

11061

P-10387



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

B 617651

B 617651

Stamp is to be used in
 addition to registration. The signature
 sheet/sheets attached with this
 document are the part of this document

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

SHRI RANJIT GHOSH, PAN CARD NO. BENPG9813F, Son of Late Mahadeb Ghosh, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at Kutulsahi, Ghoshpara, P.S. Barasat, 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.**

Contd..P/2....

10/12
 1-12
 0-8-579

নম্বর : S297
গন ও তারিখ : 28/11/14
রেজিডার নাম : V.G. Shellen Rind,
ঠিকানা : 1, British India Street, lot 69
মূল্য : Rs 5000 (Rupees five thousand Only)
ডেজার : [Signature]

ফেল্ডা : 28 পরগণা
তারিখ : 19 NOV 2014
মোট মূল্য : Rs 150000
ডেজারী : [Signature]
ডেজার : শ্রী মল্লিক বোস

Name - Vineet Drolia.
S/O - Premarand Drolia.
Vill - Bangore Avenue
P.O.Ps - Bar Lake Town
Dist - North 24 Pys
Pin - 700055
Prof - Business



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

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.	11061/2014	Deed No.	I-10387/2014
Presentant Name	Ranjit Ghosh	Claimant Name	Shrey Roongta
Executant Name	Ranjit Ghosh		
Type of Deed	Sale Document		
Market Value	Rs 23,03,030/-		
Addl. Transaction	Declaration(2)		

Fees & Standard User charges Paid (Break up as below)	Rs 25,554/-	Stamp Duty Paid (Break up as below)	Rs 1,38,210/-
---	--------------------	-------------------------------------	----------------------

1. By Cash *	Rs 25,554/-	1. By Stamp	Rs 5,00
2. By Draft/BC/SABR		2. By Draft/BC/SABR/Challan	Rs 1,33,21
<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>
<i>Handwritten signature</i>		1.	304899 03/12/2014 49,00
		2.	304901 03/12/2014 49,00
		3.	008970 06/12/2014 35,21

Article :A(1)=25,333/-, 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

Handwritten signature



A N D

VG SHELTERS PRIVATE LIMITED, PAN NO. AAECV4383J, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Registered Office at 1, British India Street, Kolkata - 700 069, represented by its Authorized Signatory **SHRI SHREY ROONGTA**, PAN NO. ADNPR4012R, S/o. Kailash Kumar Roongta, By Nationality - Indian, By faith - Hindu, By Occupation - Business, residing at 29, Salt Lake, Block - AD, Sector - 1, Bidhannagar (North), Dist - North 24 Parganas, Kolkata - 700 064, 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. 1, 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 28 Decimals to his wife and daughter by two separate Registered Deed of Gifts being Nos. 08148/2014 and 08149/2014 and he retained the land measuring 17 Decimals out of his total land.

AND WHEREAS said Shri Ranjit Ghosh, the Vendor herein thus become the absolute Owners of ALL THAT a piece and parcel of land measuring 17 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 in Ward No. 29 (Old), 07 (New),



✓

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 08 decimals out of 17 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. 11,18,000/- (Rupees Eleven Lakhs eighteen thousand)** 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 08 decimals out of his total 17 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,



✓

and particularly described in the **SCHEDULE** hereunder below to the Purchaser at the said consideration price **Rs. 11,18,000/- (Rupees Eleven Lakhs eighteen thousand)** 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. 11,18,000/- (Rupees Eleven Lakhs eighteen thousand)** 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. 23,03,030/- (Rupees Twenty three lakhs three thousand thirty)** 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 08 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 more fully and particularly described in the



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 to be and every part thereof unto and to the use of the Purchaser absolutely and for ever for a perfect and indefeasible estate of inheritance



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 persons having or lawfully or equitably claiming any estate or interest in the said landed property or any part thereof from under any of their



✓

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 the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for



✓

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 08 decimals i.e. more or less 04 Cottahs 13 Chittacks 19.8 Sq.ft. out of 17 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;
ON THE EAST :- 1 ft. Al Path;
ON THE WEST :- Land of Partha Ghosh;



✓

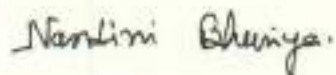
IN WITNESSES WHEREOF the Vendor herein have set and subscribed his respective hands and seals on the day month and year first written hereinabove.

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) Basudev Ghosh
Sankar Ghosh
10/12/14


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)



MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned a sum of **Rs. 11,18,000/- (Rupees Eleven Lakhs eighteen thousand)** only being the full consideration money as Memo given below :-

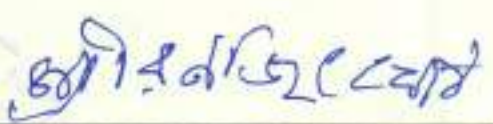
- 1) By Draft No. 821269 dtd. 09/12/2014 Rs. 11,18,000/-
drawn on Karur Vysya Bank Ltd.
N.S. Road Branch

TOTAL Rs. 11,18,000.00
=====

(Rupees Eleven Lakhs eighteen thousand) only.

WITNESSES :

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



SIGNATURE OF THE VENDOR

- 2) Banudor Ghosh
Sankar Ghosh
10.12.14

-----X-----



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

10 DEC

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

(1) Name Ranjit Ghosh

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

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

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

Ranjit 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.					

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 Shrey Ranjan

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

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

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. 11061 / 2014, Deed No. (Book - I , 10387/2014)

I . Signature of the Presentant

Name of the Presentant:	Photo	Finger Print	Signature with date
Ranjit Ghosh Kutulsahi, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India	 10/12/2014	 LTI 10/12/2014	

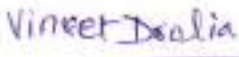
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ranjit Ghosh Address -Kutulsahi, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India	Self	 10/12/2014	 LTI 10/12/2014	

Name of Identifier of above Person(s)

Vineet Drolia
Bangur Avenue, Thana:-Lake Town, P.O. :-Bangur
Avenue, District:-North 24-Parganas, WEST BENGAL,
India, Pin :-700055

Signature of Identifier with Date


10/12/2014





(Suman Basu)
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 - 10387 of 2014
(Serial No. 11061 of 2014 and Query No. 1525L000023227 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. 25379.00/-, on 10/12/2014

(Under Article : A(1) = 25333/- ,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.-23,03,030/-

Certified that the required stamp duty of this document is Rs.- 138202 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 35210/- is paid , by the draft number 008970, Draft Date 06/12/2014, Bank : State Bank of India, HABRA, received on 10/12/2014
2. Rs. 49000/- is paid , by the draft number 304899, 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 304901, 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 13.12 hrs on :10/12/2014, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Ranjit Ghosh ,Executant.

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

Execution is admitted on 10/12/2014 by

1. Ranjit Ghosh, son of Lt Mahadeb Ghosh , Kutulsahi, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
Identified By Vineet Drolia, son of Pramanand Drolia, Bangur Avenue, Thana:-Lake Town, P.O. :-Bangur Avenue, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste: Hindu, By Profession: Business.

(Handwritten signature)

(Handwritten signature)





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

Endorsement For Deed Number : I - 10387 of 2014
(Serial No. 11061 of 2014 and Query No. 1525L000023227 of 2014)

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



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 7019 to 7035
being No 10387 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