

11059/4

P-10384



पश्चिमबङ्गा पश्चिम बङ्गाल WEST BENGAL
 10/12
 102-pm
 D-8-549

Carriage for the purposes of
 stamp is regulated. The signature
 shall/shall be the endorsement
 shall/shall be attached with this
 document as the part of this document

3 817652

B 617652

[Signature]
 District Sub-Registrar-III
 North 24 Parganas, Barasat
 10 DEC 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 10 day of DECEMBER, 2014 (TWO THOUSAND FOURTEEN) of Christian Era.

B E T W E E N

SMT. JHUNU GHOSH, PAN CARD NO. BJRPG6701R, Wife of Shri Himangshu Ghosh, by Nationality - Indian, by Faith - Hindu, by Occupation - Housewife, residing at Kutulsahi, Ghoshpara, P.S. Barasat, Dist - North 24 Parganas, presently residing at Vill & P.O. Jagannathpur, P.S. Duttapukur, Dist - North 24 Parganas, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

[Handwritten mark]

নম্বর : S278

সন ও তারিখ :

28-11-14

জোক্তার নাম :

Sagar Mansion P/hold.

ঠিকানা :

63, Radha Bazar Street, kot 01

মূল্য :

Rs 500 (Five Hundred Only)

জোক্তার

Sagar
স্বাক্ষর কোর্ট

জেলা : ১৪ পরগণা

তারিখ : 19 NOV 2014

মোট টাকার মূল্য : Rs 150000

স্বাক্ষরকারী

জোক্তার : শ্রী সঞ্জয় চন্দ্র বোস

Name - Vineet Drolia

S/O - Pramanand Drolia

Vill - Bangor Avenue

P.O. - Bangor Avenue

P.S. - Lake Town

Dist - North 24 Pgs

Pin - 700-055

Profession - Business



District Sub-Registrar III
North 24-Parganas, Barasat

10 DEC 2014

Government of West Bengal
Office of the D.S.R. - III NORTH 24-PARGANAS
W.B. FORM NO. 1504

Date: 10/12/2014

Serial No.	11059/2014	Deed No.	I-10384/2014
Presentant Name	Jhunu Ghosh	Claimant Name	Pawan Kumar Drolia
Executant Name	Jhunu Ghosh		
Type of Deed	Sale Document		
Market Value	Rs 20,15,151/-		
Addl. Transaction	Declaration(2)		

Fees & Standard User charges Paid (Break up as below)	Rs 22,386/-	Stamp Duty Paid (Break up as below)	Rs 1,20,930/-
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1. By Cash *	Rs 22,386/-	1. By Stamp	Rs 5,000/-
2. By Draft/BC/SABR		2. By Draft/BC/SABR/Challan	Rs 1,15,930/-
<u>Sl. No.*</u> <u>Date *</u>	<u>Amount (Rs.)</u>	<u>Sl. No.</u> <u>No.*</u> <u>Date *</u>	<u>Amount (Rs.)</u>
		1. 304900 03/12/2014	49,000/-
		2. 304902 03/12/2014	49,000/-
		3. 008931 05/12/2014	17,930/-

Article :A(1)=22,165/-, E=14/-, H=28/-,M(b)=4/-,
By Cash* Amount includes Standard User Charge of Rs 175/-
No* - Draft/Bankers Cheque/SABR/Challan No. Date *
-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
D.S.R. - III NORTH 24-PARGANAS

Jhunu Ghosh *[Signature]*



NAME	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]
[Faint Name]	[Faint Address]	[Faint City]	[Faint State]	[Faint Zip]	[Faint Phone]	[Faint Email]

REPUBLICAN PARTY OF CALIFORNIA
1000 MARKET STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94102
415.774.2200



A N D

SAGAR MANSION PRIVATE LTD. PAN NO. AALCS9087P, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Registered Office at P-2, C.I.T. Road, Scheme - IVM, Kolkata - 700 054, represented by its Authorized Signatory **SHRI PAWAN KUMAR DROLIA**, PAN NO. ADSPD5139Q, S/o. Late Sawarmal Drolia, By Nationality - Indian, By faith - Hindu, By Occupation - Business, residing at P-209, Hemchandra Naskar Road, Phoolbagan, Kolkata - 700 054, hereinafter called and referred to as **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal executors, Office-administrators, legal-representatives, Office-Successors in-Interest and assigns) of the **OTHER PART.**

WHEREAS one Tinkari Ghosh (Kala) was the absolute Owner of the landed property measuring about 01 Acre 35 Decimals lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana - Anowarpur, comprised in Dag No. 549, under Barasat Municipality under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas.

AND WHEREAS said Tinkari Ghosh (Kala) while seized and possessed the aforesaid landed property died intestate leaving behind his son Shri Mahadeb Ghosh (Kala) as his legal heir and successor to inherit his aforesaid landed property and after demise of said Tinkari Ghosh (Kala) said Shri Mahadeb Ghosh (Kala) obtained the aforesaid landed property



AND WHEREAS said Mahadeb Ghosh (Kala) after obtaining the aforesaid landed property measuring about 01 Acre 35 Decimals, mutated and recorded his name before the concerned B. L & L.R.O. Barasat -II. Dist - North 24 Parganas and while he seized and possessed the said land he gifted and transferred the land measuring about 45 Decimals out of his aforesaid total land measuring about 01 Acres 35 Decimals to his son Shri Ranjit Ghosh, Son of Mahadeb Ghosh by virtue of a Registered Bengali Danpatra being No. 3949 dated 09/07/2001 which was registered at A.D.S.R.O. Barasat and recorded the same in Book No. I, Volume No. 77, Pages from 225 to 230 for the year 2001.

AND WHEREAS said Shri Ranjit Ghosh, S/o. Mahadeb Ghosh after obtaining the aforesaid landed property measuring 45 Decimals become the absolute Owner of the same and while he seized and possessed the said land he gifted and transferred the land measuring 14 Decimals out of his total land measuring 45 Decimals to his daughter Smt. Jhunu Ghosh, W/o. Shri Himangshu Ghosh, by virtue of a Registered Bengali Danpatra being No. 08149 dated 29/09/2014 which was registered at D.S.R.-III, North 24 Parganas, and recorded the same in Book No. I, C.D. Volume No. 18, Pages from 2076 to 2085 for the year 2014.

AND WHEREAS said Smt. Jhunu Ghosh, the Vendor herein thus become the absolute Owners of ALL THAT a piece and parcel of land measuring 14 Decimals lying and situated under Mouza - Kutulsahi, J.L.



aforesaid Registered Bengali Danpatra being No. 08149 for the year 2014 and paying regularly rents and taxes to the appropriate authority concern and since then the Vendor herein seize, possess and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc. and they have every right to transfer, sale, gift, liens, mortgage in any manner whatsoever in favour of any party or parties.

AND WHEREAS the Vendor herein have firmly and finally decided to sell and transfer the landed property measuring about 07 decimals out of 14 Decimals lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana – Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 340, appertaining to R.S. & L.R. Dag No. 549, within the local limits of Barasat Municipality, Kutul Sahi Mathpara Road in Ward No. 29, under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas, which is morefully and particularly described in the **SCHEDULE** hereunder below against proper consideration price.

AND WHEREAS the Purchaser being in need of landed property in the said locality has approached the Vendor to sell out the said property to it and it offered a sum of **Rs. 10,60,606/- (Rupees Ten Lakhs sixty thousand six hundred six)** only at the highest market price for the said property as fully described in the **SCHEDULE** below.

AND WHEREAS the Vendor has agreed to sell the said vacant land measuring about 07 decimals lying and situated under Mouza –



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Mathpara Road in Ward No. 29, under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas, which is morefully and particularly described in the **SCHEDULE** hereunder below to the Purchaser at the said consideration price **Rs. 10,60,606/- (Rupees Ten Lakhs sixty thousand six hundred six)** only and accordingly a verbal agreement was made by and between the parties.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 10,60,606/- (Rupees Ten Lakhs sixty thousand six hundred six)** only of lawful money of the Union of India well and truly paid by the Purchaser to the Vendor herein and the Govt. assessed value is **Rs. 20,15,151/- (Rupees Twenty lakhs fifteen thousand one hundred fifty one)** only for which the Purchaser herein paid the requisite stamp duty at or before the execution of these presents (the receipts whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and for every discharge the Purchaser and the said landed property and every part thereof) the Vendor doth hereby by these presents indefeasible and absolutely grant, sell and convey, transfer, assure and assign unto and to the use of the Purchaser free from all encumbrances **ALL THAT** a piece and parcel of vacant land measuring about 07 decimals lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana – Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 340, appertaining to R.S. & L.R. Dag No. 549, within the local limits of Barasat Municipality, Kutul Sahi



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SCHEDULE herein below and/or **HOWSOEVER OTHERWISE** the said land property or any portion thereof now are or is or at any time or times heretobefore were or was situated, butted and bounded, called, known, numbered described or distinguished **AND ALL** the estate right title, interest, use, trust, possession proper claim and demand both at Law and in Equity of the Vendor into and upon the said landed property or any or every part thereof **AND ALL** rents, issues and profits thereof **AND ALL** deeds, pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said landed property which are now or hereafter shall or may be in the custody possession power or control of the said Vendor or any person or persons from whom he can or may procure the same without any suit action at Law in Equity free from all encumbrances attachments and encumbrances **TO HAVE AND TO HOLD** the said landed property hereby granted, conveyed, assured, sold and transferred or expressed or intended to be and to the use of the Purchaser absolutely and forever **AND** the Vendor doth hereby for themselves, their heirs, executors, administrators, representatives, covenant with the Purchaser, its Office-executors, Office-administrators, legal-representatives and assigns that **NOTWITHSTANDING** any act, deed or thing by the Vendor or any of their predecessor or predecessors-in-title done, committed or executed or knowingly suffered to the contrary, the said Vendor is now lawfully and absolutely seize and possess of or otherwise well and sufficiently entitle to the said landed property hereby granted, conveyed and transferred and / or expressed so




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alter defeat, encumber or make void and same **AND** that **NOTWITHSTANDING** any act, deed in himself, good right, full power absolute authority and indefeasible title to sell, convey or transfer the said landed property and every part thereof granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely and for ever **AND** that the Vendor is not in any way encumbered the said landed property hereby granted, conveyed and transferred **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said landed property in Khas and every part thereof and receive and take all rents, issue and profits and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for the Vendor or from or under any of their predecessor, predecessors-in-title and the Purchaser shall have the right to record its name as raiyate in the register of settlement office, Municipality and will pay the annual revenue to the collector as well as tax to the concerned municipality and shall have full right, absolute authority to sell transfer or encumber the said property by any manner whatsoever and the Purchaser will hold, possess and own the said property including his successor **AND** that free and clear and freely and clearly and absolutely discharge saved kept harmless and indemnify against all estate and encumbrances created by the Vendor or any of their predecessor or predecessors-in-title **AND FURTHER** that the Vendor and all and every other person or



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times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the said landed property and every part thereof in manner aforesaid according to the true intent and meaning of this deed and the Vendor deliver peaceful vacant possession of the said landed property along with all copies of title deed and documents unto and to the use of the Purchaser simultaneously on this day of execution of these presents and the Vendor declare that the said landed property is being used for residential and/or commercial purpose and there is no bar to transfer the land and the Vendor is in actual possession therein and the Vendor declare that there is no legal impediment in the matter of transferring the said property has not acquired for any public purpose and the Vendor has not received any notice of acquisition or requisition relating to the said property.



THIS DEED ALSO WITNESSETH that the property sold hereby has not been transferred earlier by the Vendor hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor has they encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser do hereby put in open peaceful possession thereof and the Vendor and/or her heirs, executors, administrators and assigns shall and will and for all times to come at



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further and more perfectly assuring the right, title, interest of the Purchaser to the said property and every part thereof and if the title to and possession in the land sold to the Purchaser be in any way hampered in consequence of any action /fraud / deed performed or done by the Vendor and if it is found that the property sold hereby is not free from all sorts of encumbrances as herein before stated the Vendor, her heirs, successors, executors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid total consideration money with interest and all costs thereon.

SCHEDULE OF PROPERTY

ALL THAT a piece or parcel of Rayat Sthitiban Satwia Sali vacant land measuring about 07 decimals i.e. more or less 04 Cottahs 03 Chittacks 37.8 Sq.ft. out of 14 Decimals lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 340, appertaining to R.S. & L.R. Dag No. 549, within the local limits of Barasat Municipality, Kutul Sahi Mathpara Road in Ward No. 29, under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property. The Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal. The total property is butted and bounded by :

ON THE NORTH :- Land of Arun Ghosh;

ON THE SOUTH :- Land of Krishta Ghosh;



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IN WITNESSES WHEREOF the Vendor herein have set and subscribed his respective hands and seals on the day month and year first written hereinabove.

Signed Sealed and Delivered
By the Vendor hereto in
the presence of Witnesses :-

- 1) Vineet Drolia
228, Block - A, Bangur Avenue
4th Floor, Flat - 4A
Kolkata - 700055.
- 2) Banudov Shastri
Baran Ghosh
10.12.14

Jhaganbhai

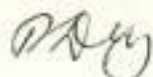
SIGNATURE OF THE VENDOR

 Drafted and Prepared by :-

Nandini Bhuniya.

(Nandini Bhuniya)
Advocate
Barasat Judges' Court
Kolkata - 700 124
Enrolment No. F-1237/988/07

Computer type by :



(Rana Dey, Barasat)



1

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned a sum of **Rs. 10,60,606/- (Rupees Ten Lakhs sixty thousand six hundred six)** only being the full consideration money as Memo given below :-

1) By Draft No. 942757 dtd. 06/12/2014 Rs. 9,00,000.00
drawn on United Bank of India
N.S. Road Branch

2) By Draft No. 942758 dtd. 06/12/2014 Rs. 1,60,606.00
drawn on United Bank of India
N.S. Road Branch

TOTAL Rs. 10,60,606.00
=====

(Rupees Ten Lakhs sixty thousand six hundred six) only.

WITNESSES :

1) Vineet Drolia
228, Block-A, Gangur Avenue
4th Floor, Flat-4A.
Kolkata - 700055.

2) Bansidhar Ghosh
Sankar Ghoshli
10-12-14

Jharna Ghosh

SIGNATURE OF THE VENDOR

=====X=====



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UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Jhenu Ghosh

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

All the above fingerprints are of the abovenamed person and attested by the said person

Jhenu Ghosh

Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> PHOTO </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name Pawan Kumar Doria

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

SAGAR ANSARI & CO. LTD.

Pawan Kumar Doria
Director



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District Sub-Registrar-III
North 24-Parganas, Barasat

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 11059 / 2014, Deed No. (Book - I , 10384/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jhunu Ghosh Jagannath Pur, , Thana:-Barasat, P.O. :-Duttapukur, District:-North 24-Parganas, WEST BENGAL, India	 10/12/2014	 LTI 10/12/2014	<i>Jhunu Ghosh</i> 10.12.14

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jhunu Ghosh Address -Jagannath Pur, , Thana:-Barasat, P.O. :-Duttapukur, District:-North 24-Parganas, WEST BENGAL, India	Self	 10/12/2014	 LTI 10/12/2014	<i>Jhunu Ghosh</i>

Name of Identifier of above Person(s)
Vimeet Drolla
Bangur Avaneue, District:-Kolkata, WEST BENGAL, India

Signature of Identifier with Date
Vimeet Drolla
10/12/2014



[Signature]
District Sub-Registrar - III North 24 Pgs
Office of the D.S.R. - III NORTH 24-PARGANAS





Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 10384 of 2014
(Serial No. 11059 of 2014 and Query No. 1525L000023223 of 2014)

On 10/12/2014

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 22211.00/-, on 10/12/2014

(Under Article : A(1) = 22165/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 10/12/2014)

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.-20,15,151/-

Certified that the required stamp duty of this document is Rs.- 120929 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 17930/- is paid , by the draft number 008931, Draft Date 05/12/2014, Bank : State Bank of India, HABRA, received on 10/12/2014
2. Rs. 49000/- is paid , by the draft number 304900, Draft Date 03/12/2014, Bank : State Bank of India, GOBARDANGA, received on 10/12/2014
3. Rs. 49000/- is paid , by the draft number 304902, Draft Date 03/12/2014, Bank : State Bank of India, GOBARDANGA, received on 10/12/2014

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

Presented for registration at 13.02 hrs on :10/12/2014, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Jhunu Ghosh ,Executant.

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

Execution is admitted on 10/12/2014 by

1. Jhunu Ghosh, wife of Himangshu Ghosh , Jagannath Pur, , Thana:-Barasat, P.O. :-Duttapukur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
Identified By Vimeet Drolia, son of Pramananda Drolia, Bangur Avanie, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

Jhunu Ghosh

(Suman Basu)
District Sub-Registrar III North 24 Pgs

District Sub-Registrar III North 24 Pgs
EndorsementPage 1 of 1



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 6974 to 6989
being No 10384 for the year 2014.



Suman Basu

(Suman Basu) 12-December-2014
District Sub-Registrar III North 24 Pgs
Office of the D.S.R. - III NORTH 24-PARGANAS
West Bengal

