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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 621459

B 621459

Confirmed that the document is submitted to registration. The Signature Sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document

22/1
12-288
18-977


 District Sub-Registrar-III
 North 24-Parganas, Barasat
 22 JAN 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 22nd day of JANUARY, 2015 (TWO THOUSAND FIFTEEN) of the Christian Era.

Contd..P/2....

2105 WAI. 53

B E T W E E N

SHRI PRASENJIT MONDAL, PAN NO. C10PM1074N Son of Shri Panchu Mondal, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 4/A, H/3, Kundu Lane, P.O. Belgachhia, P.S. Ultadanga, Kolkata - 700 037, 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 his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

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 63, Radha Bazar Street, 3rd Floor, Room No. T/43, Kolkata - 700 001, represented by its Authorized Signatory **SHRI PAWAN KUMAR DROLIA**, PAN NO. ADEPD5688C ADEPD5139Q, S/o. Late Sawar Ram Drolia, By Nationality - Indian, By faith - Hindu, By Occupation - Business, residing at P-2, C.I.T. Road, Scheme - IVM, 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 Sukur Ali Mondal, S/o. Chhatu Mondal of Digberia was the absolute recorded Owner and exclusive possessor of ALL THAT a

Pargana – Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 97, L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546 within the local limits of Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas and he recorded his name before the local B.L. & L.R.O. in respect of his aforesaid landed property.

AND WHEREAS said Sukur Ali Mondal while seized and possessed the said landed property died intestate leaving behind his sons namely Iman Ali, Erphan Ali and daughters namely Rabia Bibi, Marjina Bibi and Rahila Bibi as his only legal heirs and successors to inherit his aforesaid property and after demise of said Sukur Ali Mondal his aforesaid sons and daughters namely said Iman Ali, Erphan Ali, Rabia Bibi, Marjina Bibi and Rahila Bibi become the absolute Owners of the aforesaid landed property by inheritance as per Mohammedan Law.

AND WHEREAS said Rabia Bibi, Marjina Bibi and Rahila Bibi after obtaining their undivided share of aforesaid landed property while seized and possessed the same they sold and transferred their said undivided share of property to one Wazed Ali, S/o. Late Abu Shyam of Abdalpur by a Registered Deed of Sale being No. 12318 dated 21/12/1992 which was registered at S.R.O. Barasat.

AND WHEREAS by way of inheritance and by way of aforesaid Registered Deed of Sale said Iman Ali & Erphan Ali, both are Sons of Late Sukur Ali of Digberia and Wazed Ali, S/o. Late Abu Shyam of Abdalpur were the absolute Owners of the aforesaid landed property

appertaining to Dag No. 546 and while they seized and possessed the said landed property, sold and transferred the landed property measuring 07 Cottahs out of said 37 Decimals to Shri Sushil Chandra Das and Shri Kartick Chandra Das, both are Sons of Late Santosh Chandra Das of Ramkrishna Pally, Abdalpur, P.S. Barasat, Dist - North 24 Parganas by virtue of a Registered Bengali Saf Kobala being No. 116 dated 10/01/1994 which was registered at A.D.S.R.O. Barasat and recorded the same in Book No. I, Volume No. I, Pages from 317 to 322 for the year 1994.

AND WHEREAS said Shri Sushil Chandra Das and Shri Kartick Chandra Das after purchasing the aforesaid landed property measuring 07 Cottahs, while seized and possessed the same divided their said landed property into different plots of land and to look after and to sell out their said landed property nominated and appointed a Constitute Attorney Smt. Purnima Das, W/o. Shri Samir Das, of Abdalpur, Ramkrishna Pally, P.S. Barasat now Madhyamgram, Dist - North 24 Parganas through a Registered General Power of Attorney being No. 00286 dated 12/04/2004 which was registered at D.S.R.-II, North 24 Parganas and recorded in Book No. IV, Volume No. 7, Pages from 190 to 196 for the year 2004, and said Shri Sushil Chandra Das and Shri Kartick Chandra Das while seized and possessed the aforesaid landed property through the said Constituted Attorney Smt. Purnima Das, sold and transferred the landed property including common passage measuring an area of about 01 Cottah 08 Chittacks i.e. more or less 2.47 Decimals in Scheme Plan Plot No. "A/4" and landed property measuring

Plan Plot Nos. "A/3" and "A/4" out of their total landed property under Mouza - Kutulsahi, comprised in R.S. Khatian No. 97, L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546 to one Shri Prasenjit Mondal, S/o. Shri Panchu Mondal, the Vendor herein by virtue of a Registered Bengali Saf Bikroi Kobala being No. 02175 dated 30/03/2012 which was registered at A.D.S.R.O. Barasat, North 24 Parganas, and recorded the same in Book No. I, C.D. Volume No. 8, Pages from 4331 to 4344 for the year 2012.

AND WHEREAS said Shri Prasenjit Mondal, the Vendor herein thus become the absolute Owner of ALL THAT a piece and parcel of land including common passage measuring an area of about 01 Cottah 08 Chittacks i.e. more or less 2.47 Decimals in Scheme Plan Plot No. "A/4" and landed property measuring an area of about 02 Cottahs i.e. more or less 3.30 Decimals in Scheme Plan Plot No. "A/3" i.e. in total about 03 Cottahs 08 Chittacks in Scheme Plan Plot Nos. "A/3" and "A/4" lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana - Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas by virtue of aforesaid Registered Bengali Saf Bikroi Kobala being No. 02175 for the year 2012 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

... free from all encumbrances, liens, charges, mortgage etc.

AND WHEREAS the Vendor herein have firmly and finally decided to sell and transfer the landed property including common passage measuring an area of about 02 Cottahs i.e. more or less 3.30 Decimals in Scheme Plan Plot No. "A/3" out of aforesaid 03 Cottahs 08 Chittacks of land lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana – Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), 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. 5,00,000/- (Rupees Five Lakhs)** 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 and the Purchaser herein has agreed to purchase the said vacant land including common passage measuring an area of about 02 Cottahs i.e. more or less 3.30 Decimals in Scheme Plan Plot No. "A/3" out of aforesaid 03 Cottahs 08 Chittacks of land lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana – Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in

SCHEDULE hereunder below to the Purchaser at the said consideration price **Rs. 5,00,000/- (Rupees Five Lakhs)** 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. 5,00,000/- (Rupees Five Lakhs)** 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. 9,50,000/- (Rupees Nine Lakhs fifty thousand)** 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 including common passage measuring an area of about 02 Cottahs i.e. more or less 3.30 Decimals in Scheme Plan Plot No. "A/3" out of aforesaid 03 Cottahs 08 Chittacks of land lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana – Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist – North 24

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 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

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** 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

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 original 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 he 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 his 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, his 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 and parcel of vacant land including common passage measuring an area of about 02 Cottahs i.e. more or less 3.30 Decimals in Scheme Plan Plot No. "A/3" out of aforesaid 03 Cottahs 08 Chittacks of land lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana – Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road in Ward No. 29 (Old), 07 (New), 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 :- 5'+5' = 10' ft. Wide Common Passage and
(Including 5 ft. land of + the purchaser)
Plot No. "A/2";

ON THE SOUTH :- Land of Dag No. 546;

ON THE EAST :- Land of Dag No. 539 & 540;

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) *Aamir Das*
Madhyamgram
Adalpur
Ranikrishna Pally.

2) *Sinod Kumar Das*
BC-260, Sector I
Salt Lake
Kolkata - 700064

Prasenjit Mondal
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

(Rana Dey, Barasat)

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned a sum of **Rs. 5,00,000/- (Rupees Five Lakhs)** only being the full consideration money as Memo given below :-

| | |
|------------|-----------------|
| 1) By Cash | Rs. 5,00,000.00 |
| | ----- |
| TOTAL | Rs. 5,00,000.00 |
| | ----- |

(Rupees Five Lakhs) only.

WITNESSESS :

1) *Amin Doo*
Madhyamgram
Ashok Pur
Ranikrishna Pally,

Prasenjit Mondal
SIGNATURE OF THE VENDOR

2) *Binod Kumar Doo*
BC-260, Sector I-----X-----
Salt Lake
Kolkata-750064

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

(1)

Name Prasenjit Mondal

Status - Presentant



Prasenjit Mondal

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

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

Prasenjit Mondal
Signature of the presentant

(2)

SAGAR MANSION PVT. LTD.

Name *Pawan Kumar Singh*

SAGAR MAY. SION PVT. LTD.

Pawan Kumar Singh

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Trustee ()
Director/Authorized Signatory



LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

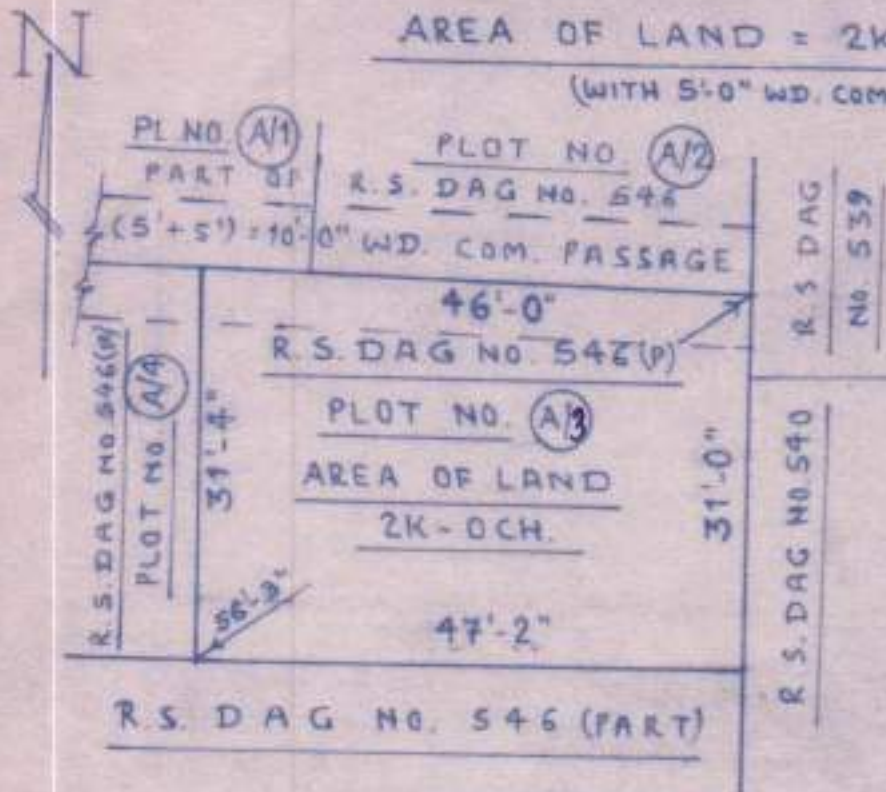
| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

A SITE PLAN OF LAND, AT MOUZA-KUTULSAHI, JL NO.42,
RE. SU NO 10, PART OF R.S. DAG NO. 546, L.R KHATIAN NO 443,
P.S. BARASAT, DIST.-NORTH 24- PARGANAS, UNDER BARASAT
MUNICIPALITY, WARD NO. 7.

SCALE : 1" = 16'-0"

AREA OF LAND = 2K-0CH.

(WITH 5'-0" WD. COM. PASSAGE)



Prasenjit Mondal
SIGN. OF THE VENDOR

DRAWN FROM PARTY'S
PLAN.

By- *B. M. L.*
15/15.

BASTHA MALLICK

Arch. Engg.



BYSD / 03788 / 2001

MALLICK & ASSOCIATES



28, K. N. C. Road, Warangal

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. 00768 / 2015, Deed No. (Book - I , 00739/2015)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|---|---|---|------------------------------------|
| Prosenjit Mondal 4/ A- H/ 3- Kundu Lane, Thana:-Bidhannagar, P.O. :-Belgachia, District:-North 24-Parganas, WEST BENGAL, India |  22/01/2015 |  LTI 22/01/2015 | <i>Prosenjit Mondal</i> 22/1/15 |

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|--|-------------------------|
| 1 | Prosenjit Mondal Address -4/ A- H/ 3- Kundu Lane, Thana:-Bidhannagar, P.O. :-Belgachia, District:-North 24-Parganas, WEST BENGAL, India | Self |  22/01/2015 |  LTI 22/01/2015 | <i>Prosenjit Mondal</i> |

Name of Identifier of above Person(s)
 Samir Das
 Abdalpur, MADHYAMGRAM, District:-North
 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date
Samir Das - 22/1/15



Suman Basu
 (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 - 00739 of 2015
(Serial No. 00768 of 2015 and Query No. 1525L000000921 of 2015)

On 22/01/2015

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. 10485.00/-, on 22/01/2015

(Under Article : A(1) = 10439/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 22/01/2015)

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.-9,50,000/-

Certified that the required stamp duty of this document is Rs.- 57020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 30000/- is paid , by the draft number 009880, Draft Date 20/01/2015, Bank : State Bank of India, HABRA, received on 22/01/2015
2. Rs. 22030/- is paid , by the draft number 009883, Draft Date 20/01/2015, Bank : State Bank of India, HABRA, received on 22/01/2015

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

Presented for registration at 12.28 hrs on :22/01/2015, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Prosenjit Mondal ,Executant.

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

Execution is admitted on 22/01/2015 by

1. Prosenjit Mondal, son of Panchu Mondal , 4/ A- H/ 3- Kundu Lane, Thana:-Bidhannagar, P.O. :-Belgachia, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business

Identified By Samir Das, son of Late Sital Das, Abdalpur, MADHYAMGRAM, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

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

District Sub-Registrar-III
North 24 Parganas, West Bengal
(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 2
Page from 4326 to 4344
being No 00739 for the year 2015.



(Suman Basu) 28-January-2015
District Sub-Registrar III North 24 Pgs
Office of the D.S.R. - III NORTH 24-PARGANAS
West Bengal