

03720/2009

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



Additional Duty Stamp
at Assurances in Kolkata

CONVEYANCE

THIS DEED OF CONVEYANCE made this the 2nd day of June Two Thousand Nine BETWEEN **MR. MANTU RANJAN DAS** s/o Late Surendra Lal Das, by faith Hindu, by occupation Business, residing at Thakur Nityagopal Road, Ghosh Para, Panihati, P.S. Khardah, Kolkata - 700 114, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, executors, administrators, legal representatives and assigns) of the **FIRST**

PART:

38954

For 250
For 100
850

নম্বর- 3006 তার 29/5/09 মূল্য 500

ক্রেতার নাম _____
সং _____
স্টাম্প ডেভার থাকবে _____
বিক্রয় নগর (সেন্ট্রেল সিটি) এ. ডি. এস. আর. ও.
স্টাম্প ক্রয় তা _____
চালান নং _____

M/S. G.M. Enclave Pvt. Ltd.
49 A.W. Sarfaraj Rd.
Kerla 48

06 MAY 2009

600000

মোট কত টাকা খরিদ _____
ক্রয়কারী বাসাবাসের ডেভার মিতা দত্ত

 Sanyal Anshu
1645


G.M. ENCLAVE PVT. LTD.
Sanyal Anshu
Director

 1646

- Mantu Ranjan Das



Rana Das
s/o Ajun Das
T. N. G. Road
P.O. Panichatti, K-119
Bansin (24 Pps (N))


2 JUN 2009

M/S. G. M. ENCLAVE PRIVATE LIMITED a Company incorporated under Indian Companies Act, 1956 having its registered office at 49, A.N. Saha Road, P.S. Lake Town, Kolkata - 700048 and local Corporate Office at AB - 9, Salt Lake City, Sector - 1, Kolkata - 700064, hereinafter referred to as the **PURCHASER** (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor successors at office administrators, executors, legal representatives and assigns) of the SECOND PART:

WHEREAS THE VENDOR HAS REPRESENTED THE PURCHASER THAT: -

(a) Pankaj Kr. Mukherjee deceased and Mr. Mantu Ranjan Das were the owners of amongst other properties All That 'Said Land' measuring 0.15 acre equivalent to 9(nine) cottahs 1(one) chittaks 20(twenty) sq. ft. be the same a little more or less togetherwith Old R.T. Shaded Structures thereon comprised in part of R.S. Dag No.1115, comprised out of R.S. Khanda Khatian No. 2113 thereafter 1446 at present under new Khatian Nos. 2177 & 2178, at Mouza Panihati, J.L. No. 10, under P.S. Khardah, District 24-Pgs.(N), And B.L.& L.R.O. BKP-II, Sodepur, ~~part of~~ Municipal Holding Nos.175F & ~~176F~~ under Panihati Municipality, Ward No. 13, Premises No.143, B.T. Road, Kolkata - 700114, and rent payable to the Collectorate 24-Pgs. (N), morefully described in the First Schedule hereunder written hereinafter referred to as the 'SAID PROPERTY' alongwith some adjacent property by virtue of two respective Sale Deeds both registered with S.R. Barrackpore and one recorded in Book No. 1, Volume No.55, Pages 71 to 75, Being No.3208 of 1973 and another recorded in Book No.1, Volume No.28, Pages 127 to 131, Being No.1437 of 1974.

(b) The said Pankaj Kr. Mukherjee died intestate on 06.02.2007 leaving behind him his one son and three daughters all the Vendors herein as his only and absolute heir and heiresses and those who under the Indian Succession Act jointly inherited the undivided share of the property hereunder the First Schedule and their names have been recorded in the present record of the B.L.&L.R.O., BKP -II, Sodepur, North 24-Pgs. under present Khatian No. 2177 as the Owners of 0.07 acre equivalent to **4 cottahs, 3 chittaks, 40 sq. ft.** be the same a little more or less being a portion of land measuring 0.15 acre equivalent to 9(nine) cottahs 1(one) chittaks 20(twenty) sq. ft. in part of R.S. Dag No.1115 togetherwith old R.T. Shaded Structures thereon.

