

05857

KDH/210

D 06012/13

Saha & Ray

भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

66AA 094902

M.V. No. 2,92,385/-
Q.No. 10634/13.

V/c Case No 567/13.

Certified that the documents admitted to registration, the signature sheet and the endorsement sheets attached with the this document are the part of this document

Addl District Sub Registrar
Barrackpore, 24 Pgs (N)

18/6/13

CONVEYANCE

1. Date: 21st May, 2013
2. Place: Kolkata
3. Parties:

Ravi Kant Kedia

Ravi Kant Kedia

21/05/13
at 8-44 PM.

19725

SAHA & RAY
Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, K. S. Roy Road
Kolkata - 700001

NAME.....
AD#.....
Rs.....
25 APR 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

- Ravi Kant Icedia

25 APR 2013

25 APR 2013



6310 Mastery Housing Private Limited

- Ravi Kant Icedia

Director/ Authorized Signatory

6311

as constituted attorney of
Sumitra Devi and
Madhuri Singh.

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✓ Sudip Dutta Chowdhury

S/o Nilip Dutta Chowdhury

Madharyam Bankimally

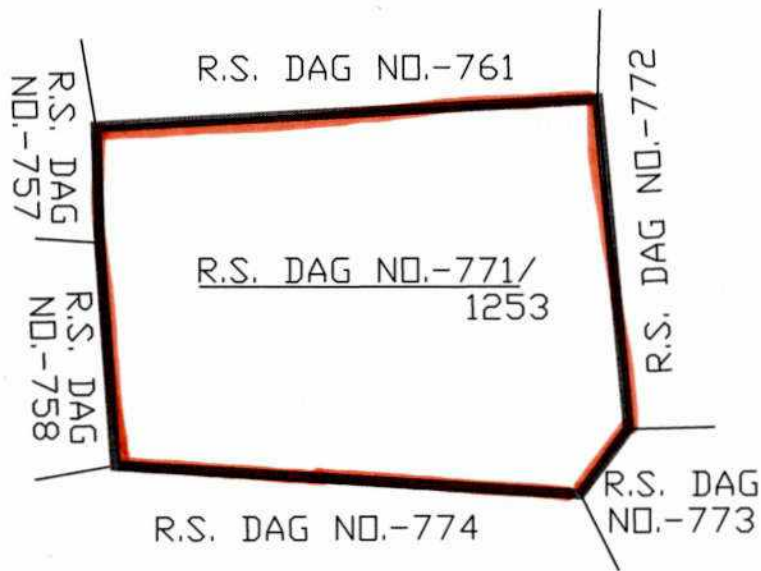
P.O. Barasat P.O. Madharyam

Business.

SITE PLAN OF R.S. DAG NO.- 771/1253 CORRESPONDING L.R. DAG NO.- 1714, L.R. KHATIAN NO.- 263, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS



Total Area in Dag No.771/1253 is 30 Decimal



Signature

Mastery Housing Private Limited

Ravi Kant Kedia

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 5.0000 DECIMAL UNDIVIDED SHARE OF DANGA LAND OUT OF 30 DECIMAL OF R.S. DAG NO.- 771/1253, L.R. DAG NO.- 1714.
























SHOWN THUS : 



Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

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SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Ravikant Kedia	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
	 Manoj Kumar	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

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- 3.1 **Sumitra Devi**, wife of Late Byasnarayan Singh, residing at B2, Anand Bihar Colony of Belly Road, Patna-800014, Bihar, represented by her constituted attorney, **Basudeb Das**, son of Late Biswanath Das, residing at Village Patulia Brahman Para, Post Office Patulia, Police Station Khardah, Kolkata-700119, District North 24 Parganas
- 3.2 **Madhuri Singh**, wife of Omprakash Singh, daughter of Late Byasnarayan Singh, residing at B2, Anand Bihar Colony of Belly Road, Patna-800014, Bihar, represented by her constituted attorney, **Basudeb Das**, son of Late Biswanath Das, residing at Village Patulia Brahman Para, Post Office Patulia, Police Station Khardah, Kolkata-700119, District North 24 Parganas

(collectively **Vendors**, include successors-in-interest)

And

- 3.3 **Mastery Housing Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101, Park Street, Police Station Park Street, Kolkata-700016, represented by its authorized signatory, **Ravi Kant Kedia**, son Jagdish Prasad Kedia, 69/2, Nimtolla Ghat Street, Police Station Police Station Jorabagan, Kolkata-700006

(**Purchaser**, includes successors-in-interest).

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *danga* (highland) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 30 (thirty) decimal, being the portion of R.S. *Dag* No. 771/1253, corresponding L.R. *Dag* No. 1714, recorded in L.R. *Khatian* No. 263, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (**PGP**), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 771/1253 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Gourmani Dasi was the recorded owner of land classified as *danga* (highland) measuring 30 (thirty) decimal [equivalent to 18.1818 (eighteen point one eight one eight) *cottah*], more or less, out of 30 (thirty) decimal, being the entirety of R.S. *Dag* No. 771/1253, corresponding L.R. *Dag* No. 1714, recorded in L.R. *Khatian* No. 263, *Mouza* Patulia, J.L. No. 4, Police Station Khardah,



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within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Mother Property**), free from all encumbrances.

- 5.1.2 **Demise of Gourmani Dasi:** Gourmani Dasi, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving, her only son, Panchanan Ghosh, as her only legal heir, who solely inherited the right, title and interest of Late Gourmani Dasi in the Mother Property, free from all encumbrances.
- 5.1.3 **Sale to Byasnarayan Singh & Anr.:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 16th November, 1951, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 63, at Pages 151 to 156, being Deed No. 5447 for the year 1951, Panchanan Ghosh *inter alia* sold, conveyed and transferred entirety of the Mother Property to Ghan Shyam Singh and Byas Narayan Singh, free from all encumbrances and for the consideration mentioned therein. Thus, the Byasnarayan Singh became the absolute owner of land measuring 15 (fifteen) decimal out of the Mother Property (**Byasnarayan's Property**).
- 5.1.4 **Demise of Byasnarayan Singh:** Byasnarayan Singh, a Hindu, died *intestate* leaving behind him surviving, his wife, Sumitra Devi (Vendor No. 3.1 hereinabove) and his only daughter, Madhuri Singh (Vendor No. 3.2 hereinabove), as his only legal heiresses, who jointly and in equal shares inherited the right, title and interest of Late Byasnarayan Singh *inter alia* in Byasnarayan's Property, free from all encumbrances. The Said Property is a portion of Byasnarayan's Property and is also the subject matter of this conveyance.
- 5.1.5 **Absolute Ownership of Vendors:** In the circumstances mentioned above, the Vendors have become the undisputed and absolute owners of the Said Property out of Byasnarayan's Property, free from all encumbrances.
- 5.1.6 **Power of Attorney by Vendor No. 3.1:** By a General Power of Attorney [**POA**] dated 3rd May, 2013, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. IV, CD Volume No. 2, at Pages 2870 to 2878, Being Deed No. 00754 for the year 2013, the Vendor No. 3.1 hereinabove appointed, constituted and nominated Basudeb Das, as her true and lawful attorney and empowered/authorized him to execute proper deeds of conveyance in order to convey and transfer *inter alia* of her share 50% (fifty percent) share in Byasnarayan's Property in favour of the Purchaser/Purchasers. The POA is valid and subsisting and has not been revoked or rescinded by the Vendor No. 3.1.
- 5.1.7 **Power of Attorney by Vendor No. 3.2:** By a General Power of Attorney [**POA**] dated 10th April, 2013, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. IV, CD Volume No. 2, at Pages 2879 to 2887, Being Deed No. 00697 for the year 2013, the Vendor No. 3.2 hereinabove appointed, constituted and nominated Basudeb Das, as her true and lawful attorney and empowered/authorized him to execute proper deeds of conveyance in order to convey and transfer *inter alia* of her share 50% (fifty percent) share in the Byasnarayan's Property in favour of the Purchaser/Purchasers. The POA is valid and subsisting and has not been revoked or rescinded by the Vendor No. 3.2.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare






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that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.

- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2.11 **Release of Further Claims:** By executing this Deed of Conveyance in favour of the Purchaser the Vendors have released and relinquished all their right, title and interest over R.S. *Dag* No. 771/1253 and the Vendors shall not make any further claims to the Purchaser in respect of R.S. *Dag* No. 771/1253.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession



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and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private Limited having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata-700007 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendors directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

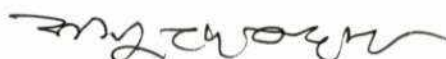
7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, land classified as *danga* (highland) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 30 (thirty) decimal, being the portion of R.S. *Dag* No. 771/1253, corresponding L.R. *Dag* No. 1714, recorded in L.R. *Khatian* No. 263, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 771/1253 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.72,000/- (Rupees seventy two thousand) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby as well as by the Vendors' Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debttar*, trusts, prohibitions,



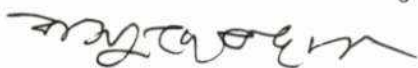




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Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendors under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue or not complied with at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and/or assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and/or assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials,





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water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the Vendors hold and own any land contiguous to the Said Property and such land is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.

- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of any land held or owned by the Vendors contiguous to the Said Property being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and/or assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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Schedule
(Said Property)

Land classified as *danga* (highland) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 30 (thirty) decimal, being the portion of R.S. *Dag* No. 771/1253, corresponding L.R. *Dag* No. 1714, recorded in L.R. *Khatian* No. 263, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 771/1253 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S. *Dag* No. 768

On the East : By R.S. *Dag* No. 772

On the South : By R.S. *Dag* No. 774

On the West : By R.S. *Dag* Nos. 758 and 757

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The detail of the Said Property is tabulated in the Chart below:

<i>Mouza</i>	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	771/ 1253	1714	263	30.00	5.00	Gourmani Dasi
				Total	5.00	



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9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.



[Basudeb Das as constituted
Attorney of (1) Sumitra Devi and (2) Madhuri
Singh]
[Vendors]




[Mastery Housing Private Limited]
[Authorized Signatory]
[Purchaser]

Drafted by:

Jautush Chaudhuri
Advocate
High Court, Calcutta


Witnesses:

Signature: 

Name: Sudip Dutta Choudhury

Father's Name: Silip Dutta Choudhury

Address: Madham Ram, Bankim
Pally (S) 1201-129

Signature: 

Name: Pranab Sarkar

Father's Name: Let Harehal Sarkar

Address: New Barrackpore
Khairnath Cal 131



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12 1 MAY 2011

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.72,000/-** (**Rupees seventy two thousand**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order NO. 376206	21.05.13	AXIS Bank, Kolkata Branch	72,000/-
		Total	72,000/-



[Basudeb Das as constituted
Attorney of (1) Sumitra Devi and (2) Madhuri
Singh]
[Vendors]

Witnesses:

Signature



Name: Sudip Datta Chowdhury

Signature



Name: Pranale Sarker



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Barrackpore, North 24 Parganas

21 MAY 2013



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

Endorsement For Deed Number : I - 06012 of 2013
(Serial No. 05857 of 2013 and Query No. 1505L000010634 of 2013)

On 21/05/2013

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

Presented for registration at 19.00 hrs on :21/05/2013, at the Private residence by Ravi Kant Kedia ,Claimant.

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

Execution is admitted on 21/05/2013 by

1. Ravi Kant Kedia
 Aushorized Signatory, Mastery Housing Pvt.ltd, 101 Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
 , By Profession : Service
 Identified By Sudip Dutta Chowdhury, son of Dilip Dutta Chowdhury, Bankimpally, P.O. :-Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700129, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Basudeb Das, son of Late Biswanath Das , Patulia Bramhanpara, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of 1. Madhuri Singh 2. Sumitra Devi is admitted by him.
 Identified By Sudip Dutta Chowdhury, son of Dilip Dutta Chowdhury, Bankimpally, P.O. :-Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700129, By Caste: Hindu, By Profession: Business.

(Subhas Chandra Majumdar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/05/2013

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.-2,92,385/-

Certified that the required stamp duty of this document is Rs.- 14639 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Subhas Chandra Majumdar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 18/06/2013

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



(Subhas Chandra Majumdar)
 ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 06012 of 2013
(Serial No. 05857 of 2013 and Query No. 1505L000010634 of 2013)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

1. Rs. 3212/- is paid , by the draft number 757792, Draft Date 28/05/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 18/06/2013
2. Rs. 20/- is paid , by the draft number 332518, Draft Date 12/06/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 18/06/2013

(Under Article : A(1) = 3212/- ,E = 14/- ,Excess amount = 6/- on 18/06/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 14619/- is paid , by the draft number 757791, Draft Date 28/05/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 18/06/2013
2. Rs. 20/- is paid , by the draft number 332515, Draft Date 12/06/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 18/06/2013

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 3685 to 3700
being No 06012 for the year 2013.




(Subhas Chandra Majumdar) 10-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE
West Bengal