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08728/2014



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 091167

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 15th day of JULY Two Thousand And Fourteen of the Christian Era;

Handwritten notes in Bengali:
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১-১-১৫/১৪
১-১-১৫/১৪

BETWEEN

Handwritten text in Bengali:
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২. ১-১-১৫/১৪
৩. ১-১-১৫/১৪

Handwritten signature in green ink.

Additional District Sub-Registrar,
Coltarnal New Town, North 24 Parganas

16 JUL 2014

Two green checkmarks.

3281.

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500/-
 Elanga Properties Pvt. Ltd.
 A-D-169 Salt Lake city
 Kol-64

09 JUL 2014

998000

टीकसी व्यवस्थापन केदार मिता मठ



Additional District Sub-Registrar
 North 24 Parganas, West Bengal
 18 JUL 2014

Prity Saha
 W/o Prasanta Saha
 40, Dr. Dhiresen Sen Showrani
 Kol-6
 P.S. Bantala
 House wife

SRI PRASANTA KUMAR SAHA (having PAN – AWCPS3395N) son of Subodh Kumar Saha, by Nationality Indian, by faith Hindu, by occupation Business, residing at 32, Goa Bagan Road, Police Station: Burtolla, Kolkata – 700 006, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

AND

M/S. ELANZA PROPERTIES PVT.LTD. (having PAN - AADCE5108R), a registered Private Limited Company within the meaning of the Companies Act, 1956, represented by its one of the authorised Director **SRI SANJAY GUPTA** son of Sri. Gopal Prasad Gupta, by Nationality Indian, Caste Hindu, by occupation Business, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successors-in-office, Administrators and Assigns) of the **SECOND PART**;

WHEREAS THE VENDOR HAS REPRESENTED TO THE PURCHASER THAT:

A. By a registered Deed of Conveyance dated 09.03.1956 duly registered at Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sall/Agriculture landed properties total admeasuring more or less 30.41 acres under several Khatians, all at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Kartick Chandra Seal, Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khatian Nos. 228 & 201 and; while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdha against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners in a



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North New Town, North St Patrick

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proportions that the said Kartick Chandra Seal entitled to 2/3rd share and Anil Chandra Seal entitled to 1/3rd share of all the aforesaid properties and subsequently for better enjoyment thereof by mutual arrangement at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. Subsequently the said Kartick Chandra Seal and Anil Chandra Seal sold out the major part or portions of their aforesaid landed properties to the different purchasers time to time by several registered deed of conveyances and subsequently for better enjoyment of the residuary properties they mutually divided amongst themselves and as per such mutual arrangement some of the properties along with a part of Sali Land measuring 0.25 acre comprised in part of R.S. Dag No.595 at Mouza Sulanguri had been duly recorded in the name of said Kartick Chandra Seal who had been all along seized and possessed and in well enjoyment thereof as the absolute rayoti owner under the State Government without being interrupted by any person whatsoever and or from any corner whatsoever and his name is till yet recorded under L.R. Khatian No.86.

D. By a Deed of Conveyance duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 17, Pages: 27 to 30, Being (Deed) No. 212 for the year 1973, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.40 acre comprised in part of R.S. Dag Nos, 539 and 0.11 acre comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khatian No. 228 together with 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540 both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Bhadreshwar Ghosh therein called as the Purchaser free from all encumbrances whatsoever, and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 06.07.1976 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 7911 for the year 1976, the said Sri Bhadreshwar Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 0.83 acre comprised in Part of said four Dags recorded under and Part of R.S. Khatian Nos. 228 & 201 all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Namita Bala Mondal wife of Sri Bhupati



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Suburban New Town, North 24 Purnima

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Krishna Mondal therein called as the Purchaser free from all encumbrances whatsoever.

