

8550

DEED OF CONVEYANCE

BETWEEN

VENDOR

SRI TAPAN KUMAR DUTTA

PURCHASER

JAIVEER HOUSING PRIVATE LIMITED

E-08550/10



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

807833



Certified that the document is admitted to the public domain. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

10.9.2010

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 10th day of September, Two Thousand and Ten (2010) **BETWEEN SRI TAPAN KUMAR DUTTA** son of

..(2):-

Late Dharendra Nath Dutta, by Nationality Indian, by religion - Hindu, by occupation - Business, residing at Mahatma Gandhi Road, Kalua, P.S. Thakurpukur, District South 24 Parganas, 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, administrators, legal representatives and assigns) of the ONE PART.

AND

JAIVEER HOUSING PRIVATE LIMITED, having its registered office at 2 No. Rowland Road, Police Station - Ballygunge, Kolkata - 700020, represented by its Signatory Authority namely SRI SUVAJIT BISWAS, son of Sri Kalyan Biswas, by Nationality Indian, by religion - Christian, by occupation - Business, residing at A-17, Diamond Park, P.O. - Joka, P.S. Thakurpukur, Kolkata - 700104, 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 his/its heirs, executors, administrators, legal

representatives, successors-in-office and assigns) of the

OTHER PART.

WHEREAS one Siman Mondal was the sole and absolute owner of ALL THAT piece and parcel of land measuring 14 Decimals, comprised in Dag No. 3161, appertaining to R.S. Khatian No. 2013, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, J.L. No. 23, R.S. No. 43, District Collectorate's Touzi No. 1-6, 8-10, 12-16, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 124, Kolkata - 700063, A.D.S.R. Office - Behala, under Police Station - previously Behala, at present Thakurpukur, in the District of South 24 Parganas, which he got by virtue of a "Amalnama" on 26-04-1943 from Sri Aghore Nath Das of Purba Barisha and seized and possessed the same free from all encumbrances.

AND WHEREAS while said Siman Mondal was in peaceful possession and occupation over the said property, his name was finally published in the Revisional Settlement Records as the sixteen annas recorded owner of said land

:(4):-

in Dag No. 3161, under R.S. Khatian No. 2013 of Mouja Purba Barisha and seized and possessed the same free from all encumbrances.

AND WHEREAS thereafter while said Siman Mondal was possessing and enjoying his said property free from all sorts of encumbrances, he died intestate leaving behind him surviving his four sons namely Kala Chand Mondal, Pitar Mondal, Antony Mondal and Daud Mondal as his only legal heirs and successors to inherit his aforesaid property,

AND WHEREAS after the death of said Siman Mondal, his aforesaid legal heirs became the sole and absolute joint owners of the said property BY WAY OF INHERITANCE and seized and possessed the same free from all encumbrances.

AND WHEREAS thereafter one of the son of said Siman Mondal, namely Daud Mondal, due to urgent need of money, he sold, conveyed and transferred ALL THAT piece and parcel of land measuring 2 Cottahs more or less at the South-Western Corner of the said property, comprised in

Dag No. 3161, appertaining to R.S. Khatian No. 2013 of Mouza - Purba Barisha from his share of aforesaid total land by separating from his other co-sharers, unto and in favour of (1) Dr. Ranendra Kumar Das and (2) Smt. Lilabati Dhar BY VIRTUE OF a registered Deed of Conveyance, which was duly registered on 04.06.1963 in the office of Alipore Sub-Registry Office and recorded in Book No. I, Volume No. 111, Pages 206 to 209, Being No. 4755 for the year 1963.

AND WHEREAS thereafter the other three sons of said Siman Mondal, namely Kala Chand Mondal, Pitar Mondal and Antony Mondal, due to urgent need of money, they jointly sold, conveyed and transferred their remaining land measuring 5 Cottahs 11 Chittaks 8 Sq.ft. more or less, comprised in Dag No. 3161, appertaining to R.S. Khatian No. 2013 of Mouza - Purba Barisha, unto and in favour of said (1) Dr. Ranendra Kumar Das and (2) Smt. Lilabati Dhar, by virtue of a registered Deed of Conveyance, which was duly registered on 05.07.1963 in the office of Alipore Sub-Registry Office and recorded in Book No. I, Volume No. 123, Pages 94 to 98, Being No. 5698 for the year 1963.

AND WHEREAS by virtue of the aforesaid two Deeds of Conveyance, said (1) Dr. Ranendra Kumar Das and (2) Smt. Lilabati Dhar became the sole and absolute joint owners of ALL THAT piece and parcel of bastu land measuring 7 Cottahs 11 Chittaks 8 Sq. ft. more or less, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, J.L. No. 23, R.S. No. 43, District Collectorate's Touzi No. 1-6, 8-10, 12-16, comprised in Dag No. 3161, appertaining to R.S. Khatian No. 2013, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 124, Kolkata - 700063, A.D.S.R. Office - Behala, under Police Station - previously Behala, at present Thakurpukur, in the District of South 24 Parganas and seized and possessed the same free from all encumbrances.

AND WHEREAS thereafter, while said Dr. Ranendra Kumar Das and Smt. Lilabati Dhar jointly were in peaceful possession and occupation over the said property, in need of money, they jointly sold, conveyed and transferred their said property i.e. ALL THAT piece and parcel of land measuring 7 Cottahs 11 Chittaks 8 Sq. ft. more or less, lying and situated at Mouza - Purba Barisha, Pargana -

(7):-

Khaspur, J.L. No. 23, R.S. No. 43, District Collectorate's
Touzi No. 1-6, 8-10, 12-16, comprised in Dag No. 3161,
appertaining to R.S. Khatian No. 2013, presently within
the limits of the Kolkata Municipal Corporation (S.S. Unit)
under Ward No. 124, Kolkata - 700063, A.D.S.R. Office -
Behala, under Police Station - previously Behala, at
present Thakurpukur, in the District of South 24 Parganas
TO AND IN FAVOUR OF of SMT. HENARANI DUTTA, wife
of Late Dharendra Nath Dutta of Mahatma Gandhi Road,
Kalua, P.S. Thakurpukur, District South 24 Parganas, by
virtue of a Registered Deed of Conveyance, which was duly
registered on 28.05.1975 at the office of Alipore Sub-
Registry Office and recorded in Book No. 1, Volume No. 111,
Pages 289 to 294, Being No. 4488 for the year 1975 at or
for a valuable consideration mentioned therein free from
all encumbrances.

AND WHEREAS after purchasing the aforesaid
property, said Smt. Henarani Dutta recorded and also
mutated her name in the concerned offices and thereafter
constructed a R.T. structure upon her said land and while
she was in peaceful possession and occupation over the

:(8):-

same by paying usual rents and taxes to the appropriate authority concerned and during her possession and occupation over her said property, due to her natural love and affection, she gifted **ALL THAT** piece and parcel Bastu land measuring **3 (three) Cottahs 13 (thirteen) Chittaks 26 (twenty six) Sq. ft.** more or less out of property together with R.T.S. structure standing there lying and situated at Mouza - Purba Barisha, Pargana Khaspur, J.L. No. 23, R.S. No. 43, District Collectorate Touzi No. 1-6, 8-10, 12-16, comprised in Dag No. 31 appertaining to R.S. Khatian No. 2013, presently within the limits of the Kolkata Municipal Corporation (S.S. C under Ward No. 124, Kolkata - 700063, A.D.S.R. Office Behala under Police Station - previously Behala present Chakurpukur, in the District of South 24 Parganas **TO AND IN FAVOUR OF** her son namely **SRI TAPAN KUMAR DUTTA** (the **VENDOR** herein), by virtue of a registered Deed of Gift which was duly registered on 29.11.1985 in the office of Additional District Sub-Registrar Alipore, 24 Parganas and recorded in Book No. 1, Volume No. 171, Pages 11 & 124, Beng. No. 9584 for the year 1985.

-(9):-

AND WHEREAS by virtue of the aforesaid Deed of Gift, the present Vendor become the absolute owner of the said ALL THAT piece and parcel of Bastu land measuring 3 (three) Cottahs 13 (thirteen) Chittaks 26 (twenty six) Sq. ft. more or less together with R.T.S. structure standing thereon, lying and situated at Mouza - Furba Barisha, Pargana - Khaspur, J.L. No. 23, R.S. No. 43, District Collectorate's Touzi No. 1-6, 8-10, 12-16, comprised in Dag No. 3161, appertaining to R.S. Khatian No. 2013, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 124, Kolkata - 700063, A.D.S.R. Office - Behala, under Police Station - previously Behala, at present Thakurpukur, in the District of South 24 Parganas and thereafter the Vendor herein mutated his name in the office of Kolkata Municipal Corporation (S.S. Unit) under Ward No. 124 being K.M.C. Premises No. 95A, Mahatma Gandhi Road, Kolkata - 700063, vide Assessee No. 41124060452, Kolkata - 700063 and since then the Vendor herein has been possessing & occupying his said property by paying the relevant rents and taxes to the appropriate authorities concern free from all sorts of encumbrances.

:(10):-

AND WHEREAS the Vendor herein, being in urgent need of money, declared for absolute sale of **ALL THAT** piece and parcel of Bastu land measuring **3 (three) Cottahs 13 (thirteen) Chittaks 26 (twenty six) Sq. ft. more or less** together with **100 Sft. R.T.S. structure** standing thereon, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, J.L. No. 23, R.S. No. 43, District Collectorate's Touzi No. 1-6, 8-10, 12-16, comprised in Dag No. 3161, appertaining to R.S. Khatian No. 2013, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 124, K.M.C. Premises No. 95A, Mahatma Gandhi Road, Kolkata - 700063, A.D.S.R. Office - Behala, under Police Station - previously Behala, at present Thakurpukur, in the District of South 24 Parganas and the Purchaser herein proposed to purchase the said property at a fixed price of consideration of **Rs. 23,30,000/- (Rupees Twenty Three Lakhs Thirty Thousand)** only free from all charges, encumbrances and attachments and the Vendor considering the said price reasonable and acceptable have agreed to sell the said property to the Purchaser at the said consideration money of **Rs. 23,30,000/- (Rupees Twenty Three Lakhs Thirty Thousand)** only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 23,30,000/- (Rupees Twenty Three Lakhs Thirty Thousand) only being the lawful money of the Union of India well and truly paid by the said Purchaser to the Vendor on or before the execution of this presents and that being the full consideration money of the said land (the receipt whereof the Vendor do hereby admit and acknowledge as per Memo of Consideration hereunder written) and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said Purchaser as well as the said property hereby transferred the Vendor do hereby grant, transfer, convey, sell, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of Bastu land measuring **3 (three) Cottaks¹³ (thirteen) Chittaks** (twenty six) Sq. ft. more or less together with **100 Sft. R.T** structure standing thereon, lying and situated at Mouz Purba Barisha, Pargana - Khaspur, J.L. No. 23, R.S. 143, District Collectorate's Touzi No. 1-6, 8-10, 12, comprised in Dag No. 3161, appertaining to R. S. Khatri No. 2013, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 1

Kolkata - 700063, A.D.S.R. Office - Behala, under Police Station - previously Behala, at present Thakurpukur, in the District of South 24 Parganas, morefully and specifically described in the SCHEDULE below and also described in the map or plan depicted by RED border lines or howsoever otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient rights, liberties to the said land belonging or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the Vendor have good right, title, full power and absolute authority to sell, grant, transfer the property hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof and the Purchaser shall and may at all times hereafter hold, possesses and enjoy the said land and pay the rents to the Collector, South 24-Parganas and taxes to the K.M.C. (S.S. Unit) after mutated his/her name in place

-(13):-

of the Vendor's name in the office of B.L.R.O. and K.M.C. (S.S. Unit) concerned.

The said land has not been acquired by the State Govt., K.M.D.A., Kolkata Municipal Corporation or any other authority nor the Vendor received any notice for acquisition or requisition of the said land or any part thereof.

If any of the representations or covenants made herein before by the Vendor is subsequently found to be false or any fraud is detected hereafter the Vendor shall be liable to compensate the loss if sustained by the Purchaser.

The Vendor also undertakes to rectify and/or amend any error or omission if transpired in this Deed in future.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 3 (three) Cottaks 13 (thirteen) Chittaks 26 (twenty six) Sq. ft. more or less together with 100 Sft. R.T.S. structure standing thereon lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, J.L. No. 23, R.S. No. 43, District Collectorate's Touzi No. 1-6, 8-10, 12-16, comprised in Dag No. 3161 appertaining to R.S. Khatian No. 2013, presently within the limits of the Kolkata Municipal

..(14):-

Corporation (S.S. Unit) under Ward No. 124, K.M.C. Premises No. 95A, Mahatma Gandhi Road, Location : James Long Sarani to Haridevpore, Kolkata - 700063, A.D.S.R. Office - Behala, under Police Station - previously Behala, at present Thakurpukur, in the District of South 24 Parganas, together with all easement rights, benefits and liberties for ingress and egress upon the Mahatma Gandhi Road adjacent to the **Southern side** of the said property hereby sold and the Purchaser shall have every right to take all sorts of connections in or underneath the said passage in or over thereon and enjoy generation after generation. The said property has been shown in the map or plan demarcated by **RED** border lines annexed hereto and the said Map or Plan will be treated as the part and parcel of this document under all circumstances.

BUTTED AND BOUNDED :-

<u>ON THE NORTH</u>	Land of Dag No. 3160 of Ramani Mohan Samaddar.
<u>ON THE SOUTH</u>	Mahatma Ganghi Road.
<u>ON THE EAST</u>	Land of Dag No. 3162 of Ramani Mohan Samaddar.
<u>ON THE WEST</u>	Land of Dag No. 3161 of Goutam Kumar Dutta.

-(15):-

Proportionate Annual rent is Rs. 4/- payable to the Government of West Bengal on behalf of Collector, South 24 Parganas.

IN WITNESS WHEREOF the parties have hath hereunto set and subscribed their respective hands and seals on this the day, month and year first above written.

SIGNED AND DELIVERED

in the presence

of WITNESSES:

Asata Datta
1) 558, M.R. Road, Bidhan Abaya
Thakurpukur, Kolkata-104.

2) Pradanta Mandal
nil. Kalua, So. Jaka
24 P.G.S.
Thakurpukur
K-104

Jagan Saha

SIGNATURE OF THE VENDOR

JAIVEER POUING SVT. LTD.

Jayjit Dasgupta
Signatory Authority

SIGNATURE OF THE PURCHASER

..(16):-

MEMO OF CONSIDERATION:-

RECEIVED of and from the within named Purchaser the within mentioned the sum of Rs. 23,30,000/- (Rupees Twenty Three Lakhs Thirty Thousand) only being the full and entire consideration money of this Indenture by following Memo:-

Date	MEMO		Bank & Branch	Amount (Rs.)
	Cash/Cheque No./ D.D. No.			
18/8/10	753501		Indian Bank, Sarat Bose Rd.	10,00,000/-
9/9/10	753504		"	13,30,000/-
Total Rs.				23,30,000/-

(Rupees Twenty Three Lakhs Thirty Thousand only)

WITNESSES:-

1) Anita Datta
58, M.G. Road Bidhan Pally,
Thakurpukur, Kolkata-104.

2) Prasanta Mondal
VILL - KALIA P.O. Joka
Thakurpukur K. 104

Napan Sutta
SIGNATURE OF THE VENDOR

Drafted by me,
Subhendu Barojee
A.D.S.R.O. Behma.

Computer Printed at:-
22, Panchanantala Lane
Kolkata - 700034.
By: _____

SITE PLAN FOR

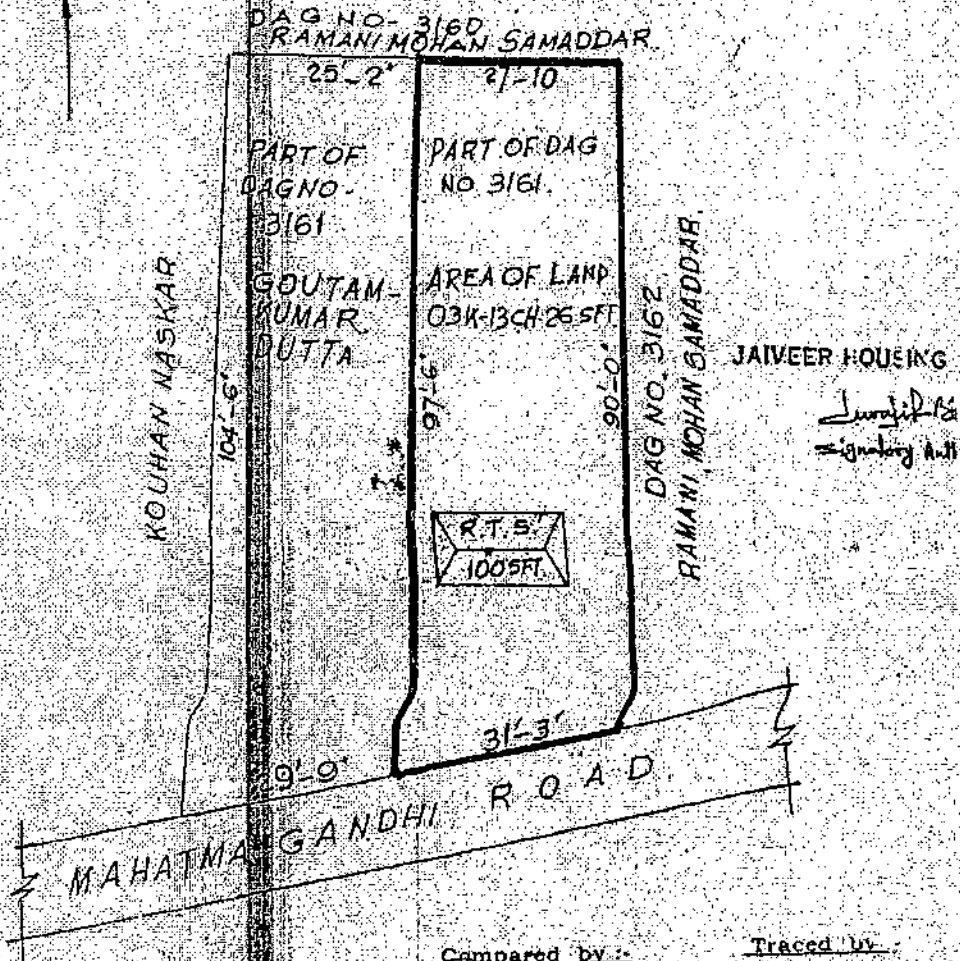
JAIVEER HOUSING PRIVATE LIMITED

PART OF DAG NO. 3161, UNDER KHATAN NO. 2013, AT
MOUZA PURBA BARISHA, J.L. NO. 23, R.S. NO. 43, TOUZI NO. 1-
8-10, 12-16, P.S. - BEHALA, AT PRESENT THAKURPUKUR, DIST.
4 PARGANAS (S), UNDER K.M.C. (S.S. UNIT), WARD NO. 124, BEING
PREMISES NO. 95A, MAHATMA GANDHI ROAD.

SCALE - 1" = 20' - 0"

AREA OF LAND : 3 K. 13 CH. 26 SFT. (APPROX.)
TOGETHER WITH 100 SQ. FT. R.T.S.
SHOWN IN RED BORDER ■

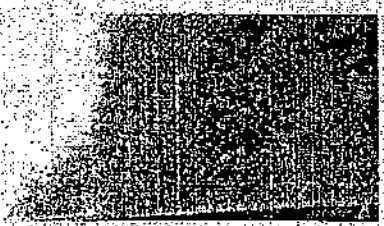
N



[Signature]
Signature of Vendor

Compared by :
[Signature] 09.09.10
Rathin Kumar Banerjee
(Surveyor, Planner & Civil D/M)
(W.B. Govt. Approved)
Recd. No. WB/I. 21783
S.M. Nagar, Kolkata-700143

Traced by :
[Signature]
Satyadeb Bhow
Regd. Land S.
08.09.10





Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
Left hand				
Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Right hand				
Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
Left hand				
Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Right hand				



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

Endorsement For Deed Number : 1 - 08550 of 2010
(Serial No. 07896 of 2010)

On 10/09/2010

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under sched Article number : 23.4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 25729/- E = 7/- on 10/09/2010

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 assessed at Rs. 2339167

Certified that the required stamp duty of this document is Rs. - 140360 /- and the Stamp duty Impresive Rs. - 5000/-

Deficit stamp duty

Deficit stamp duty-

1. Rs. 86955/- is paid, by the draft number 606599, Draft Date 09/09/2010, Bank Name State India, Behala (Calcutta), received on 10/09/2010
2. Rs. 24410/- is paid, by the draft number 399178, Draft Date 26/08/2010, Bank Name State India, Parnashree (Calcutta), received on 10/09/2010
3. Rs. 24005/- is paid, by the draft number 399177, Draft Date 26/08/2010, Bank Name State India, Parnashree (Calcutta), received on 10/09/2010

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

Presented for registration at 11:10 hrs on 10/09/2010, at the Office of the A. D. S. R. BEHALA Tapan Kr. Dutta, Executant.

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

Execution is admitted on 10/09/2010 by

1. Sri Tapan Kr. Dutta, son of Lt. Dharendra Nath Dutta, Kalua, Mahatma Gandhi Road, Thana: Thakurpukur, District: South 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste } Profession: Business
2. Sri Suvajit Biswas, Signatory Authority, Raiveer Housing Private Limited, 2 No. Rowland Road, Thana: Bullygunge, District: South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700020, By Profession: Business

(Ananda Mohar
ADDITIONAL DISTRICT SUB-REGISTRAR OF
Endorsement Page 1 of 1

10/09/2010 13:02:00

Office of the A. D. S. R. BEHALA



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

Endorsement For Deed Number : 1 - 08550 of 2010
(Serial No. -07896 of 2010)

Identified By: Prasanta Mondal, Son of Lt. Nirmal Mondal, Village: Kalua, Thana: Thakurpukur,
District: South 24-Parganas, WEST BENGAL, India, P.O. : Joka, Pin : -700104, By Caste: Hindu, By
Profession: Business.

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

10/09/2010 13:02:00

Endorsement Page 2 of 2



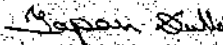


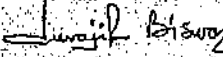
10/09/2010

Office of the A. D. S. R. BEHALA


Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BEHALA, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 07896 / 2010, Deed No. (Book - I / 08550/2010)
 Signature of the Presentant

Name of the Presentant	Signature with date
Mr. Japan Kr. Dutta	 10/9/2010

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

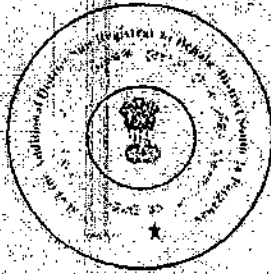
No. Admission of Execution By	Status	Photo	Finger Print	Signature
1. Mr. Kr. Dutta Address - Kalda, Mahatma Gandhi Road, Kolkata, Thana - Thakurpukur, District - South 24-Parganas, WEST BENGAL India, P.O.	Self	 10/09/2010	 LTI 10/09/2010	
2. Surajit Biswas Address - A-17, Diamond Park Kolkata, Thana - Thakurpukur, District - South 24-Parganas, WEST BENGAL India, P.O. Pin - 700104	Self	 10/09/2010	 LTI 10/09/2010	

Name of Identifier of above Person(s)	Signature of Identifier with Date
1. Santa Mondal Address - Kalda, Thana - Thakurpukur, District - South Parganas, WEST BENGAL India, P.O. - Joka, Pin 700104	 10/9/2010


 (Ananda Mohan Dutta)
 ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
 Office of the A. D. S. R. BEHALA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD-Volume number 21
Page from 2646 to 2668
being No 08560 for the year 2010.



(Signature)
(Ananda Mohan Dutta) 10-September-2010
ADDITIONAL-DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal

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