(c) The name of the Vendor herein is recorded in the present record of the B.L.& L.R.O., BKP -II, under present Khatian No. 2178 as the Owner of 0.08 acre equivalent to **4 cottahs, 13 chittaks, 25 sq. ft.** be the same a little more or less togetherwith old R.T. Shaded Structure measuring 500 sq. ft. a little more or less in part of R.S. Dag No.1115, lying and situates at Mouza

Sagely Cpt
Mantu Ranjan Das

Panihati, J.L. No. 10, under P.S. Khardah, District 24-Parganas(N), and being the ~~part of~~ Municipal Holding Nos. 175F & ~~176F~~ within the Municipal Limits of Panihati Municipality, Ward No. 13, Premises No. 143, Barrackpore Trunk Road, Kolkata - 700 114, and rent payable to the Collectorate 24-Parganas (N), morefully described in the Second Schedule written hereunder and hereinafter referred to as the "SAID PORTION" and which is being the Vendor's share out of the said property described in the First Schedule hereunder.

Sampal Gop
Manter Ranjan Das

d) The Vendor herein is absolutely seized and possessed of the said Portion described in the Second Schedule out of the Said Property under the First Schedule herein as the only and exclusive owner thereof and none other than Vendor herein has/have any rights, title & interest in the Said Portion under the Second Schedule out of the Said Property and or any part or portions thereof and the Vendor herein has a clear and marketable title on and over the Said Portion under the Second Schedule herein free from any mortgage, claims, demands, suits, injunctions viz.a.viz. free from any or all encumbrances and the Vendor herein is free to deal with his share described in the Second Schedule out of the said property under the First Schedule in any such manner as the vendor deem fit and proper and the said property is free from any acquisition or alienment under any development scheme whatsoever by the State Government, semi-Government or Local Body.

AND WHEREAS the Vendor is in need of money and as such decided to sell out of his aforesaid share measuring 0.08 acre equivalent to **4 cottahs, 13 chittaks, 25 sq. ft.** be the same a little more or less togetherwith old R.T. Shaded structure measuring 500 sq. ft. in part of R.S. Dag No. 1115 under the present or modified Khatian No. 2178 Mouza Panihati and as described in the Second Schedule being a portion out of the said property total measuring 0.15 acre equivalent to **9(nine) cottahs 1(one) chittaks 20(twenty) sq. ft.** in part of R.S. Dag No. 1115 togetherwith total R.T. Shaded Structure measuring 1000 sq. ft. as morefully described hereunder the First Schedule free from all encumbrances and having knowledge of such intention of the Vendor, the Purchaser have offered him a price of **Rs.23,88,393/- (Rupees Twenty-Three Lac Eighty-Eight Thousand Three Hundred Ninety-Three) only** as a lump sum or whole for the Vendor's share or Said Portion hereunder the Second Schedule measuring **4 cottahs 13 Chittaks 25 Sq. ft.** a little more or less with said old existing R.T. Shaded structure measuring 500 sq. ft. free from and of any or all encumbrances of whatsoever nature which offer has been accepted by the Vendor and upon which the Vendor has agreed to sell and the Purchaser have agreed to purchase the Said Portion of the land with said old R.T. Shaded Structure hereunder the Second Schedule out of the Said

Property hereunder the First Schedule free from all encumbrances at or for the price of. **Rs.23,88,393/- (Rupees Twenty-Three Lac Eighty-Eight Thousand Three Hundred Ninety-Three) only as a whole;**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of a sum of **Rs.23,88,393/- (Rupees Twenty-Three Lac Eighty-Eight Thousand Three Hundred Ninety-Three) only** of the lawful money paid by the Purchaser to the Vendor on or before execution of these presents (the receipt whereof the Vendor doth hereby through Memo of Consideration hereunder written admit, acknowledge and of and from the same and every part thereof acquit release and forever discharged the Purchaser its executors, administrators, legal representatives and or nominees and the Vendor do hereby sell, transfer, convey, assign and assure unto and to the purchaser herein ALL THAT the 'Said Portion of Land' measuring 0.08 acre equivalent to 4 cottahs, 13 chittaks, 25 sq. ft. be the same a little more or less togetherwith old R.T. Shaded structure measuring 500 sq. ft. ii. part of R.S. Dag No. 1115 under the present or modified Khatian No. 2178 Mouza Panihati under P.S. Khardah, District North 24-Parganas viz. a viz. the Said Portion morefully described in the Second Schedule hereunder out of the entire property described in the First Schedule hereunder written, along with rights of common passages, drains, sewers, water pipes and all other fixtures and equipments thereto AND THE REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS AND THE RENTS ISSUES AND PROFITS thereof in connection with the Said Land and the Said Structures and other fixtures appurtenant thereto AND TO HAVE AND TO HOLD the Said Land and the properties appurtenant thereto hereby granted, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in free simple possession without any condition of use or trust or other things whatsoever in alter, defect, encumbrances or make void the same AND NOTWITHSTANDING any such act, deed, matter or things whatsoever as aforesaid the Vendor has good right, full power and absolute authority to grant, sell, transfer, convey, assign and assure his share in the 'Said Land' or the "Said Property" hereby granted, sold, transferred, conveyed, assigned, and assured or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser, shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the Said Portion hereunder the Second Schedule and hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manners aforesaid and receive the rents issues and profits thereof without lawful eviction,

interruption, claims or demands whatsoever from or by the Vendor herein or by any person or lawfully or equitably claiming or to claim from under or in trust for the Vendor AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or otherwise by the Vendor well and sufficiently have defended kept harmless and indemnified or from and against all and all manners of former or other estate, rights, title interest mortgage, charges, trusts, wages, debutters, attachments, executions, lispendens, claims, demands and encumbrances made or done, occasioned or suffered by the Vendor or any person or persons lawfully or equitably claiming or to claim by or from through under or in trust for the Vendor.

And the Vendor herein hereby assures and indemnifies and further shall caused to make indemnified the Purchaser saved and harmless from all claims, demands, charges, liens, lispendences, suits, injunctions and or of and from all encumbrances whatsoever.

AND the Vendor further covenant that he and or his legal successors, co-sharers shall at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed and the Vendor declare that the said property is beyond Urban Agglomerating and there is no bar to transfer the said Land and the Vendor also declares that there is no legal impediment in the matter of transferring his Said Portion hereunder the Second Schedule out of the Said Property hereunder the First Schedule to the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Said Property of The Vendor Alongwith Ananta Mukherjee & Ors.)

All That 'Said Land' measuring 0.15 acre equivalent to 9(nine) cottahs 1(one) chittaks 20(twenty) sq. ft. be the same a little more or less togetherwith Old R.T. Shaded Structures measuring 1000 sq. ft. a little more or less thereon and lying and situated in part of R.S. Dag No.1115, comprised out of R.S. Khanda Khatian No. 2113 thereafter 1446 at present under new Khatian Nos. 2177 & 2178, at Mouza Panihati, J.L. No. 10, under P.S. Khardah, And rent payable to B.L. & L.R.O. BKP-II, Sodepur, ~~part~~ of Municipal Holding Nos. 175F & ~~176F~~, within the Municipal Limits of Panihati Municipality, Ward No.13, Premises No.143, Barrackpore Trunk Road, Kolkata - 700 114, Sub-Registration Office - Addl. District Sub-Registrar Barrackpore, in the District of 24-Parganas (N);

Sd/-
Ananta Panigrahi

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description Of The 'Vendor's Share' Hereunder Transfer Out Of The
Said Property Described In the First Schedule Hereinabove)

ALL THAT Solid land measuring 0.08 acre equivalent to 4 Cottahs 13 Chattack 25 sq. ft. be the same a little more or less Togetherwith 500 sq. ft. old R.T. Shaded Structure thereon being the Vendor's Share out of the landed property under the First Schedule above and comprised in part of R.S. Dag No. 1115, comprised out of R.S. Khanda Khatian No. 2113 thereafter 1446 at present under new Khatian Nos. 2178, at Mouza Panihati, J.L. No. 10, under P.S. