

03/07

NC-631/14

T 03015/14

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

76AA 899123

*Handwritten notes:*  
 18/11/14  
 5/11/14  
 6/11/14

Certified that the document is admitted to registration... The signature sheets and the endroement sheets attached with the document are the part of this document.

*Signature*  
 District Sub-Register-III  
 Alipore, South 24-parganas

*Handwritten notes:*  
 Dine Pal  
 Adhijit Ghosh  
 20/11/14  
 Ghosh Ghosh  
 5/11/14  
 Daby Sarkar  
 5/11/14

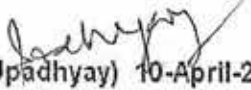
THIS DEED OF CONVEYANCE made this 8<sup>th</sup> day of April, 2014 BETWEEN (1) Ghosh  
 DILIP GHOSH, son of Late Dhananjoy Ghosh, by caste Hindu, by occupation *बिजनेस*  
 Business, residing at 10A, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - *700003*  
 700003 (PAN AUTPG 5417G), (2) NEMAI GHOSH, son of Late Dhananjoy Ghosh, *बिजनेस*

*Handwritten notes:*  
 20/11/14  
 20/11/14  
 20/11/14  
 Daby Sarkar  
 Nair  
 Dine Pal  
 Ghosh  
 Ghosh  
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 Ghosh  
 Ghosh

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 4543 to 4579  
being No 03015 for the year 2014.



  
(Rajendra Prasad Upadhyay) 10-April-2014  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal District Sub-Registrar-III  
Alipore, South 24 Parganas



Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03015 of 2014  
(Serial No. 03107 of 2014 and Query No. 1603L000006064 of 2014)

On 08/04/2014

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

Presented for registration at 17.30 hrs on :08/04/2014, at the Private residence by Nakul Himatsingka ,Claimant.

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

Execution is admitted on 08/04/2014 by

1. Dilip Ghosh, son of Late Dhananjoy Ghosh , 10 A, Lakshmi Dutta lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Business
2. Nemai Ghosh, son of Late Dhananjoy Ghosh , 10 A, Lakshmi Dutta lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Business
3. Prabir Ghosh, son of Late Dhananjoy Ghosh , 10 A, Lakshmi Dutta lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Business
4. Baby Sarkar, daughter of Late Dhananjoy Ghosh , 108/110, B. T. Road, Kolkata, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700108, By Caste Hindu, By Profession : House wife
5. Chabi Ghose, daughter of Late Dhananjoy Ghosh , 51 A, Bosepara Lane, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : House wife
6. Manju Ghosh, daughter of Late Dhananjoy Ghosh , 10 A, Lakshmi Dutta lane, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : House wife
7. Jharna Ghosh, daughter of Late Dhananjoy Ghosh , 10, Sonarpur, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
8. Maya Rani Ghosh, wife of Late Madan Mohan Ghosh , 10 A, Lakshmi Dutta lane, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : House wife
9. Goutam Ghosh, son of Late Madan Mohan Ghosh , 10 A, Lakshmi Dutta lane, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Business
10. Biswajit Ghosh, son of Late Madan Mohan Ghosh , 10 A, Lakshmi Dutta lane, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Business
11. Sujit Ghosh, son of Late Madan Mohan Ghosh , 10 A, Lakshmi Dutta lane, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Business



District Sub-Registrar-III  
Alipore, South 24 Parganas

( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 1 of 3



**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 03015 of 2014**  
**(Serial No. 03107 of 2014 and Query No. 1603L000006064 of 2014)**

12. Avijit Ghosh, son of Late Madan Mohan Ghosh , 10 A, Lakshmi Dutta lane, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700003, By Caste Hindu, By Profession : Business
13. Biva Pal, daughter of Late Madan Mohan Ghosh , 56 A, Anath Nath Deb Lane, Kolkata, Thana:-Tala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700037, By Caste Hindu, By Profession : House wife
14. Sarmistha Ghosh, daughter of Late Madan Mohan Ghosh , G F-51 A, Jardabagan, Aswininagar, Navapally, Baguihati, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : House wife
15. Nakul Himatsingka  
Director, Ideal Real Estates Pvt. Ltd., 50, Jawaharlal Nehru Road, Kolkata, Thana:-Shakespear Sarani, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.  
, By Profession : Business  
Identified By Amlan Saha, son of Late S. N Saha, 50, Jawaharlal Nehru Road, Kolkata, Thana:-Shakespear Sarani, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071, By Caste: Hindu, By Profession: Service.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 09/04/2014**

**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.-17,41,98,469/-

Certified that the required stamp duty of this document is Rs.- 12193913 /- and the Stamp duty paid as: Impresive Rs.- 10/-

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

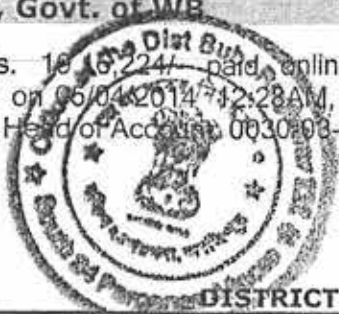
**On 10/04/2014**

**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.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 10,16,224/- paid online on 05/04/2014 12:28AM with Govt. Ref. No. 192014150000086561 on 06/04/2014 7:42:28AM, Bank: BANK Of INDIA, Bank Ref. No. 14626031 on 05/04/2014 12:28AM, Head of Account: 003003-104-001-16, Query No:1603L000006064/2014



District Sub-Registrar-III  
Alipore, South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 03015 of 2014**  
**(Serial No. 03107 of 2014 and Query No. 1603L000006064 of 2014)**

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Stamp duty Rs. 1,21,93,913/- paid online on 05/04/2014 12:28AM with Govt. Ref. No. 192014150000086561 on 05/04/2014 12:28AM, Bank: BANK Of INDIA, Bank Ref. No. 14626031 on 05/04/2014 12:28AM, Head of Account: 0030-02-103-003-02, Query No:1603L000006064/2014

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



District Sub-Registrar-III  
Alipore, South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

by caste Hindu, by occupation Business, residing at 10A, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003 (**PAN BEUPG 1656K**), (3) **PRABIR GHOSH**, son of Late Dhananjoy Ghosh, by caste Hindu, by occupation Business, residing at 10A, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003 (**PAN AZLPG7284N**), (4) **SMT. BABY SARKAR**, daughter of Late Dhananjoy Ghosh, wife of Mritunnjay Sarkar, by caste Hindu, by occupation Housewife, residing at 38, Subhas Palli, 108/110, B. T. Road, Bonhooghly, P.S. Baranagore, Kolkata - 700108 (**PAN EBBPS 1863R**), (5) **SMT. CHABI GHOSE**, daughter of Late Dhananjoy Ghosh, wife of Durga Shankar Ghosh, by caste Hindu, by occupation Housewife, residing at 51A, Bose Para Lane, P.S. Shyampukur, Kolkata - 700003 and (6) **SMT. MANJU GHOSH**, daughter of Late Dhananjoy Ghosh, by caste Hindu, by occupation Housewife, residing at 10A, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003 (**PAN BIZPG 1455M**), (7) **SMT. JHARNA GHOSH**, daughter of Late Dhananjoy Ghosh, wife of Nema Chand Ghosh, by caste Hindu, by occupation Housewife, residing at Ghosh Para, Gorkhara, 10, Sonarpur, P.S. Sonarpur, 24 Parganas (South) (**PAN AOWPG 5488G**), (8) **SMT. MAYA RANI GHOSH**, wife of Late Madan Mohan Ghosh, by caste Hindu, by occupation Housewife, residing at 10A, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003 (**PAN BCLPG 6504R**), (9) **GOUTAM GHOSH**, son of Late Madan Mohan Ghosh, by caste Hindu, by occupation Business, residing at 10A, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003 (**PAN AGZPG 5897Q**), (10) **BISWAJIT GHOSH**, son of Late Madan Mohan Ghosh, by caste Hindu, by occupation Business, residing at 10A, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003 (**PAN AGZPG 5898B**), (11) **SUJIT GHOSH**, son of Late Madan Mohan Ghosh, by caste Hindu, by occupation Business, residing at 10A, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003, (12) **AVIJIT GHOSH**, son of Late Madan Mohan Ghosh, by caste Hindu, by occupation Business, residing at 10A,

Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003 (**PAN ANUPG 3520A**),  
(13) **SMT. BIVA PAL**, daughter of Late Madan Mohan Ghosh, wife of Subhas  
Chandra Paul, by caste Hindu, by occupation Housewife, residing at 56A, Anath  
Nath Deb Lane, Tala, P.S. Tala, Kolkata - 700037 (**PAN BSOPP 5162R**) and (14)  
**SMT. SARMISTHA GHOSH**, daughter of Late Madan Mohan Ghosh, wife of Biraj  
Ghosh, by caste Hindu, by occupation Housewife, residing at GF-51A,  
Jardabagan, Aswininagar, Navapally, Baguihati, P.S. Baguihati, Kolkata - 700059  
(**PAN BBPPG 0323M**), hereinafter collectively referred to as the **VENDORS** (which  
expression shall unless excluded by or repugnant to the context be deemed to  
mean and include their respective heirs, executors, legal representatives and  
assigns) of the **ONE PART**.

**A N D**

**IDEAL REAL ESTATES PRIVATE LIMITED**, a private limited company  
incorporated under the provisions of the Companies Act, 1956 having its registered  
office at 50, Jawahar Lal Nehru Road, P.S. Shakespeare Sarani, Kolkata-700071  
(**PAN AAACD 9025H**) represented by its Director Nakul Himatsingka, son of Shri  
Srawan Kumar Himatsingka, by caste Hindu, by occupation Business, residing at  
20, Mandeville Garden, P.S. Gariahat, Kolkata - 700019 herein after referred to as  
the **PURCHASER** (which expression shall unless excluded by or repugnant to the  
context be deemed to mean and include its successor, successors-in-interest and  
assigns) of the **OTHER PART**.

**W H E R E A S:**

- A) By a registered Deed of Sale dated 26<sup>th</sup> September, 1919 (in Bengali language)  
registered in the office of the Sub-Registrar, Sealdah, recorded in Book No. I,

Volume No. 56, Pages 272 - 276, being No. 4649 for the 1919, one Rakhal Chandra Dey, son of Late Jhandu Ram Dey, a resident of 142/2, Narkeldanga Main Road, then Police Station Beliaghata, sold, transferred and conveyed Holding No. 82A, Premises No. 102, Manicktala Main Road, Kolkata containing an area of 1 bigha, 2 cottahs and 8 chittacks, **(First Land)** more or less to one Sriyukta Babu Bhutnath Ghosh, son of Sriyukta Babu Kali Charan Ghosh, a resident of 10, Lakshmi Dutta Lane, Baghbazar in the city of Kolkata, absolutely and forever.

- B) During the lifetime of Sriyukta Babu Bhutnath Ghosh, several structures were constructed by him, in the First Land.
- C) On or about 29.10.1928 the said Babu Bhutnath Ghosh, died intestate leaving his two sons, viz., Shri Dhananjoy Ghosh and Sri Madan Mohan Ghosh, as his only legal heirs. After the demise of said Babu Bhutnath Ghosh, his 2 (two) sons viz., Shri Dhananjoy Ghosh and Sri Madan Mohan Ghosh, became the absolute joint owners of the First Land.
- D) By a registered Deed of Sale dated 22<sup>nd</sup> September, 1933 (in Bengali language) registered in the office of the Sub-Registrar, Sealdah, recorded in Book No. I, Volume No. 26, Pages 135 - 139, being No. 1510 for the year 1933 one Smt. Nani Bala Dassi, wife of Late Sarat Chandra Belel, a resident of 21, Kankurgachi Second Lane, then Police Station Beliaghata, District - 24-Parganas sold, transferred and conveyed undivided half share of 1 Bigha Land in Premises No. 178, Manicktala Main Road (formerly 103, Manicktala Main Road), Kolkata **(undivided half share of Second Land)** to Sri



Dhananjoy Ghosh and Sri Madan Mohan Ghosh, both sons of Late Bhutnath Ghosh, absolutely and forever.

- E) By another registered Deed of Conveyance dated 22<sup>nd</sup> September, 1933, (in Bengali language) registered in the office of the Sub-Registrar, Sealdah, recorded in Book No. I, Volume No. 25, Pages 204 - 209, being No. 1511 for the year 1933, Kanai Lal Belel, Balai Chand Belel, both sons of Late Chandi Charan Belel, Pratap Chandra Belel and Lakshmi Narayan Belel, both minor sons of Late Chandi Charan Belel, represented by their certified guardian Smt. Sailabala Dassi, wife of Late Chandi Charan Belel of 56, Balaram Dey Street, in the city of Kolkata, sold, transferred and conveyed undivided half share of 1 Bigha Land in Premises No. 178, Manicktala Main Road (formerly 103, Manicktala Main Road), Kolkata (**undivided half share of Second Land**) to Sri Dhananjoy Ghosh and Sri Madan Mohan Ghosh, both sons of Late Bhutnath Ghosh, absolutely and forever. Thus, Shri Dhananjoy Ghosh and Shri Madan Mohan Ghosh became the absolute joint owners of the Second Land i.e. Premises No. 178, Manicktala Main Road.
- F) It appears from the record of the Kolkata Municipal Corporation that the then Premises No. 102, Manicktala Main Road was renumbered as 177, Manicktala Main Road.
- G) It also appears that the name of Babu Bhutnath Ghosh was recorded as the owner of First Land i.e. Premises No. 177, Manicktala Main Road and subsequently the names of his 2 sons i.e. Dhananjoy Ghosh and Madan Mohan Ghosh was mutated after the death of Bhutnath Ghosh.

H) It also appears from the records of Kolkata Municipal Corporation that the Second Land i.e. Premises No. 178, Manicktala Main Road was amalgamated and merged with First Land i.e. Premises No. 177, Manicktala Main Road and the amalgamated premises no 177, Manicktala Main Road, measuring 2 bighas 2 cottahs and 8 chittacks is hereafter referred to as the **Said Premises.**

I) After the amalgamation and recording of the names of Dhananjoy Ghosh and Madan Mohan Ghosh, some more structures were constructed in the Said Premises by the owners and the same were tenanted under the West Bengal Premises Tenancy Act.

J) Dhananjoy Ghosh died intestate on 30.01.2001 leaving behind his following heirs:

1. Dilip Ghosh (Son)
2. Nemaï Ghosh (Son)
3. Prabir Ghosh (Son)
4. Smt. Baby Sarkar (Daughter)
5. Smt. Chabi Ghose (Daughter)
6. Smt. Jharna Ghosh (Daughter)
7. Smt. Manju Ghosh (Daughter)

K) Madan Mohan Ghosh died intestate on 11.12.2010 leaving behind his following heirs :

1. Maya Rani Ghosh (wife)
2. Sri Goutam Ghosh (Son)
3. Sri Biswajit Ghosh (Son)

4. Sri Sujit Ghosh (Son)
  5. Sri Avijit Ghosh (son)
  6. Smt. Biva Pal (Daughter)
  7. Smt. Sarmistha Ghosh (Daughter)
- L) The aforesaid legal heirs of Late Dhananjoy Ghosh and Late Madan Mohan Ghosh have become the lawful owners and are seized and possessed of and sufficiently well entitled to ALL THAT the Premises No. 177, Manicktala Main Road, Kolkata, hereinafter referred to as the Said Premises, more fully described in the Schedule hereto with marketable and saleable right, title and interest to the exclusion of others.
- M) The Said Premises including the several old dilapidated structures made therein has been occupied by the tenants/trespassers.
- N) By a Memorandum of Understanding dated 22<sup>nd</sup> March, 2003 the Vendors and/or their predecessors in interest have agreed to sell the Said Premises to the Purchaser herein at and for a total consideration of Rs. 55,00,000/- (Rupees Fifty Five Lakhs) only subject to certain terms and conditions as mentioned therein. The Vendors have stated and assured the Purchaser that the Said Premises is now free from all encumbrances, liens, lispendens, mortgages, charges of any nature whatsoever and howsoever subject to the said tenants/trespassers and they have a marketable and saleable right, title and interest on the Said Premises and what has been stated hereinbefore in the recital have been confirmed by them and have been written at their dictation.

- O) Believing the same as true and correct and on being assured by the Vendors that the Said Premises is free from all encumbrances subject to what has been stated hereinabove and that the Vendors have marketable and saleable right, title and interest over the Said Premises and they have not concealed willfully anything with regard to the Said Premises the Vendors and the Purchaser re-negotiated the price for sale, transfer of the Said Premises and the price has now been agreed by the Parties at Rs. 2,66,00,000/- (Rupees Two Crore Sixty Six Lac) only.

**NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:-**

In pursuance of the aforesaid agreement and in consideration of a sum of Rs.2,66,00,000/- (Rupees Two Crores and sixty six lakhs only) paid to the Vendors by the Purchaser at or before execution of these presents, as per the Memo given herein below (the receipt whereof the Vendors doth hereby acknowledge) the Vendors as absolute owners of the Said Premises hereby sell, convey and transfer all that the Said Premises more fully described in the Schedule hereto and to hold the Purchaser as the absolute owner thereof.

**THE VENDORS HEREBY COVENANT WITH THE PURCHASER:**

1. The Said Premises is free from all encumbrances subject to the said tenants/trespassers and the Vendors having marketable and saleable right, title and interest, have the power and competence to sell the Said Premises to the Purchaser.
2. That no portion of the Said Premises is under requisition or acquisition of any Governmental, semi Governmental or other authorities.

3. The Purchaser shall and may from time to time and at all times hereinafter, peacefully and quietly enter into, hold, possess and enjoy the Said Premises hereby granted, sold, conveyed, transferred and receive and take rents, issues and profits therefrom without any trouble, hindrance, eviction or any interruption either by the Vendors or any person lawfully and equitably claiming from, under or in trust for the Vendors.
4. The Vendors hereby indemnify the Purchaser harmless against all encumbrances for the Said Premises including statutory and other dues till the date of handing over possession of the Said Premises.
5. The Vendors will from time to time and all times hereinafter, at the request and cost of the Purchaser do execute and cause to be done and/or executed all such acts, deeds and things for further bettering and more perfectly assuring the Said Premises and every part thereof unto the Purchaser as well as on clear title over the Said Premises.
6. The Vendors have handed over peaceful possession of the Said Premises to the Purchaser along with existing tenants/trespassers.
7. The Vendors reiterate that what has been stated in this conveyance are true and correct to the best of their knowledge and they have not willfully concealed any material fact of any nature whatsoever or howsoever relating to and touching with the Said Premises.

**SCHEDULE ABOVE REFERRED TO****(the said Premises)**

**ALL THAT** piece and parcel of the land measuring approximately 2 Bigha 2 Cottah 8 Chittack, equivalent to 42.50 Cottah together with various dilapidated structures measuring approximately 18,500 (eighteen thousand five hundred) square feet, standing thereon, occupied by the tenants/trespassers, situate, lying at and being Municipal Premises No. 177, Manicktala Main Road, Police Station Phool Bagan, Kolkata - 700054, within Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registry office Sealdah and delineated in RED colour on the attached Plan and butted and bounded as follows :

ON THE NORTH : By Manicktala Main Road  
ON THE SOUTH : By Premises No. 32/1, Ramkrishna Samadhi Road  
ON THE EAST : By Premises No.176/H/7, Manicktala Main Road  
ON THE WEST : By Premises No.179A/1A, Manicktala Main Road

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

SIGNED AND DELIVERED by the within-named Vendors at Kolkata in the presence of:

*Amalan Saha*

AMLAN SAHA  
5G, J L. Nehru Rd., Kol-71

*Hrishikesh Ghosh*  
10A, Laxmi Dutta Lane,  
Kolkata-700003.  
s/o Dilip Ghosh.

*Dilip Ghosh*  
Neman Ghosh.

*গুণীন্দ্র চক্র*

*Boby Sarkar.*

*ব্রজেন চক্র*  
*সুভদ্রা*  
*অক্ষয় চক্র*  
*স্বপ্না সানি চক্র*

*Gautam Ghosh*

*Biswanjit Ghosh.*

*বিশ্বজিত*

*Abhismit*

*Birajpal*  
*বিরাজপাল*

SIGNED, SEALED AND DELIVERED by the within-named Purchaser at Kolkata in the presence of:

*Amalan Saha*

*Hrishikesh Ghosh*

Prepared by, read over and explained in Benpali by me

*Hakim*  
Advocate.

High Court, Calcutta

For IDEAL REAL ESTATES PVT. LTD.

*Naes Karj.*

DIRECTOR

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within-named Purchaser the within mentioned sum of Rs. 2,66,00,000/- (Rupees two crore and sixty six lakh) only being the consideration money in full payable to the Vendors under these presents as per the following -

| Name                          | Cheque No. | Date of Payment | Bank                | Amount Paid | Total Amount     |
|-------------------------------|------------|-----------------|---------------------|-------------|------------------|
| <b>Heirs of Dhanjoy Ghosh</b> |            |                 |                     |             |                  |
| Dilip Ghosh (son)             | 394113     | 19.03.03        | Bank of India       | 15,000      |                  |
| Dilip Ghosh (son)             | 505113     | 07.03.05        | Bank of India       | 1,50,000    |                  |
| Dilip Ghosh (son)             | 311172     | 07.03.13        | Bank of India       | 1,00,000    |                  |
| Dilip Ghosh (son)             | 311162     | 07.03.13        | Bank of India       | 50,000      |                  |
| Dilip Ghosh (son)             | 176091     | 26.08.13        | State Bank of India | 2,00,000    |                  |
| Dilip Ghosh (son)             | 228022     | 23.10.13        | State Bank of India | 1,00,000    |                  |
| Dilip Ghosh (son)             | 228182     | 05.11.13        | State Bank of India | 1,00,000    |                  |
| Dilip Ghosh (son)             | 315281     | 07.04.14        | Bank of India       | 2,25,000    |                  |
| Dilip Ghosh (son)             | 315280     | 07.04.14        | Bank of India       | 9,41,000    |                  |
| Tax deducted at source (1%)   |            |                 |                     | 19,000      | <b>19,00,000</b> |
| <b>Nemai Ghosh (son)</b>      |            |                 |                     |             |                  |
| Nemai Ghosh (son)             | 394115     | 19.03.03        | Bank of India       | 15,000      |                  |
| Nemai Ghosh (son)             | 505115     | 07.03.05        | Bank of India       | 1,50,000    |                  |
| Nemai Ghosh (son)             | 91286      | 14.05.09        | State Bank of India | 1,50,000    |                  |
| Nemai Ghosh (son)             | 311173     | 07.03.13        | Bank of India       | 1,00,000    |                  |
| Nemai Ghosh (son)             | 311163     | 07.03.13        | Bank of India       | 50,000      |                  |
| Nemai Ghosh (son)             | 176092     | 26.08.13        | State Bank of India | 2,00,000    |                  |
| Nemai Ghosh (son)             | 228023     | 23.10.13        | State Bank of India | 1,00,000    |                  |
| Nemai Ghosh (son)             | 228183     | 05.11.13        | State Bank of India | 1,00,000    |                  |
| Nemai Ghosh (son)             | 315282     | 07.04.14        | Bank of India       | 10,16,000   |                  |
| Tax deducted at source (1%)   |            |                 |                     | 19,000      | <b>19,00,000</b> |



| Name                           | Cheque No. | Date of Payment | Bank                | Amount Paid | Total Amount     |
|--------------------------------|------------|-----------------|---------------------|-------------|------------------|
| <b>Prabir Ghosh (son)</b>      | 394114     | 19.03.03        | Bank of India       | 15,000      |                  |
| Prabir Ghosh (son)             | 505114     | 07.03.05        | Bank of India       | 1,50,000    |                  |
| Prabir Ghosh (son)             | 91285      | 14.05.09        | State Bank of India | 1,50,000    |                  |
| Prabir Ghosh (son)             | 900120     | 02.03.11        | State Bank of India | 1,00,000    |                  |
| Prabir Ghosh (son)             | 311174     | 07.03.13        | Bank of India       | 1,00,000    |                  |
| Prabir Ghosh (son)             | 311164     | 07.03.13        | Bank of India       | 50,000      |                  |
| Prabir Ghosh (son)             | 176093     | 26.08.13        | State Bank of India | 2,00,000    |                  |
| Prabir Ghosh (son)             | 228024     | 23.10.13        | State Bank of India | 1,00,000    |                  |
| Prabir Ghosh (son)             | 228184     | 05.11.13        | State Bank of India | 1,00,000    |                  |
| Prabir Ghosh (son)             | 315283     | 07.04.14        | Bank of India       | 9,16,000    |                  |
| Tax deducted at source (1%)    |            |                 |                     | 19,000      | <b>19,00,000</b> |
| <b>Baby Sarkar (daughter)</b>  | 394119     | 19.03.03        | Bank of India       | 15,000      |                  |
| Baby Sarkar (daughter)         | 311951     | 08.03.13        | Bank of India       | 1,00,000    |                  |
| Baby Sarkar (daughter)         | 315284     | 07.04.14        | Bank of India       | 17,66,000   |                  |
| Tax deducted at source (1%)    |            |                 |                     | 19,000      | <b>19,00,000</b> |
| <b>Chabi Ghose (daughter)</b>  | 394118     | 19.03.03        | Bank of India       | 15,000      |                  |
| Chabi Ghose (daughter)         | 311952     | 08.03.13        | Bank of India       | 1,00,000    |                  |
| Chabi Ghose (daughter)         | 315329     | 07.04.14        | Bank of India       | 3,61,000    |                  |
| Chabi Ghose (daughter)         | 315301     | 07.04.14        | Bank of India       | 14,05,000   |                  |
| Tax deducted at source (1%)    |            |                 |                     | 19,000      | <b>19,00,000</b> |
| <b>Jharna Ghosh (daughter)</b> | 394117     | 19.03.03        | Bank of India       | 15,000      |                  |
| Jharna Ghosh (daughter)        | 311953     | 08.03.13        | Bank of India       | 1,00,000    |                  |
| Jharna Ghosh (daughter)        | 315287     | 07.04.14        | Bank of India       | 17,66,000   |                  |
| Tax deducted at source (1%)    |            |                 |                     | 19,000      | <b>19,00,000</b> |

| Name  | Cheque No. | Date of Payment | Bank          | Amount Paid | Total Amount       |
|---|------------|-----------------|---------------|-------------|--------------------|
| <b>Manju Ghosh (daughter)</b>   | 394116     | 19.03.03        | Bank of India | 15,000      |                    |
| Manju Ghosh (daughter)  | 311954     | 08.03.13        | Bank of India | 1,00,000    |                    |
| Manju Ghosh (daughter)  | 315288     | 07.04.14        | Bank of India | 17,66,000   |                    |
| Tax deducted at source (1%)   |            |                 |               | 19,000      | <b>19,00,000</b>   |
| <b>Dhananjay Ghosh Group</b>  |            |                 |               |             | <b>1,33,00,000</b> |
| <b>Heirs of Madan Mohan Ghosh</b>   |            |                 |               |             |                    |
| <b>Maya Rani Ghosh (wife)</b>   |            |                 |               |             |                    |
| 1/7th share of amount paid to Madan Mohan Ghosh by cheque no 394112 dated 19.03.03 (Rs. 1,05,000/-) and cheque no 505112 dated 07.03.05 (Rs. 4,50,000/-) = Total Rs. 5,55,000/- |            |                 |               | 79,290      |                    |
| Maya Rani Ghosh (wife)  | 110784     | 29.08.11        | Bank of India | 50,000      |                    |
| Maya Rani Ghosh (wife)  | 311154     | 07.03.13        | Bank of India | 50,000      |                    |
| Maya Rani Ghosh (wife)  | 315271     | 07.04.14        | Bank of India | 17,01,710   |                    |
| Tax deducted at source (1%)   |            |                 |               | 19,000      | <b>19,00,000</b>   |
| <b>Goutam Ghosh (son)</b>   |            |                 |               |             |                    |
| 1/7th share of amount paid to Madan Mohan Ghosh by cheque no 394112 dated 19.03.03 (Rs. 1,05,000/-) and cheque no 505112 dated 07.03.05 (Rs. 4,50,000/-) = Total Rs. 5,55,000/- |            |                 |               | 79,285      |                    |
| Goutam Ghosh (son)  | 110785     | 29.08.11        | Bank of India | 50,000      |                    |
| Goutam Ghosh (son)  | 311155     | 07.03.13        | Bank of India | 50,000      |                    |
| Goutam Ghosh (son)  | 311169     | 07.03.13        | Bank of India | 1,50,000    |                    |
| Goutam Ghosh (son)  | 235272     | 04.07.13        | ICICI Bank    | 1,50,000    |                    |
| Goutam Ghosh (son)  | 315273     | 07.04.14        | Bank of India | 1,50,000    |                    |
| Goutam Ghosh (son)  | 315272     | 07.04.14        | Bank of India | 12,51,715   |                    |
| Tax deducted at source (1%)   |            |                 |               | 19,000      | <b>19,00,000</b>   |

| Name  | Cheque No. | Date of Payment | Bank          | Amount Paid | Total Amount     |
|---|------------|-----------------|---------------|-------------|------------------|
| <b>Biswajit Ghosh (son)</b>   |            |                 |               |             |                  |
| 1/7th share of amount paid to Madan Mohan Ghosh by cheque no 394112 dated 19.03.03 (Rs. 1,05,000/-) and cheque no 505112 dated 07.03.05 (Rs. 4,50,000/-) = Total Rs. 5,55,000/- |            |                 |               | 79,285      |                  |
| Biswajit Ghosh (son)  | 110786     | 29.08.11        | Bank of India | 50,000      |                  |
| Biswajit Ghosh (son)  | 311156     | 07.03.13        | Bank of India | 50,000      |                  |
| Biswajit Ghosh (son)  | 311170     | 07.03.13        | Bank of India | 1,50,000    |                  |
| Biswajit Ghosh (son)  | 235273     | 04.07.13        | ICICI Bank    | 1,50,000    |                  |
| Biswajit Ghosh (son)  | 315274     | 07.04.14        | Bank of India | 14,01,715   |                  |
| Tax deducted at source (1%)   |            |                 |               | 19,000      | <b>19,00,000</b> |
| <b>Sujit Ghosh (son)</b>  |            |                 |               |             |                  |
| 1/7th share of amount paid to Madan Mohan Ghosh by cheque no 394112 dated 19.03.03 (Rs. 1,05,000/-) and cheque no 505112 dated 07.03.05 (Rs. 4,50,000/-) = Total Rs. 5,55,000/- |            |                 |               | 79,285      |                  |
| Sujit Ghosh (son)   | 110788     | 29.08.11        | Bank of India | 50,000      |                  |
| Sujit Ghosh (son)   | 311157     | 07.03.13        | Bank of India | 50,000      |                  |
| Sujit Ghosh (son)   | 315330     | 07.04.14        | Bank of India | 3,61,000    |                  |
| Sujit Ghosh (son)   | 315275     | 07.04.14        | Bank of India | 13,40,715   |                  |
| Tax deducted at source (1%)   |            |                 |               | 19,000      | <b>19,00,000</b> |
| <b>Avijit Ghosh (son)</b>   |            |                 |               |             |                  |
| 1/7th share of amount paid to Madan Mohan Ghosh by cheque no 394112 dated 19.03.03 (Rs. 1,05,000/-) and cheque no 505112  |            |                 |               | 79,285      |                  |

| Name  | Cheque No. | Date of Payment | Bank          | Amount Paid | Total Amount |
|---|------------|-----------------|---------------|-------------|--------------|
| dated 07.03.05 (Rs. 4,50,000/-) = Total Rs. 5,55,000/-  |            |                 |               |             |              |
| Avijit Ghosh (son)  | 110789     | 29.08.11        | Bank of India | 50,000      |              |
| Avijit Ghosh (son)  | 311158     | 07.03.13        | Bank of India | 50,000      |              |
| Avijit Ghosh (son)  | 311955     | 07.03.13        | Bank of India | 1,50,000    |              |
| Avijit Ghosh (son)  | 315277     | 07.04.14        | Bank of India | 15,51,715   |              |
| Tax deducted at source (1%)   |            |                 |               | 19,000      | 19,00,000    |
| <b>Biva Pal (daughter)</b>  |            |                 |               |             |              |
| 1/7th share of amount paid to Madan Mohan Ghosh by cheque no 394112 dated 19.03.03 (Rs. 1,05,000/-) and cheque no 505112 dated 07.03.05 (Rs. 4,50,000/-) = Total Rs. 5,55,000/- |            |                 |               | 79,285      |              |
| Biva Pal (daughter)   | 110790     | 29.08.11        | Bank of India | 50,000      |              |
| Biva Pal (daughter)   | 311159     | 07.03.13        | Bank of India | 50,000      |              |
| Biva Pal (daughter)   | 315278     | 07.04.14        | Bank of India | 17,01,715   |              |
| Tax deducted at source (1%)   |            |                 |               | 19,000      | 19,00,000    |
| <b>Sarmistha Ghosh (daughter)</b>   |            |                 |               |             |              |
| 1/7th share of amount paid to Madan Mohan Ghosh by cheque no 394112 dated 19.03.03 (Rs. 1,05,000/-) and cheque no 505112 dated 07.03.05 (Rs. 4,50,000/-) = Total Rs. 5,55,000/- |            |                 |               | 79,285      |              |
| Sarmistha Ghosh (daughter)  | 110791     | 29.08.11        | Bank of India | 50,000      |              |
| Sarmistha Ghosh (daughter)  | 311160     | 07.03.13        | Bank of India | 50,000      |              |
| Sarmistha Ghosh (daughter)  | 315279     | 07.04.14        | Bank of India | 17,01,715   |              |

| Name                        | Cheque No. | Date of Payment | Bank | Amount Paid | Total Amount |
|-----------------------------|------------|-----------------|------|-------------|--------------|
| Tax deducted at source (1%) |            |                 |      | 19,000      | 19,00,000    |
| Madan Mohan Ghosh Group     |            |                 |      |             | 1,33,00,000  |
| Grand Total                 |            |                 |      |             | 2,66,00,000  |

Dilip Ghosh

Nemai Ghosh

କୃତଜ୍ଞତା

ବାବୁ ସରକାର.

ପଦ ନୀତି କୋଷ

ବି. ସି. ଶର୍ମା

ସି. ବି. ଶର୍ମା

A. Biswas Ghosh.

Goutam Ghosh

ଶ୍ରୀମତୀ ସୁମିତ୍ରା ଦେବୀ

ଶ୍ରୀମତୀ ସୁମିତ୍ରା ଦେବୀ

ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା

Biraj Pal

କର୍ମଚାରୀ କୋଷ

( VENDORS )

Witnesses:

Jagan Saha

Hrishikesh Ghosh

SITE PLAN OF PREMISES NO. : 177, MANICKTALA MAIN ROAD, KOLKATA - 700054



32/1 RAMKRISHNA SAMADHI ROAD

PREMISES NO. 179A/1A, MANICKTALA MAIN ROAD.

PREMISES NO. 176/H/7, MANICKTALA MAIN ROAD

Dilip Ghosh  
 Nemai Ghosh  
 শ্রী ব্রজেন চন্দ্র  
 Babu Sarkar  
 সুভদ্রা  
 ব্রজেন চন্দ্র  
 শ্রী ব্রজেন চন্দ্র  
 শ্রী ব্রজেন চন্দ্র  
 Goutam Ghosh.  
 Biramoni Ghosh  
 শ্রী ব্রজেন চন্দ্র  
 Abhinav Ghosh  
 Biswopal



১৭৭/১৭৭/১৭৭

MANICKTALA MAIN ROAD







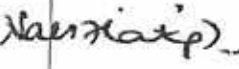











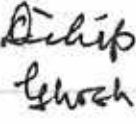











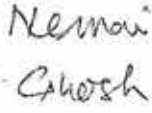





For IDEAL REAL ESTATES PVT. LTD.

Narayan














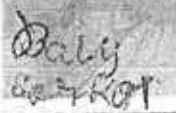






















DIRECTOR

TOTAL LAND AREA  
 2 B. 2 K. 8 CH. 0 SQFT.  
 (MORE OR LESS)  
 = 2842.76 SQ. MTR.

## SPECIMEN FORM TEN FINGER PRINTS


































| Sl. No. | Signature of the executants and/or purchaser Presentants   |   |   |   |   |   |
|---------|--|---|---|---|---|---|
|         | <br>Nani Khatp    |    |    |   |    |    |
|         |  | Little  | Ring  | Middle  | Fore  | Thumb   |
|         |  | (Left Hand)   |   |   |   |   |
|         | <br>Nani Khatp    |    |    |    |    |    |
|         |  | Thumb   | Fore  | Middle  | Ring  | Little  |
|         |  | (Right Hand)  |   |   |   |   |
|         | <br>Dilip Ghosh  |   |   |   |   |   |
|         |  | Little  | Ring  | Middle  | Fore  | Thumb   |
|         |  | (Left Hand)   |   |   |   |   |
|         | <br>Dilip Ghosh |  |  |  |  |  |
|         |  | Thumb   | Fore  | Middle  | Ring  | Little  |
|         |  | (Right Hand)  |   |   |   |   |
|         | <br>Neman Ghosh |  |  |  |  |  |
|         |  | Little  | Ring  | Middle  | Fore  | Thumb   |
|         |  | (Left Hand)   |   |   |   |   |
|         | <br>Neman Ghosh |  |  |  |  |  |
|         |  | Thumb   | Fore  | Middle  | Ring  | Little  |
|         |  | (Right Hand)  |   |   |   |   |

# SPECIMEN FORM TEN FINGER PRINTS

| Sl. No. | Signature of the executants and/or purchaser Presentants   |  |   |   |   |   |
|---------|--|--|---|---|---|---|
|         | <br>     | <br>Little<br>(Left Hand)   | <br>Ring<br>(Left Hand)    | <br>Middle<br>(Left Hand)    | <br>Fore<br>(Left Hand)    | <br>Thumb<br>(Left Hand)     |
|         |  | <br>Thumb<br>(Right Hand)   | <br>Fore<br>(Right Hand)   | <br>Middle<br>(Right Hand)   | <br>Ring<br>(Right Hand)   | <br>Little<br>(Right Hand)   |
|         | <br>  | <br>Little<br>(Left Hand)  | <br>Ring<br>(Left Hand)   | <br>Middle<br>(Left Hand)   | <br>Fore<br>(Left Hand)  | <br>Thumb<br>(Left Hand)    |
|         |  | <br>Thumb<br>(Right Hand) | <br>Fore<br>(Right Hand) | <br>Middle<br>(Right Hand) | <br>Ring<br>(Right Hand) | <br>Little<br>(Right Hand) |
|         | <br> | <br>Little<br>(Left Hand) | <br>Ring<br>(Left Hand)  | <br>Middle<br>(Left Hand)  | <br>Fore<br>(Left Hand)  | <br>Thumb<br>(Left Hand)   |
|         |  | <br>Thumb<br>(Right Hand) | <br>Fore<br>(Right Hand) | <br>Middle<br>(Right Hand) | <br>Ring<br>(Right Hand) | <br>Little<br>(Right Hand) |



## SPECIMEN FORM TEN FINGER PRINTS

| Sl. No. | Signature of the executants and/or purchaser Presentants  |   |   |  |   |   |
|---------|---|---|---|--|---|---|
|         | <br>5/02/22<br>9 |    |    |     |    |    |
|         |   | Little  | Ring  | Middle<br>(Left Hand)  | Fore  | Thumb   |
|         |   |    |    |    |    |    |
|         |   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring  | Little  |
|         | <br>20/01/22    |   |   |   |   |   |
|         |   | Little  | Ring  | Middle<br>(Left Hand)  | Fore  | Thumb   |
|         |   |  |  |   |  |  |
|         |   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring  | Little  |
|         | <br>20/01/22   |  |  |  |  |  |
|         |   | Little  | Ring  | Middle<br>(Left Hand)  | Fore  | Thumb   |
|         |   |  |  |   |  |  |
|         |   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring  | Little  |

# SPECIMEN FORM TEN FINGER PRINTS

|         |  |
|---------|--|
| Sl. No. | Signature of the executants and/or purchaser Presentants |
|---------|--|



*Gaurav Ghosh*

*Gaurav Ghosh*

|        |      |        |      |        |              |
|--------|------|--------|------|--------|--------------|
|        |      |        |      |        |              |
| Little | Ring | Middle | Fore | Thumb  |              |
|        |      |        |      |        | (Left Hand)  |
|        |      |        |      |        |              |
| Thumb  | Fore | Middle | Ring | Little |              |
|        |      |        |      |        | (Right Hand) |



*Biswajit Ghosh*

*Biswajit Ghosh*

|        |      |        |      |        |              |
|--------|------|--------|------|--------|--------------|
|        |      |        |      |        |              |
| Little | Ring | Middle | Fore | Thumb  |              |
|        |      |        |      |        | (Left Hand)  |
|        |      |        |      |        |              |
| Thumb  | Fore | Middle | Ring | Little |              |
|        |      |        |      |        | (Right Hand) |


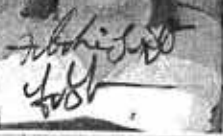











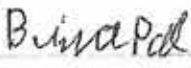











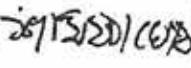












*Anirban Ghosh*

*Anirban Ghosh*

|        |      |        |      |        |              |
|--------|------|--------|------|--------|--------------|
|        |      |        |      |        |              |
| Little | Ring | Middle | Fore | Thumb  |              |
|        |      |        |      |        | (Left Hand)  |
|        |      |        |      |        |              |
| Thumb  | Fore | Middle | Ring | Little |              |
|        |      |        |      |        | (Right Hand) |

## SPECIMEN FORM TEN FINGER PRINTS

| Sl. No. | Signature of the executants and/or purchaser Presentants   |   |   |   |   |   |
|---------|--|---|---|---|---|---|
|         | <br>     | <br>Little   | <br>Ring   | <br>Middle  | <br>Fore   | <br>Thumb    |
|         |  | <br>Thumb    | <br>Fore   | <br>Middle   | <br>Ring   | <br>Little   |
|         | <br>  | <br>Little  | <br>Ring  | <br>Middle  | <br>Fore  | <br>Thumb   |
|         |  | <br>Thumb  | <br>Fore | <br>Middle | <br>Ring | <br>Little |
|         | <br> | <br>Little | <br>Ring | <br>Middle | <br>Fore | <br>Thumb  |
|         |  | <br>Thumb  | <br>Fore | <br>Middle | <br>Ring | <br>Little |

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
eChallan

GRN: 19-201415-000008656-1

Payment Mode Online Payment

GRN Date: 05/04/2014 12:58:29

Bank: BANK OF INDIA

BRN: 14626031

BRN Date: 05/04/2014 12:58:29

DEPOSITOR'S DETAILS

Id No. : 1603L000006064/1/2014

[Query No./Query Year]

Name : IDEAL REAL ESTATES PRIVATE LIMITED

Contact No. :

Mobile No. : +91 9830071626

E-mail :

Address : 50 J.L.NEHRU ROAD  
KOLKATA -700071

Applicant Name : Amlan Saha

Office Name : D.S.R. - III SOUTH 24-PARGANAS, South 24-Parganas

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 1603L000006064/1/2014 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 12193913   |
| 2       | 1603L000006064/1/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1916224    |

In Words : Rupees One Crore Forty One Lakh Ten Thousand One Hundred Thirty Seven only

Total

14110137

Dated this 8<sup>th</sup> day of April 2014

BETWEEN

DILIP GHOSH & ORS.

...VENDOR

AND

IDEAL REAL ESTATES PRIVATE  
LIMITED

... PURCHASER

**DEED OF CONVEYANCE**

**Utpal Majumder**  
Advocate  
'Hastings Chambers'  
7C, Kiran Sankar Roy, Road  
3<sup>rd</sup> Floor  
Kolkata - 70 0001