E. By another Deed of Conveyance dated 30.01.1974 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 538 for the year 1974, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sail Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre another part of Sail Land comprised in part of R.S. Dag Nos. 598, total admeasuring 0.48 acre in Part of said two Dags both under R.S. Khatian No. 228, at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh all therein jointly called as the Purchasers free from all encumbrances whatsoever; and after such purchase while jointly seized and possessed thereof, by a Deed of Conveyance dated 06.12.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 137, Pages: 57 to 59, Being (Deed) No. 7911 for the year 1976, the said Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh being the joint owners thereof therein as the Vendors jointly sold, conveyed and transferred free from all encumbrances, the entirety of their aforesaid purchased properties being All That piece or parcel of Sail Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre comprised in part of R.S. Dag Nos. 598 total admeasuring 0.48 acre comprised in Part of said two Dags both under R.S. Khatian No. 228, all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Sukhendu Ghosh son of Tarapada Ghosh therein called as the Purchaser free from all encumbrances whatsoever.

F. Since after the aforesaid purchased the Said Sukhendu Ghosh thus became seized and possessed of the aforesaid property being All That piece or parcel of Sail Land total admeasuring 0.48 acre comprised in R.S. Dag Nos. 597 & 598 both under R.S. Khatian No. 228, all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, as the absolute owner thereof and; while in seized and possessed thereof, by a Deed of Conveyance dated 15.11.1977 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 140, Pages: 103 to 105, Being (Deed) No. 6215 for the year 1977, the said Sri Sukhendu Ghosh therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased Sail Land total admeasuring 0.48 acre morefully described in the Schedule therein unto and in favour of Sri Bhupati Krishna Mondal the husband of aforesaid Namita Baia Mondal absolutely and forever.



**Additional District Sub-Registrar
Gauteng Province, North West Province**

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G. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances Being Nos. 5491/1976 and 6215/1977, the said Smt. Namita Bala Mondal and her husband Sri Bhupati Krishna Mondal thus became the owners of total Sali Land measuring 0.99 acre comprised in Part of R.S. Dag Nos. 539, 542, 597 & 598 all under and Part of R.S. Khatian No. 228 togetherwith 0.32 acre comprised in Part of R.S. Dag Nos. 540 & 541 both under and Part of R.S. Khatian No. 201 total admeasuring 1.31(0.99+0.32) acre of Sali Land all lying and situated at Mouza Sulangari, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and; during L.R. Survey Settlement the name of said Smt. Namita Bala Mondal duly recorded under L.R. Khatian No. 204 and the name of said Bhupati Krishan Mondal duly recorded under L.R. Khatian No. 327 in respect of the aforesaid properties so purchased by each of them in the manners aforesaid.

H. The said Bhupati Krihsna Mondal died intestate survived by his said wife Namita Bala, four sons namely Tarani, Satyajit, Swapan and Amiya Mondal, four daughters namely Mrs. Uma Mondal, Gouri Mondal, Parbati Nag and Miss Pratima Mondal all as the joint legal successors of said Late Bhupati Krishna Mondal and all those who since after his expiry became jointly seized and possessed of all the assets and properties including of the said 0.48 (0.24+0.24) acre of Sali Land comprised in R.S. Dag Nos. 597 & 598, at Mouza Sulangari, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, recorded under L.R. Khatian No. 327 so left by said Bhupati Krishna Mondal since deceased and; while in joint enjoyment thereof, the said Namita Bala Mondal along with all her aforesaid sons and daughters being the joint owners thereof demarcated their aforesaid landed properties into some plots and sold out some of the plots to some different purchaser/s.

I. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 263 to 274, Being (Deed) No. 7001 for the year 1992, the said Smt. Namita Bala Mondal, Tarani Mondal, Satyajit Mondal, Swapan Mondal, Amiya Mondal, Mrs. Uma Mondal, Gouri Mondal, Parbati Nag all being the joint owners thereof therein as the Vendors in Sl. Nos.(2) to (9) sold, conveyed and transferred free from all encumbrances, out of their aforesaid properties a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 04 Cottahs, 12 Chitlaks a little more or less comprised in Part of R.S. as well L.R. Dag No. 598, under and part of L.R. Khatian No. 327 and also; by and under the said same Deed of Conveyance the said Kartick Chandra Seal therein as the Vendor in SL.No.(1) sold, conveyed and transferred free from all encumbrances out of his aforesaid Sali Land measuring 0.25 acre a demarcated portion thereof measuring 05 Cottahs, 04 Chitlaks, comprised in Part of R.S. as well L.R. Dag No. 595 under and part of R.S. Khatian No. 201 & 228



**Admission District Sub-Registry
Inkhuleni New Town, North SA Parliament**

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corresponding to L.R. Khatian No. 85, total admeasuring 10 Cottahs, a little more or less in Part of said two Dags amalgamatedly & collectively marked as Scheme Plan Plot No. 8 alongwith common rights in and over 10' feet wide common passage, all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also described in Part-1 of the Schedule hereunder written and also delineated in map or plan showing the said plot nos. 8 bordered in Red colour and annexed thereto unto and in favour of Sri Prasanta Saha son of Late Subodh Kumar Saha Vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

J. Since after the aforesaid purchase by dint of said Deed of Conveyance dated 13.07.1992 Being No. 7001, the said Prasanta Saha thus become seized and possessed of the said plot of land being Plot Nos. 8 total admeasuring 10 Cottahs, be the same a little more or less with all rights of easements and quasi-easements on and over all the common passages and others rights and benefits in connection thereto as the absolute owner thereof under the State Government.

K. Since after the said purchase by dint of the aforesaid Deed of Conveyance Being No. 7001 for the year 2012, the Vendor is seized and possessed of the said plot of land bearing Plot No. 8 under the said Master Scheme Plan total admeasuring 10 Cottahs, a little more or less out of which 5 Cottahs, 4 Chitacks comprised in part of Dag No.595 and 4 Cottahs 12 Chitacks comprised in part of Dag No.598 alongwith common easement right on and over the said 10' feet wide common passage touching the said Plot with all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 201 & 228, subsequently recorded under and part of L.R. Khatian No. 86 & 327, lying and situated at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: 24 Parganas now North 24 Parganas, morefully and particularly described in Part-1 of the Schedule hereunder written without being interrupted by any person whomsoever and or from any corner whatsoever and free from any charge, claim, demand, lien, attachment, suit, injunction and of and from any encumbrances of whatsoever nature as the absolute owner thereof;

L. None other than the Vendor herein has any rights, title, interest in the 'Said Plot' under Part-1 of the schedule hereto and or any part or portions thereof and the Vendor herein has a clear and marketable title on and over the Property' under the Part-1 of the Schedule herein free from any mortgage, claims, demands, suits, injunctions, acquisition, requisition, or under any Development Scheme of Government, Semi-Government, Local Authority or of any Statutory Authority viz.a.viz. the 'Said Plot' under the Schedule hereto is free from any or all encumbrances whatsoever and the Vendor herein is free to deal with the 'Said Plot' under the Schedule hereto or any part or portion thereof in any manners as the vendor deem fit and proper, and there is no



Additional District Sub-Regional
Office, North 24 Parganas

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legal impediment to transfer the "Said Plot" or any portion thereof to the purchaser by the Vendor.

AND WHEREAS the Vendor has for his personal necessities decided to sell out of his 'Said Plot' described in Part-1 of the Schedule hereunder a demarcated portion marked herein as Plot No.P-8B measuring 4Cottahs 12 Chittacks a little more or less comprised in part of Dag No.598 recorded under and part of R.S. Khalian No.201 & 228 corresponding to L.R Khalian No.327 morefully described in in Part-II of the Schedule hereunder free from all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchaser having knowledge of the same and relying on the above representation made by the vendor to be true, being interested to purchase the said plot being "P-8B", described under in Part-II of the Schedule hereto written (hereinafter for the sake of brevity referred to as the "Said Plot"/"Said Property") approached and offered the Vendor a sum of **Rs. 10,00,000/- (Rupees. Ten Lakh)** only as a whole or lump-sum price for the 'Said Property' described in Part-II of the Schedule hereto which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Property' described in in Part-II of the Schedule written hereto absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of **Rs. 10,00,000/- (Rupees. Ten Lakh)** only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 10,00,000/- (Rupees. Ten Lakh)** only paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said property (particularly described in Part-II of the schedule hereunder written), the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions **ALL THAT** piece and parcel of the 'Said Property' described in Part-II of the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in Part-II of the Schedule hereunder written **TO HAVE AND TO HOLD** the 'Said Property' (Plot No.P-8B) and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and



Additional District Sub-Engineer
Jaipur, Rajasthan

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THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Property' (Plot No.P-8B) hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and
2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Property' under the Part-II of the Schedule and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and
3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Property' (Plot No.P-8B) hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him; and
4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the purchaser well and sufficiently saved defended, kept harmless, indemnified and other estate rights; title, claim, mortgages, charges, liens, dispendens, attachments and encumbrances whatsoever; and
5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land'(Plot No.P-8B) or any part thereof from under or in trust for the Vendor his legal successor and/or erstwhile owner his legal successor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned and every part thereof unto and to the use of the Purchaser in manner aforesaid as may be reasonably required; and
6. THAT to the best of the Vendor's knowledge, the 'Said Property' (Plot No.P-8A) hereunder sale and or any part thereof is not attached in any proceeding including



Additional District Sub-Registrar
Suburban New Town, North 44th Putanna

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certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps has yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or estate duty authorities; and

7. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published; and

8. THAT the Vendor has not yet received any notice of Requisition or Acquisition of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it shall has/have undisputed rights, title and interest in all lawful manners on and over the "Said Plot No.P-8B" and all rights, properties, benefits and appurtenances togetherwith all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and

IT IS HEREBY declared that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.

AND THE Vendor delivers this day the peaceful possession of the 'Said Property' (Plot No.P-8B) under the Part-II of the Schedule herein unto and to the Purchaser.

PART-1 OF THE SCHEDULE REFERRED TO ABOVE:

(Total Property Plot No.8 Of The Vendor)

ALL THE PIECE OR PARCEL OF "Said Land" Marked as Plot No.P-8 under a Master Plan measuring 4 Cottahs 12 Chittacks a little more or less comprised in part of R.S as well L.R Dag No.598 under L.R./R.S. Khatian No.327 and also 5 Cottahs, 4 Chittacks comprised in part of R.S. as well L.R Dag No.595 under and part of L.R. Khatian No.86 total admeasuring 10 Cottahs be the same a little more or less togetherwith passage touching the said Plot No.8 lying and situated at Mouza: Sulanguri, J.L No.22,Touzi No.178,within the ambit of B.L & L.R.O, Rajarhat, Police Station; New Town formerly Rajarhat .P.S, Sub-Registration Office; A.D.S.R. Bidhan Nagar, at present under A.D.S.R. Rajarhat, District - North24 Paraganas. The Said Plot No.8 is butted and bounded as follows;

ON THE NORTH : By Part of R.S. Dag NO.598 & 595;
ON THE SOUTH : By 10' feet Wide Common Passage;
ON THE EAST : By R.S. Dag No.601;
ON THE WEST : By R.S Dag No.598 (P) Being Plot No.P-5.



Additional District Sub-Programs
Included New York, Month 24 Payments

18 JUL 2014

PART-II OF THE SCHEDULE REFERRED TO ABOVE:-

(Plot No. P-8B Hereunder Sale)

ALL THAT piece of parcel of Land marked as Plot No. P-8B being the demarcated eastern part Plot No. P-8 under a Master Plan measuring 04 Cottahs, 12 Cittaicks, a little more or less alongwith common right on and over 10' feet wide common passage touching the said Plot comprised in part of R.S. as well L.R. Dag No. 598, with all others rights and benefits in connection thereto, lying and situated at Mouza- Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No's. 201 & 228, under R.S. No. 196, subsequently recorded under and part of L.R./R.S. Khatian No. 327 within the ambit of the B.L. & L.R.O. Rajarhat, Police Station: New Town formerly Rajarhat P.S., Sub- Registration Office: Additional District Sub- Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

ON THE NORTH : By Land Comprised in Part of R.S. Dag No. 598;
ON THE SOUTH : By 10' feet wide Common Passage;
ON THE EAST : By Plot No. 8A being the demarcated portion of Plot No. P-8 Comprised in Part of R.S. Dag No. 595;
ON THE WEST : By Plot No. P-5 comprised in part of R.S Dag No. 598.

The said Plot No. P-8B is delineated in a Map or Plan annexed hereto and bordered in 'Red' colour forming part of this Deed.

IN WITNESSES WHEREOF the Vendor hereto has hereunto set and subscribed his hands on the day, month and year first above written.

SIGNED, SEALED AND
DELIVERED By the VENDOR
at Kolkata in the presence of:-

1. Parity Salan

W/O Prasanna Salan

248, Dr. Dwivedi Sen Shastri

Plot - 6.

2. Shyama Kalpana Devi

Sulangauni Colony -

Gungaganagar

New Town

Kolkata - 59

Prasanna Salan

VENDOR



Additional District Superintendant
Municipal Health Officer, Bangalore

18 JUL 2014

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser M/S. ELANZA PROPERTIES PVT.LTD. the withinmentioned sum of Rs. 10,00,000/- (Rupees. Ten Lakh) only being the full consideration money of the 'Said Property' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by Managers Cheque No 050527 Drawn on
HDFC Bank in favour of Prasanta Kr Saha

Rs.10,00,000/-

(Rupees. Ten Lakh only)

Rs.10,00,000/-

WITNESSES :

1. Parity Saha

2. Shyamaal Kishor Roy

Paranly Saha

VENDOR

Drafted By,

Subit Majumdar
Advocate
Dipore Judges Const
KAD - 27



*Additional District Sub-Registrar
Johannesburg, North West Province*

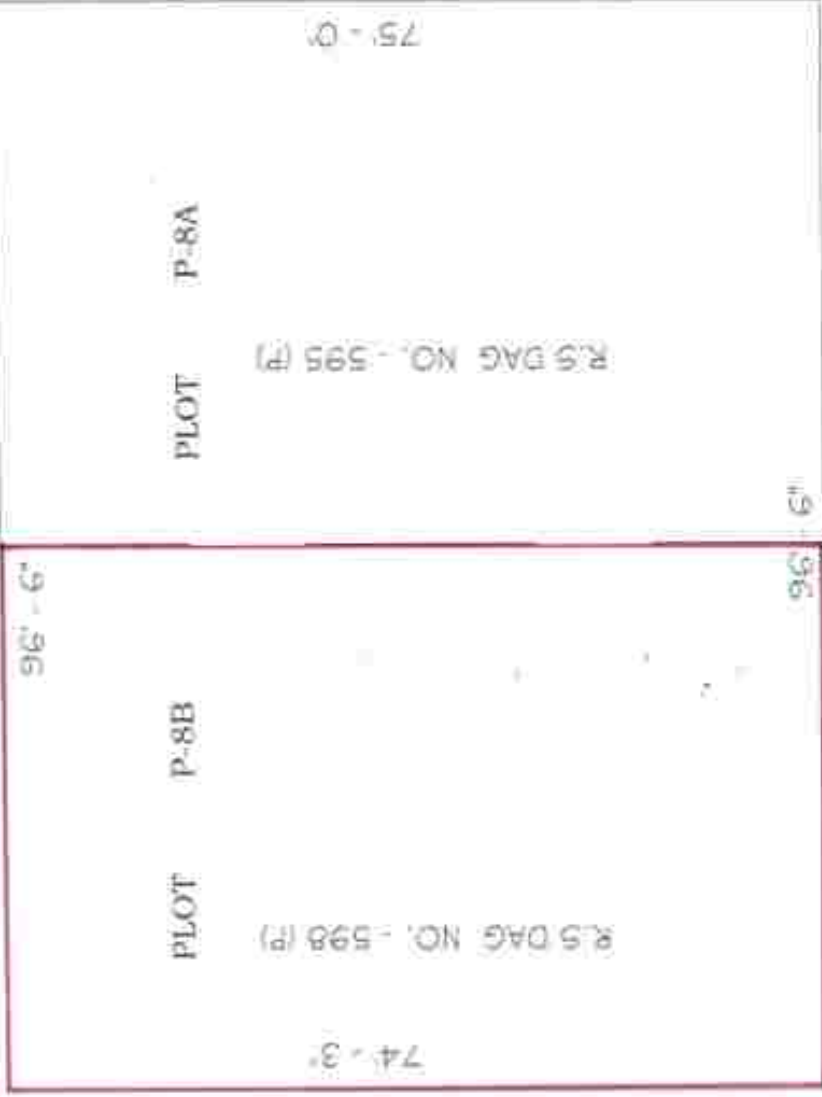
18 JUL 2014

SITE PLAN PART OF R.S. DAG NO. - 595 & 598, UNDER KHATIAN NO. - 201 & 228, AT MOUZA - SULANGARI, J.L.NO. - 22, P.S. NEW TOWN, DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.

PLOT P-8A DAG NO. 595 5 KH- 04 CH.
 PLOT P-8B DAG NO. 598 4 KH- 12 CH.

R.S DAG NO. - 598 (P)

R.S DAG NO. - 595 (P)



10' 0" wide common passage

Handwritten signature





Additional Director Sub-Regional
Suburb New York, North 44 Precinct

18 JUL 2014

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Exccutor/Prescentials.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
1	 <i>Purnima Selva</i>	RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
2	 <i>Hanjari D.</i>	LEFT HAND				
		Little	Ring	Middle	fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little



**Additional District Sun-Regulator
for the New Year, Month 04 Period**

10 JUL 2014

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 08904 / 2014, Deed No. (Book - I , 08129/2014)
 1. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Prasanta Kumar Saha 32, Goa Bagan Road, Thana -Burtola, District -Kolkata, WEST BENGAL, India. Pin -700006	 18/07/2014	 LTI 18/07/2014	 18/07/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
--------	---------------------------	--------	-------	--------------	-----------

1 Prasanta Kumar Saha,
Address -32, Goa Bagan
Road, Thana -Burtola,
District -Kolkata, WEST
BENGAL, India, Pin :-700006

Self



18/07/2014



LTI

18/07/2014



Name of Identifier of above Person(s)

Prity Saha
48, Dr. Dhiren Sen Sarani, District:-Kolkata, WEST
BENGAL, India, Pin :-700006

Signature of Identifier with Date


18/07/2014



Additional District SRO-Regarar
 Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

18 JUL 2014





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District-North 24-Parganas

Endorsement For Deed Number : I - 08129 of 2014

(Serial No. 08904 of 2014 and Query No. 1523L000015286 of 2014)

On 18/07/2014

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.

Payment of Fees:

Amount by Draft

Rs. 28746/- is paid , by the draft number 663734, Draft Date 18/07/2014, Bank Name State Bank of India, Terminus Building New Town, received on 18/07/2014

(Under Article : A(1) = 28732/- , E = 14/- on 18/07/2014)

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.-25,12,497/-

Certified that the required stamp duty of this document is Rs.- 130645 /- and the Stamp duty paid as: Impresive Rs - 500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 663728, Draft Date 18/07/2014, Bank : State Bank of India, Terminus Building New Town, received on 18/07/2014
2. Rs. 49000/- is paid , by the draft number 663729, Draft Date 18/07/2014, Bank : State Bank of India, Terminus Building New Town, received on 18/07/2014
3. Rs. 32145/- is paid , by the draft number 663733, Draft Date 18/07/2014, Bank : State Bank of India, Terminus Building New Town, received on 18/07/2014

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

Presented for registration at 13.26 hrs on :18/07/2014, at the Office of the A.D.S.R. RAJARHAT by Prasanta Kumar Saha ,Executant.

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

Execution is admitted on 18/07/2014 by

1. Prasanta Kumar Saha, son of Subodh Kumar Saha , 32, Goa Bagan Road, Thana-Burtole, District-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business (Identified By Prity Saha, wife of Prasanta Saha, 48, Dr. Dhiren Sen Sarani, District-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession: House wife.

(Debasish Dhar)
Additional District Sub-Registrar

Debasish Dhar
Additional District Sub-Registrar
Address: District Sub-Registrar
New Town, North 24 Parganas

18 JUL 2014 (Debasish Dhar)
Additional District Sub-Registrar



100-100-100-100

Certificate of Registration under section 60 and Rule 63.

Registered in Book - I
CD Volume number 13
Page from 3102 to 3118
being No 08129 for the year 2014.



(Debasish Dhar) 18 July-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal