

2358
&
2359

10

152304512 / 17

DEED OF CONVEYANCE

BETWEEN

VENDOR – SMT. BASANTI MONDAL

AND

PURCHASER – M/S. USASHI REALSTATES PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.

4827

G-1512/17



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Y 372190

24.5.17
 10.6.17
 2-719729

Certified that the document is admitted
 to registration. The signature sheet/sheets
 & the endorsement sheet/sheets attached
 with this document are the part of this
 document.

Additional District Sub-Registrar
 Registrar, New Town, North 24-Pgs.

26 MAY 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 24th day of May,

Two Thousand and Seventeen (2017).


BETWEEN

3 259 12 MAY 2017

Sl. No.....Date.....
Name.....
Add.....
AMT..... (00)

Upada Charan,
Advocate,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment, Flat No.-2,
Dum Dum, Kolkata-700 030.

SMT. BASANTI MONDAL
Mondal, by faith - His
residing at village
Rajarhat, Kolt
and refer
other


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

Basanti mondal.



Basanti mondal.

Identified By—
Biswajit Sarkar
Law Clerk
S/c, Sri Pulakant Sarkar
143, Surya Sen Nagar,
Kol-74

Additional District S.A. (M) /
Rajarhat, New Town, North 24 Parganas

24 MAY 2017

SMT. BASANTI MONDAL (having Pan BPHPM1161B), wife of Sri Rampada Mondal, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at Village - Kada, Post Office - Akandakeshori, Police Station - Rajarhat, Kolkata - 700 135, District - North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **ONE PART**

A N D

M/S. USASHI REALSTATES PVT. LTD. (having Pan AAFCD0790C), a Company incorporated under the Companies Act. 1956, having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Director namely **SMT. UMA KHAN** (having Pan BBRPK6795D), daughter of Sri Prasad Chandra Khan, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Post Office & Police Station - Shibpur, Howrah - 711 102, District - Howrah, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by virtue of a Deed of Kobaḷa dated 27th day of September, 1996 corresponding to 10th Ashwin, 1403 B.S. duly registered in the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) in Book No. I, Volume No. 90, Pages 119 to 124, Being No. 3928 for the year 1996, one Sri Dadhiram Mondal, son of Late Chintamani Mondal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of sali land containing by estimation an area of 31.50 Decimals be the same a little more or less out of 01.89 Acres including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2358 (land measuring an area of 16 Decimals having 1649 shares out of 97 Decimals) & 2359 (land measuring an area of 15.50 Decimals having 1666 shares out of 92 Decimals) appertaining to L. R.

Khatian No. 409 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the Vendor herein namely Smt. Basanti Mondal free from all encumbrances whatsoever and subsequently the said Smt. Basanti Mondal mutated her name in the record of rights of the concerned B.L. & L.R. Office under L. R. Khatian No. 1752.

AND WHEREAS thus the Vendor herein became the absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **31.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2358 (land measuring an area of 16 Decimals) & 2359 (land measuring an area of 15.50 Decimals) appertaining to L. R. Khatian No. 1752 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said land the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **31.50 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2358 & 2359 appertaining to L. R. Khatian No. 1752 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas comprised of the said Property at or for the total consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lac) only free from all encumbrances, liens, lispens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor doth hereby assure and represent to the Purchaser as follows:-

- a) **THAT** the Vendor has a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendor and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** the Vendor is legally competent to transfer the said Property and every part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendor has been served with any notice of acquisition or requisition in respect of the said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of the said Property or any part thereof.
- g) **THAT** the Vendor has not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor has created any interest or right of the Third Party into and upon the said Property or any part thereof.
- h) **THAT** the Vendor has not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no Bargadar and/or any other occupier on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any "Debutter" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendor herein and believing the same to be true and acting on good faith the Purchaser herein has agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lac) only paid by the Purchaser to the Vendor at or before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, its successors-in-office and assigns and every one of them and also the said Property, she the Vendor as the absolute Owner of the said Property doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, its successors-in-office and assigns free from all encumbrances, attachments and other defects in title ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **31.50 Decimals** be the same a little more or less comprised of the said Property particularly mentioned and described in the Schedule hereunder written OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH all trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Property or every part thereof AND all deeds, patta, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, her heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, its successors-in-office and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the

Vendor herein doth hereby for herself, her heirs, executors, administrators, representatives and assigns covenant with the Purchaser, its successors-in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendor herein done or executed or knowingly suffered to the contrary she the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, its successors-in-office and assigns in the manner aforesaid AND THAT the Purchaser, its successors-in-office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, 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 her AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendor's title in the said Property made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever, in the said Property or any part thereof from under or in trust for her the Vendor herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, its successors-in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor, her heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors-in-office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained and THIS INDENTURE FURTHER WITNESSETH that the peaceful physical possession of the said Property and every part thereof

has been handed over by the Vendor unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of sali land containing by estimation an area of 31.50 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2358 (land measuring an area of 16 Decimals) & 2359 (land measuring an area of 15.50 Decimals) appertaining to L. R. Khatlan No. 1752 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet, Additional District Sub-Registration Office at Rajarhat (formerly Bidhannagar, Salt Lake City) in the District of North 24-Parganas and butted and bounded in the manner as follows:-

- ON THE NORTH** : By R. S. Dag No. 2357, Jagodish Mondal;
ON THE SOUTH : By Bikash Mondal, Plot No. B, R. S. Dag Nos. 2358 (P) & 2359 (P);
ON THE EAST : By Kalyani Naskar, R. S. Dag Nos. 2440;
ON THE WEST : By 12' ft. wide Gram Panchayet Road.

The said Property is not adjacent to any Metal Road.

IN WITNESS WHEREOF the Vendor herein set and subscribed her hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata
in the presence of :-

1. *Biswajit Sarkar*
2. *Debabrata Naskar*

Basanti Mondal.

Signature of the Vendor

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lac) only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

(1) By Cheque No. 000571 dated 29.03.2017, drawn on HDFC Bank, Lake Town Branch.	Rs. 10,00,000/-
(2) By Demand Draft No. 014652... dated 24.05.2017, drawn on HDFC Bank, Lake Town Branch.	Rs. 75,00,000/-
(3) By Cheque No. 000697 dated 10.06.2017, drawn on HDFC Bank, Lake Town Branch.	Rs. 15,00,000/-
(4) By Cheque No. 000694 dated 07.07.2017, drawn on HDFC Bank, Lake Town Branch.	Rs. 25,00,000/-
(5) By Cheque No. 000695 dated 30.07.2017, drawn on HDFC Bank, Lake Town Branch.	Rs. 25,00,000/-
Total :-	Rs. 1,50,00,000/-

(Rupees One Crore Fifty Lac Only)

WITNESSES :

1. *Biswajit Sarker*
Law Clerk
123, Surya Ser Nagar.
2. *Kol-74*
Debnrata Naskar
of VITRO- Patharghata
PS- New Town

Basanti Mondal.

Signature of the Vendor

Drafted by :-

Kalipada Charan
(Kalipada Charan),
Advocate,
Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030.

TEN FINGER PRINT

Basant...



Little	Ring	Middle	Fore	Thumb
Loft Hand				
Thumb	Fore	Middle	Ring	Little

U...



Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little

Uma Khan

✓
✓

Little	Ring	Middle	Fore	Thumb
Loft Hand				
Thumb	Fore	Middle	Ring	Little
Right Hand				

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-001410133-1 Payment Mode: Online Payment
GRN Date: 24/05/2017 12:30:16 Bank: State Bank of India
BRN: IK00ESIOB2 BRN Date: 24/05/2017 12:30:44

DEPOSITOR'S DETAILS

Name: KALIPADA CHARAN
Contact No.: Mobile No.: 9831263617
E-mail: kpcharanadv@gmail.com
Address: 1171, Purba Sindur Road, Kolkata-700 030
Applicant Name: Mr KALIPADA CHARAN
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Sale Document

Id.No. : 15230000719729/1/2017
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230000719729/1/2017	Property Registration-Stamp duty	0030-02-103-003-02	899920
2	15230000719729/1/2017	Property Registration-Registration Fees	0030-03-104-001-16	150014
3	15230000719729/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	1260

: Total 1051194

In Words : Rupees Ten Lakh Fifty One Thousand One Hundred Ninety Four only

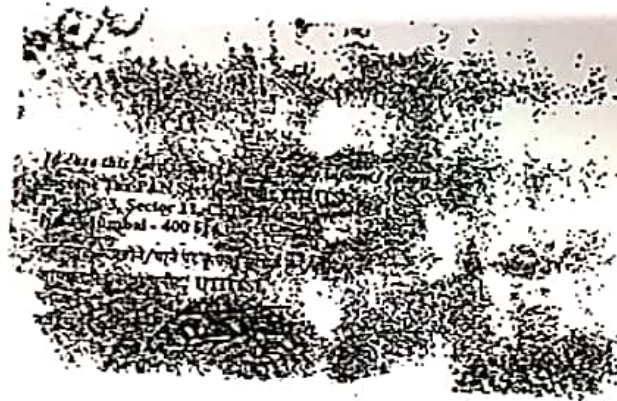
आयकर विभाग
- INCOME TAX DEPARTMENT
BASANTI MONDAL
BABURAM ROY




भारत सरकार
GOVT OF INDIA

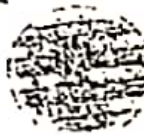
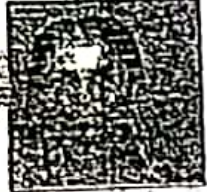
0304/1967
Permanent Account Number
09HPM1161B

Signature



Basanti mondal.


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/20/091/692565
 পরিচয় পত্র

Elector's Name : MONDAL BASANTI
 নির্বাচকের নাম : মন্ডল বাসন্তী
 Father/Mother/
 Husband's Name : RAMPADA
 পিতা/মাতা/স্বামীর নাম : রামপদ
 Sex : F
 লিঙ্গ : মহিলা
 Age as on 1.1.1995 : 27
 ১১/১১/৯৫-এ বয়স : ২৭

Basanti Mondal.

Address PART NO : 234
 CHANDPUR
 NORTH 24 - PARGANAS

ঠিকানা : প্লট নং: ২০৪
 চাঁদপুর
 উত্তর ২৪ - পরগনা

*Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক
 For 091-RAJARHAT(S.C.) Assembly Constituency
 ০৯১-রাজারহাট (সে.সি.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT
 স্থান : বারাসাত
 Date : 11/04/95
 তারিখ : ১১/০৪/৯৫



आयुक्त विभाग
GOVERNMENT
INDIA
भारत सरकार
GOVERNMENT OF INDIA
INDIA STATES PRIVATE LIMITED
Kolkata
MUMBAI

THE GOVERNMENT OF INDIA
MINISTRY OF DEFENSE
NEW DELHI
INDIA

Uma. Kishan

आयकर विभाग
TAX DEPARTMENT
UMA KHAN
PRASAD CHANDRA KHAN
26/02/1988
Permanent Account Number
BBRPK6795D
Signature: *Uma Khan*

भारत सरकार
GOVT OF INDIA



Uma Khan,

एLECTION COMMISSION OF INDIA
IDENTITY CARD
KCL2128320



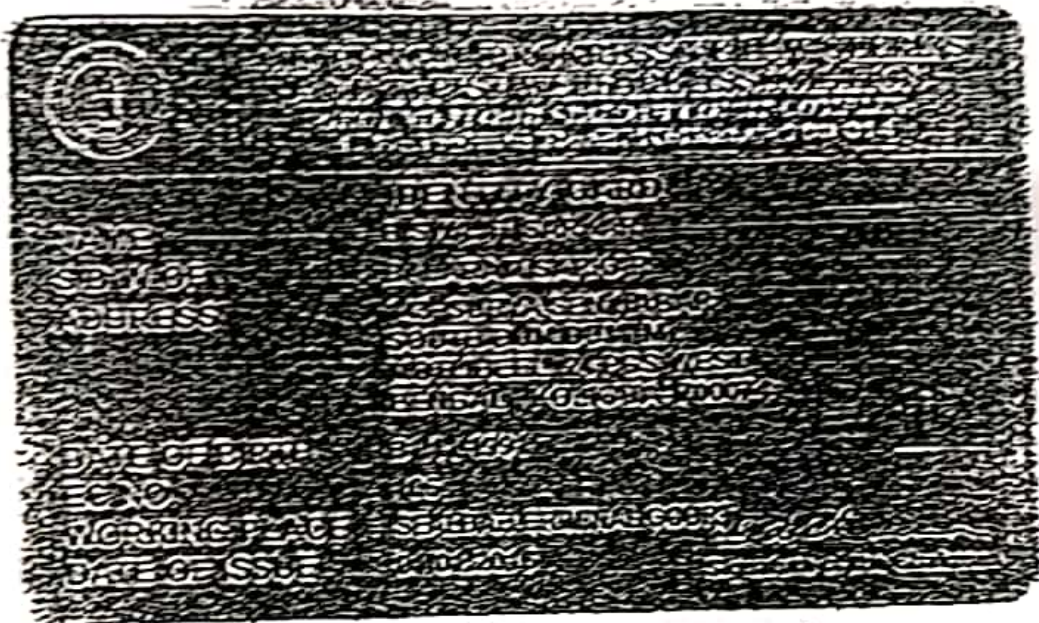
Electors Name : Uma Rani
Father's Name : Prasad Rani
Sex / Age : F / 5
Date of Birth : XX/XX/1985

KGL2128320

Address:
25/1 Anantadeb Mukherjee Lane, 33
Shippur Moolah 711101

Date: 03/02/2017
Electable Signature of the Electoral
Registration Officer for
166-Moolah South Constituency

In case of change of address you must fill Copy No. 1
in the Informal Form for including your name in the
roll of the changed address and to obtain the card
with same number



Brijrajit Sarkar

Major Information of the Deed

Deed No.:	I-1523-04512/2017	Date of Registration: 26/05/2017
Query No / Year	1523-0000719729/2017	Office where deed is registered
Query Date:	24/05/2017 5:23:36 AM	A.D.S.R. RAJARIAT, District: North 24-Parganas
Applicant Name, Address & Other Details	KALIPADA CHARAN 1171, PURBA SINTHEE ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831263517, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)	
Set Forth value	Market Value	
Rs. 1,50,00,000/-	Rs. 1,50,00,000/-	
Stamp duty (SD)	Stamp Duty (SD)	
Rs. 9,00,020/- (Article:23)	Rs. 1,50,014/- (Article:A(1). E)	
Remarks		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Pip Number	Khatian Number	Class of User Proposed	Area of Land (ROR)	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details:
L1	LR-2358	LR-1752	Bastu	Shali	16 Dec	76,19,050/-	76,19,050/- Width of Approach Road: 12 Ft.,
L2	LR-2359	LR-1752	Bastu	Shali	15.5 Dec	73,80,950/-	73,80,950/- Width of Approach Road: 12 Ft.,
		TOTAL :			31.5Dec	150,00,000 /-	150,00,000 /-
		Grand Total :			31.5Dec	150,00,000 /-	150,00,000 /-

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Smt BASANTI MONDAL (Presentant) Wife of Shri Rampada Mondal Village Kada, P.O:- Akandakeshori, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPHPM1161B, Status :Individual, Executed by: Self, Date of Execution: 24/05/2017 Admitted by: Self, Date of Admission: 24/05/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	M/S. USASHI REALSTATES PVT. LTD. (Private Limited Company) 594/1, Dakshindari Road, Bima Abasan, First Floor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AAFCD0790C, Status :Organization

Representative Details :

No	Name, Address, Photo, Finger, print, and Signature
1	Smt UMA KHAN Daughter of Shri Prasad Chandra Khan 2/5/1, Anantadeb Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBRPK6795D Status : Representative, Representative of : M/S. USASHI REALSTATES PVT. LTD. (as Director)

Identifier Details :

No	Name & address
	Shri BISWAJIT SARKAR Son of Shri Balaram Sarkar 143, Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt BASANTI MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BASANTI MONDAL	M/S. USASHI REALSTATES PVT. LTD.-16 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt BASANTI MONDAL	M/S. USASHI REALSTATES PVT. LTD.-15.5 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2358(Corresponding RS Plot No:- 2358), LR Khatian No:- 1752	Owner:বাসন্তী মন্ডল, Gurdian:রাসমণ্ড মন্ডল, Address:কাদা, Classification:শালি, Area:0.16000000 Acre,
L2	LR Plot No:- 2359(Corresponding RS Plot No:- 2359), LR Khatian No:- 1752	Owner:বাসন্তী মন্ডল, Gurdian:রাসমণ্ড মন্ডল, Address:কাদা, Classification:শালি, Area:0.15000000 Acre,

Endorsement For Deed Number : I - 152304512 / 2017

02/05/2017 Query No - 15230000719729 / 2017 Deed No I - 152304512 / 2017, Document is digitally signed.

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On 24-05-2017

Presented (Under Section 57A(1) & 57B(1) W.B. Registration Rules 1962) for registration at 22:05 hrs on 24-05-2017, at the Private residence by Smt BASANTI MONDAL, Executant.

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 1,50,00,000/-

Admission of Execution (Under Section 56, W.B. Registration Rules 1962)

Execution is admitted on 24/05/2017 by Smt BASANTI MONDAL, Wife of Shri Rampada Mondal, Village Kada, P.O: Akandakeshori, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Identified by Shri BISWAJIT SARKAR, , Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 25-05-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,014/- (A(1) = Rs 1,50,000/- , E = Rs 14/-) and Registration Fees paid by by online = Rs 1,50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2017 12:30PM with Govt. Ref. No: 192017180014101331 on 24-05-2017, Amount Rs: 1,50,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00ESIOB2 on 24-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,00,020/- and Stamp Duty paid by by online = Rs 8,99,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2017 12:30PM with Govt. Ref. No: 192017180014101331 on 24-05-2017, Amount Rs: 8,99,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00ESIOB2 on 24-05-2017, Head of Account 0030-02-103-003-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 26-05-2017

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 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,00,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 08659, Amount: Rs.100/-, Date of Purchase: 12/05/2017, Vendor name: S Chanda



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1523-2017, Page from 130549 to 130571
being No 152304512 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.06.02 17:48:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 02-06-2017 17:48:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

02/06/2017 Query No.-15230000719729 / 2017 Deed No :I - 152304512 / 2017, Document is digitally signed

DATED THE 24th DAY OF May, 2017

DEED OF CONVEYANCE

BETWEEN

VENDOR – SMT. BASANTI MONDAL

AND

PURCHASER – M/S. USASHI REALSTATES PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.