

U 2021

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 366009

7/2

*The signature shall be valid in the
 presence and in view of the witness*

1000

1000

1 2 JUL 2011

(DEED OF CONVEYANCE)

THIS DEED OF CONVEYANCE made this the 8th day
 of July, 2011 (two thousand and eleven) BETWEEN
Sri RAJES KUMAR BISWAS, s/o. Satish Chandra Biswas, by
 faith SINGU, by occupation cultivator, by nationality
 Indian, residing at Pochia, P.O. Basarpani, P.S. Bishnupur,
 in the district South 24-Parganas, W.B. 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, legal
 assigns, ...)

Handwritten signatures and initials:
 RAJES KUMAR BISWAS
 SINGU
 MC 10/2/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

11AA 009196

:2:

representatives and assigns) of the ONE PART :

AND

M/S. TIRUPATI ENCLAVE PVT.LTD., a Private Limited Company, incorporated under the Indian Companies Act, having its office at 23A, N.S.Road, 3rd floor, Room No.6 in the town of Kolkata-700001, W.B. 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

contd. ... p/3.

by or repugnant to the context be deemed to mean and include its successors in office and assigns) of the OTHER PART :

WHEREAS the Vendor of these presents by virtue of a Bengali Kobala dt. 21.02.2003, corresponding to 8th Falgun, 1409 B.S. purchased All that piece or parcel of sali land measuring more or less 13½ sataks in part of R.S.Dag No.72 under R.S.Khatian No. 160, relating to L.R.Khatian Nos. 904, 281, 981, 515, 869, 560, 99 and 144, situate and lying at Mouza Uttar Kajirhat, J.L.No.22, R.S.No. 158, Touzi Nos. 3,4, and 5, Pargana Magura, within the limits of the Paschim Bishnupur Gram Panchayet area in the district South Twenty Four Parganas, from the lawful owners- Sri Sudhangsu Sekhar Mondal, Sri Chittaranjan Mondal, both sons of late Jyotish Ch. Mondal, Smt. Harijassi Mondal wife of late Jyotish Ch. Mondal, Smt. Promaja Mondal daughter of late Jyotish Ch. Mondal, Smt. Rita Das wife of Sri Ranjit Das, Smt. Basuki Mondal wife of late Satish Ch. Mondal, Smt. Aparna Naskar wife of late Anil Naskar, and Smt. Kalpana Mondal wife of Sri Sanat Mondal, all of Uttar Kajirhat, P.O. & P.S. Bishnupur, in the District South 24-Parganas, and the said Deed was duly executed and registered at the office of the A.D.S.R.Bishnupur and recorded in Book I, Vol.No. 50, Pages from 387 to 399, Being No. 2652 for the year 2006.

AND WHEREAS thus the Vendor herein is in peaceful possession and occupation over the said property measuring more or less 13½ sataks in part of R.S.Dag No. 72 under R.S.Khatian No. 160, relating to L.R.Khatian Nos. 904, 281, 981, 515, 869, 560, 99 and 144, situate and lying at Mouza Uttar Kajirhat, J.L.No.22, R.S.No. 158, Touzi Nos. 3,4, & 5 Pargana Magura, within the limits of the Paschim Bishnupur Gram Panchayet area in the District South 24-Parganas, and seized and possessed of or otherwise well and sufficiently entitled to the said property and he has every right to transfer or otherwise well and sufficiently entitled to the said property having right to sale, mortgage, will or any process which is free from all sorts of encumbrances.

NOW due to legitimate and reasonable need of money the Vendor intend to sell and the said purchaser has agreed to purchase the said property as described in the Schedule below and hereinafter called the 'said property' at or for the price of Es.3,00,000.00 (Rupees three lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Es. 3,00,000.00 (Rupees three 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 admit and acknowledged from the payment of the same and every part thereof do hereby acquit, release, forever discharge the sell, assure and assigns unto the purchaser of these presents.

AND you the Purchaser shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and paying the rents to the appropriate authority upon getting the name mutated in the office of the Panchayat office and also in the B.L.R. Office and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever and any claim to any court by the Vendor or any of his heirs, executors, administrators, and assigns will be rejected to any court of law.

The Vendor declares that the land hereby sold had not been previously leased, mortgaged sold nor in any way transferred by and there is no charge, liens, dispendens or any attachments whatsoever.

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

The Vendor further also declares that the scheduled land is not acquired or requisitioned or vested by the Govt. of W.B. or any Govt. Undertaking or not being sold on any auction for unpaid rents to the Govt. The Scheduled property is the khas possession of the Vendor which is stands free from all sorts of encumbrances having good right, title and power to sell, the said property as described in the Schedule on this day to you and delivered peaceful possession to the said purchaser.

If any of the statements 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 in accordance with law.

If omission, error is found to have taken place this deed in future any supplementary deed or deeds of Rectification or deed of Declaration in favour of the said purchaser without any charge of the said 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 his signature on 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 13½ sataks in part of R.S.Dag No. 72(seventytwo) under R.S. Khatian No. 160, relating to L.R.Khatian Nos. 904, 281, 981, 515, 869, 560, 99 and 144 situate and lying at Mouza Uttar Kajirhat, J.L.No.22, R.S.No. 158, Touzi Nos. 3,4, & 5, Pargana Magura within the limits of the Paschim Bishnupur Gram Panchayet area, P.S. and A.D.S.R. Office Bishnupur, in the District South 24-Parganas, and the said property is being butted and bounded in the following manner :-

-: Boundary :-

NORTH : Purchaser's property ;
SOUTH : Purchaser's property ;
EAST : Purchaser's property ;
WEST : Purchaser's property.

And the proportionate annual rent being payable to the Collector, for 24-Parganas (S) on behalf of the Governor of the State of W.B.

IN WITNESS ... P/8

IN WITNESS WHEREOF the Vendor has hath hereunto set
and subscribed his hand and seal on this the day, month
and year first above written.

SIGNED & DELIVERED

at Kolkata in the
Presence of :-

1). *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

Tapas Kumar Dey

SIGNATURE OF THE VENDOR.

2). *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

: MEMO OF CONSIDERATION :

Received of and from the within named purchaser the within mentioned the sum of Rs. 3,00,000.00 (Rupees three lakhs) only being the full and entire consideration as per Memo below :

Memo :-

By Cash paid on this day ... Rs. 3,00,000.00

(Rupees three lakhs only).

WITNESSES

1) *Handwritten signature in Bengali script*

Tapas Kumar Mishra

SIGNATURE OF THE VENDOR.

2) *Handwritten signature in Bengali script*

Drafted by me,

Bimal Ch. Lahiri
Advocate. BIMAL CH. LAHIRI
M.A., LL.B.

WB/298/82
Advocate,
Alipore Judges Court
Kolkata-27

Typed by me,

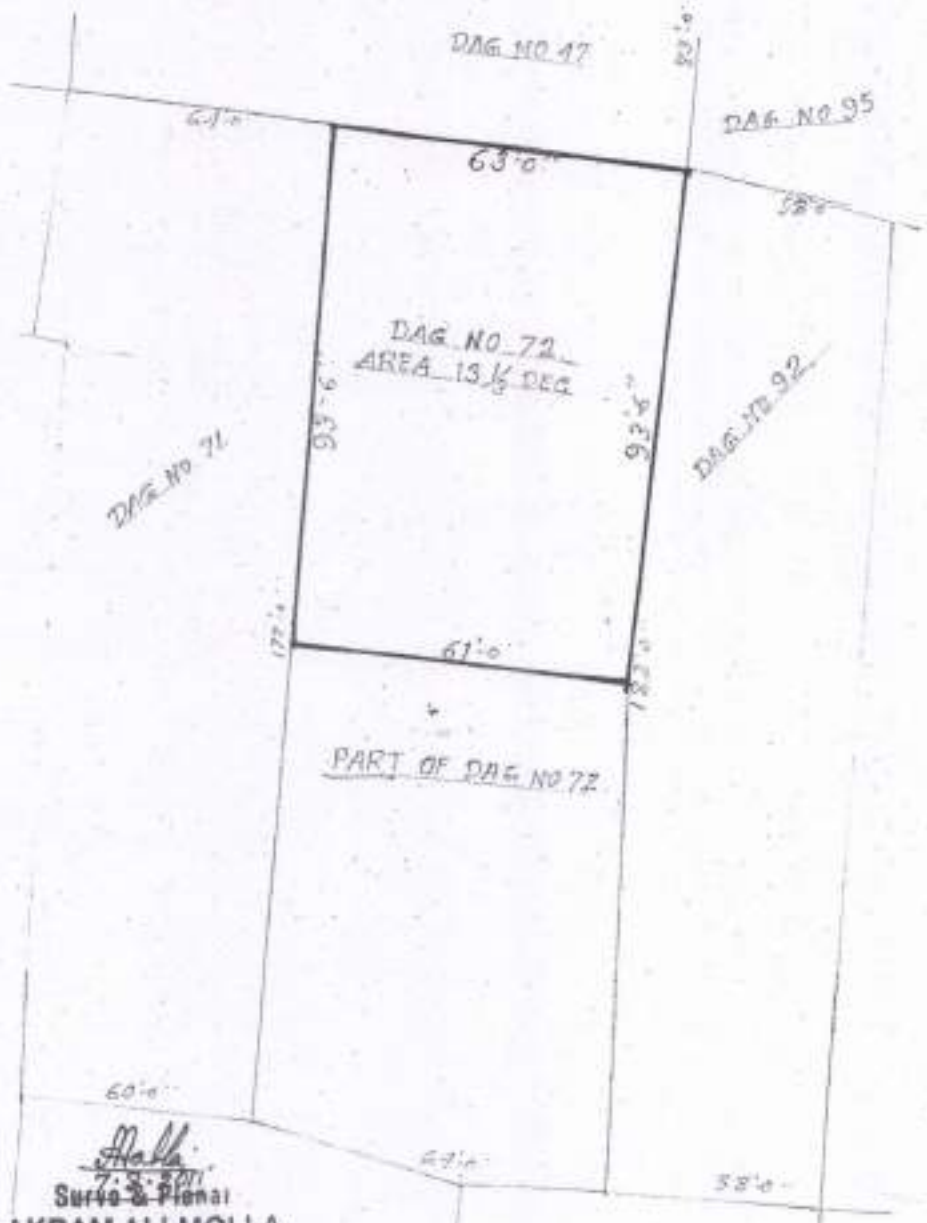
Kamal K. Roy
Alipore Police Court,
Kolkata-700027.

THE SALE DEED PLAN.
 SITE PLAN SHOWING AT MOUZA UTTARKAZIRHAT J.L. NO 22
 KHATIAN NO P.S BISHNUPUR, DIST 24 PARGANAS (S)
 DAG NO 72 AREA 13 1/3 DEC OUT OF ... DEC.
 SHOWN THE PLOT BY RED BORDER.
 SCALE 1"=33'

VENDEE.

SIGNATURE OF THE VENDOR.
 Tapan Kumar Ghosh

GRUPATI ENCLAVE PVT. LTD.
 Add: 23.A.N.S. Road
 Kol - 700001



Molla
 Survey & Planer
AKRAM ALI MOLLA
 S/o Sherali Molla
 Vill. Ganipur P.O. Kanganberta
 P.S. Bishnupur, Dist. 24 Pgs. (S)
 Regd. No. 12402
 PH: 9231998741



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

Endorsement For Deed Number : I - 03844 of 2011
(Serial No. 03272 of 2011)

On

Payment of Fees:

On 08/07/2011

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

Presented for registration at 17.30 hrs on :08/07/2011, at the Private residence by Sri Tapas Kumar Biswas ,Executant.

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

Execution is admitted on 08/07/2011 by

1. Sri Tapas Kumar Biswas, son of Satish Chandra Biswas , Village:Poalia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Rasapunja , By Caste Hindu, By Profession : Cultivation

Identified By Yeakub Sk, son of Year ,Sk, Village:Chakjaydi, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 11/07/2011

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.-300000/-

Certified that the required stamp duty of this document is Rs.- 15010 /- and the Stamp duty paid as: Impressive Rs.- 1020/-

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 12/07/2011

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:

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



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

Endorsement For Deed Number : 1 - 03844 of 2011
(Serial No. 03272 of 2011)

Amount By Cash

Rs. 3296/-, on 12/07/2011

(Under Article : A(1) = 3289/- ,E = 7/- on 12/07/2011)

Deficit stamp duty

Deficit stamp duty Rs. 14000/- is paid 91789708/07/2011 State Bank of India, BAKHRAHAT, received on 12/07/2011

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Jawed Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 150 to 165
being No 03844 for the year 2011.



[Handwritten signature]

(Jawed Akhter) 12-July-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..... SRIPATI ENGLA

Signature [Signature]

[Signature] Director



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

Name..... J.P. GUPTA

Signature

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

Name.....

Signature

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

Name

Signature

WOLUNTS
MIDDLE MEN CL
TOTAL



ADSR, BISHNUPUR
SOUTH 24 PARGANAS

08-07-11