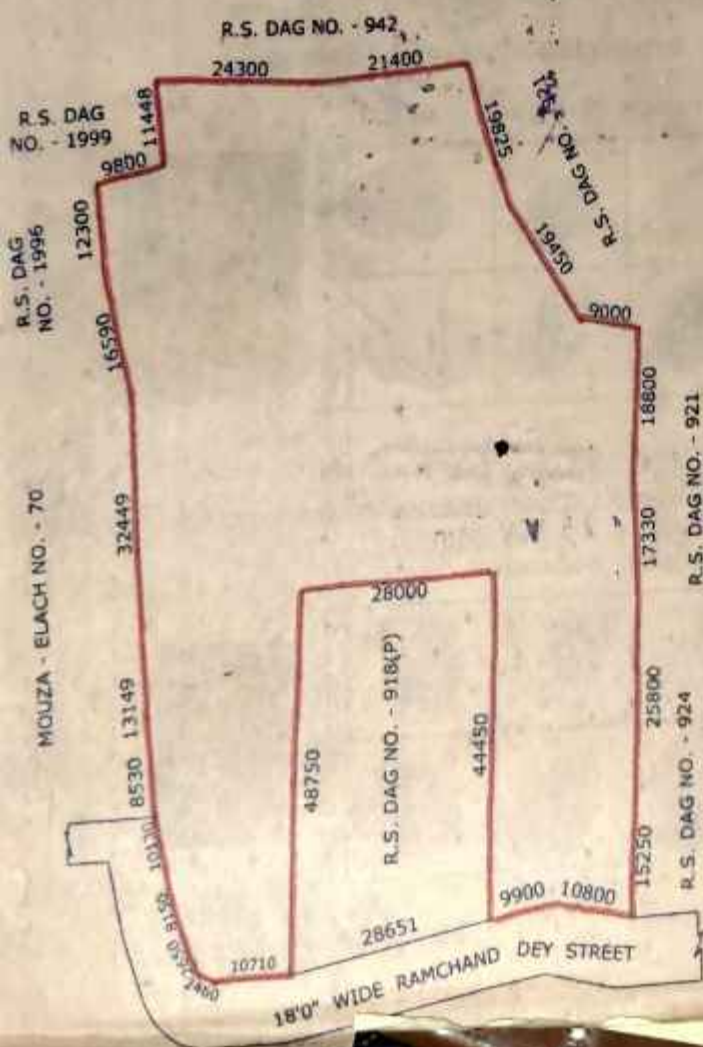
Registered in Book - I
CD Volume number 31
Page from 3231 to 3256
being No 13019 for the year 2010.



[Handwritten signature]

(Ashoke Kumar Biswas) 25-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

UNDIVIDED AREA OF THE SOLD LAND = 27 DECIMALS (16K - 05CH - 16 SQFT) MORE OR LESS
OF TOTAL LAND AREA 1.49 ACRE WHICH IS SHOWN IN RED BORDER.

[illegible]

SIGNATURE OF PURCHASERS

Rose Valley Enclave Pvt. Ltd.

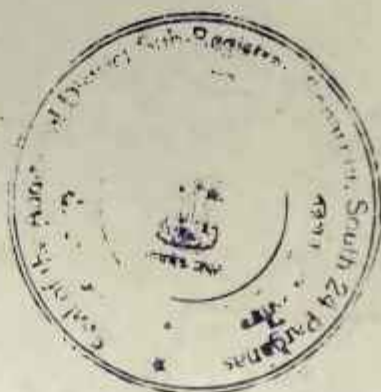
Katharine
Director.

SIGNATURE OF VENDOR-

Sept 18 1894

SUTRIPTA SEN ROY
M.E (STRUCT): L.P.S I (771)
0-78-4, BIDDYDARH, KOL-32

SIGNATURE OF ENGINEER



[Handwritten signature]

Adltd. Dist. Sub-Registrar
Sunderganj, South 24 Parg.

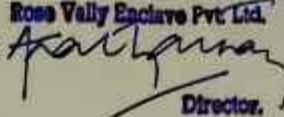
25 NOV 2010

VENDOR/PRESENTANT/EXECUTANT

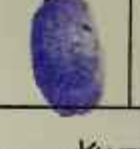
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



NAME ANANT NATHANY.

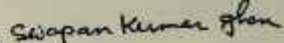
SIGNATURE 
Director.

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

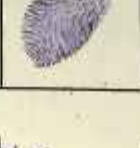
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



NAME SWAPAN KUMAR GHOSH.

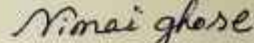
SIGNATURE 

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

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



NAME NIMAI GHOSH.

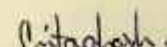
SIGNATURE 

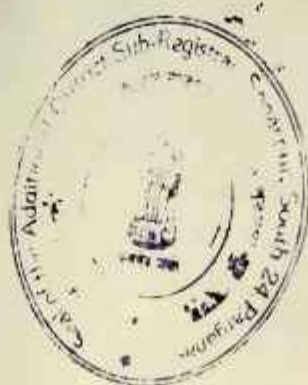
VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

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



NAME GITA GHOSH.

SIGNATURE 



[Handwritten signature]

*Assoc. Dir. Sub-Aquaculture
Sunderland, South 24 Hqs.*

25 NOV 2010

VENDOR/PRESENTANT/EXECUTANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

	LEFT HAND					
	RIGHT HAND					

NAME RAJIB GHOSH

SIGNATURE *Rajib Ghosh*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

	LEFT HAND					
	RIGHT HAND					

NAME RUPALI GHOSH

SIGNATURE *Rupali Ghosh*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

	LEFT HAND					
	RIGHT HAND					

NAME KESAB CHANDRA SAHA

SIGNATURE *Kesab chandra Saha*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

	LEFT HAND					
	RIGHT HAND					

NAME UMA GHOSH SAHA

SIGNATURE *Uma Ghosh Saha*



✓
Adelphi / Adelphi, South 24
South 24 / Adelphi

25 NOV 2010

VENDOR/PRESENTANT/EXECUTANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT HAND					
RIGHT HAND					

NAME PULSHI KUMAR DEB.

SIGNATURE *Pulshi Kumar Deb*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT HAND					
RIGHT HAND					

NAME DILIP KUMAR GHOSH.

SIGNATURE *Dilip Kumar Ghosh.*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT HAND					
RIGHT HAND					

NAME REKHA GHOSH.

SIGNATURE *Rekha Ghosh.*

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



LEFT HAND					
RIGHT HAND					

NAME LUNA GHOSH.

SIGNATURE

Luna Ghosh



Sub-Registrar
Sonapore South 24 Parg.

25 NOV 2010