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(15) 10/10/11

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भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 155250

The instrument shall adhere to the  
document in the form of the document

Adm. Div. Sub. Registrar,  
Barrackpore, South 24 Pgs.

20 OCT 2011

DEED OF CONVEYANCE

Handwritten signature/initials

THIS DEED OF CONVEYANCE made this the 19<sup>th</sup> day of September, 2011, BETWEEN SRI BHAGAWAN MONDAL son of late Mohan Mondal, by religion Hindu, by occupation land holder, residing at village Uttar Kajirhat, P.S. Bismapur, Dist. South 24-Parganas, Paschim Banga, hereinafter called and referred to as the VENDOR; which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, and assigns) of the ONE PART.

Handwritten signature and date: 19/09/11, 5:30, 20-730/11

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

46AA 349557

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AND

**M/S TIRUPATI ENCLAVE PVT. LTD.**, a Private Limited Company incorporated under the Indian Companies Act, having its office at 23A, N.S. Rd., 4<sup>th</sup> floor, Room No. 6, in the town of Kolkata-700001, Paschim Banga, represented by its Director, **SRI ARRUN BHUTORIA**, son of late Sumer Mal Bhutoria hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors- in-office and assigns) of the **OTHER PART**.

**AND**

**WHEREAS** the Vendor herein along with his brother Sri Sajal Kumar Mondal Purchased the Property measuring more or less 25 sataks Sali land in R.S.Dag No. 100 under Maliki Khatian no. 1, R.S.Khatian No. 318 of Rayati Dakhaliya satwa situate and lying at Mouza Uttar Kajirhat, J.L.No. 22, R.S. No. 158, Pargana Magura, Touzi Nos. 3, 4, 5, P.S. and A.D.S.R.Office Bishnupur under the Paschim Bishnupur Gram Panchayet area in the District 24-Parganas (South) from the lawful owner Sri Bankim Chandra Baidya son of late Bhupal Chandra Baidya of Angarberia, P.S. Bishnupur on 6.4.1981 by a Bengali Deed, registered at the office of the A.D.S.R. Bishnupur and recorded in Book No. 1, Deed No. 2601 for the year 1981.

**AND WHEREAS** in the L.R. Settlement record the property measuring more or less 12 sataks in R.S.Dag No. 100 Sali land along with other property was recorded under L.R. Kri Khatian no. 616 in the name of said Sri Bhagawan Mondal, the vendor herein exclusively in sixteen annas share and seized and possessed of or otherwise sufficiently entitled to the said property.

**NOW** due to legitimate and reasonable needs of money the Vendor intend to sell the schedule below property at or for the price of Rs. 2, 00,000.00 (Rupees two lakhs) only to the purchaser.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 2, 00,000.00 (Rupees two lakhs) only well and truly paid by the said purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do hereby admits and acknowledged from the payment of the same and every

part thereof) do hereby acquit, release, forever discharge the sell assure and assign unto the purchaser.

**AND** you the purchaser shall and may at all times hereafter peacefully and quietly hold, possess, and enjoy the said land hereditaments or every part thereof and paying the rents to the appropriate authority upon getting the names mutated in the office of the panchayet and also in the B.L. AND L.R.O. office and receive the rents issues and profits thereof.

The Vendor declares that the land as described in the scheduled hereby sold had not been previously leased, mortgaged, sold nor in any way transferred by and there is no charge, lien, and attachment whatsoever.

The Vendor further declares that there is no case suit or proceedings pending in any court of law.

The Vendor further declares that the scheduled property is not acquired or requisitioned or vested by the Govt. or not being sold on auction for unpaid rents to the Govt. The Scheduled property is the khas possession of the vendor which stands free from all sorts of encumbrances and has good right title and full power to sell the said property as described in the schedule below property on this day to you and delivered peaceful possession to the land in favour of the said instant purchaser.

If any of the statements or covenants or covenants made herein before is found to be false, untrue or any defect in title is detected hereafter the vendor shall be liable for the same and will be punishable accordance with law.

If omission, error is found to have taken place in this deed in future any supplementary deed or deed of rectification or deed of declaration in favour of the said

purchaser without any charge of the said instant purchaser.

In this context having full knowledge to the full context of this deed the vendor of after received of full consideration money without any provocation of other person put her signature of this deed in full knowledge and sound health and mind.

**THE SCHEDULE ABOVE REFERRED TO.**

**ALL THAT** piece or parcel of recorded Sali land now being used as agricultural purpose measuring more or less 12(tweleve) sataks in R.S.Dag No. 100, comprised under L.R.Khatian no. 616, situate and lying at Mouza Uttar Kajirhat, J.L.No. 22, R.S.No. 158, Pargana Magura, Touzi Nos. 3,4,5, P.S. and A.D.S.R. office Bishnupur within the limits of Paschim Bishnupur Gram Panchayet area in the District South 24-Parganas. The property hereby sold is being bounded.

**IN WITNESS WHEREOF** the Vendor has hereunto set and subscribe his hand and seals on this the day, month and year first above written.

**WITNESSES:-**

ভোগদান করা হইয়াছে

**VENDOR**

- 1) হুজুরুল হক  
বিত্ত-হুজুরুল হক  
সহ-বিশ্বনাথ
- 2) কুরাতিস সাহেব  
সহ-বিশ্বনাথ

Prepared by me,

*Nobakumar Chakrabarty*  
Advocate.

*Nobakumar Chakrabarty*  
Advocate  
Allpore Criminal Court

THE SALE DEED PLAN

SITE PLAN SHOWING AT MOUZA UTTARKAZIR HAT J.L. NO 23  
KHATIAN NO. L.R. 616 P.S. BISHNUPUR DIST. 24 PARGANAS (S)  
DAG NO. R.S. 100 AREA 12 DEC SHOWN THE PLOT BY RED BORDER  
SCALE 1"=33'

VENDEE

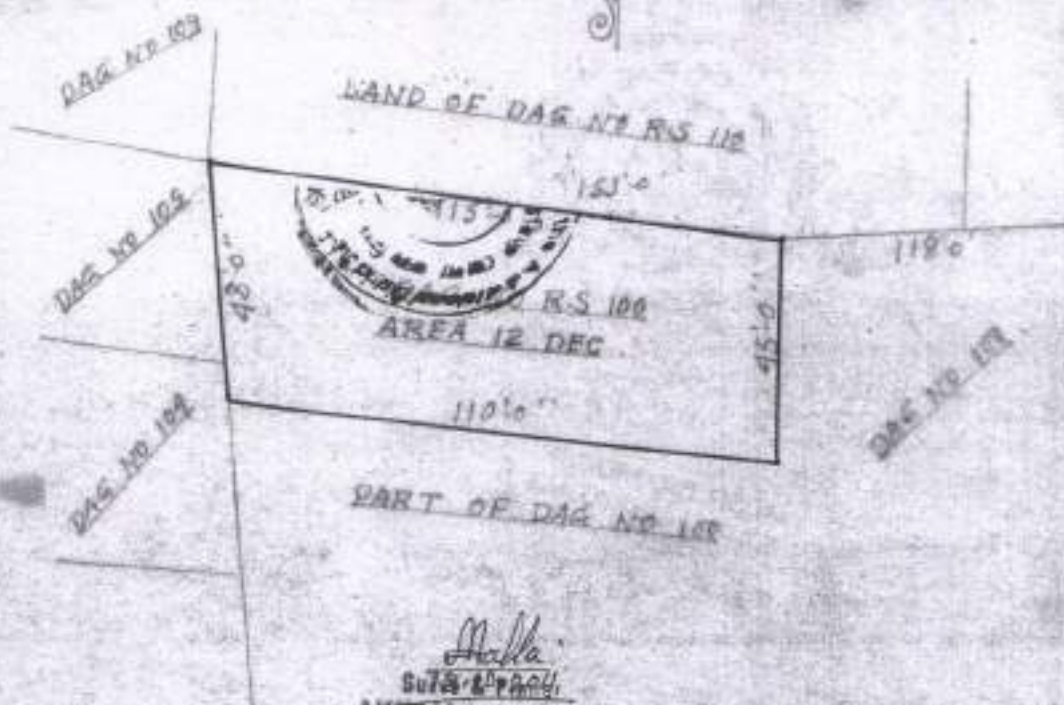
M/S TIRUPATI ENCLAVE  
PVT. LTD.  
23A N.S. ROAD  
4TH FLOOR KOLKATA 700001

VENDOR

BHAGWAN MONDAL  
S/O LATE MOHAN MONDAL  
VILLAGE UTTAR KAZIR HAT  
P.S. BISHNUPUR  
DIST. 24 PARGANAS (S)



ভোগদান করা হল



*Molla*  
S/O SHERALI MOLLA  
AKRAM ALI MOLLA  
S/o Sherali Molla  
Vill. - Bahour P.O. - Kanganberia  
P.S. - Bishnupur, Dist. - 24 Pgs. (S)  
Regd. No. - 12402  
PH. - 9231039741

**MEMO OF CONSIDERATION.**

by cash — Rs. 2,00,000.00

(Rupees two lakhs) only.

**WITNESSES**

बसुदेव बसु बसुदेव

**VENDOR**

1) श्रीमान् बसुदेव  
बसुदेव बसुदेव  
बसुदेव बसुदेव

2) श्रीमान् बसुदेव  
बसुदेव बसुदेव

Computer Printed by.

Kamal Kishor Singh  
Ajmer Police Const  
Sheet-22



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

Endorsement For Deed Number : I - 05595 of 2011  
(Serial No. 04867 of 2011)

On

Payment of Fees:

On 19/10/2011

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

Presented for registration at 17.30 hrs on :19/10/2011, at the Private residence by Bhagawan Ch. Mondal ,Executant.

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

Execution is admitted on 19/10/2011 by

1. Bhagawan Ch. Mondal, son of Lt. Mohan Mondal , Village:Uttar Kajirhat, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others  
Identified By Yeakub Sk, son of Year Sk, Village:Chak Jaidy, Thana:-Usthi, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

(Jawed Akhter)  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

On 20/10/2011

**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 : 23,5 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. 2196/-, on 20/10/2011

( Under Article : A(1) = 2189/- ,E = 7/- on 20/10/2011 )

**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.-200000/-

Certified that the required stamp duty of this document is Rs.- 10010 /- and the Stamp duty paid as: Impressive Rs.- 510/-

Deficit stamp duty

( Jawed Akhter )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

EndorsementPage 1 of 2





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

**Endorsement For Deed Number : I - 05595 of 2011**  
**(Serial No. 04867 of 2011)**

Deficit stamp duty Rs. 9500/- is paid 91857419/10/2011 State Bank of India, BAKHRAHAT, received on 20/10/2011

( Jawed Akhter )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

( Jawed Akhter )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

ificate of Registration under section 60 and Rule 69.

Registered in Book - I  
C/D Volume number 21  
Page from 1377 to 1389  
being No 05595 for the year 2011.



(Jawed Akhter) 20-October-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A. D. S. R. BISHNUPUR  
West Bengal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....SRUPATI ENCLAVE PVT LTD

Signature.....*[Handwritten Signature]*  
Director

*[Handwritten Signature]*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....*[Handwritten Signature]*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....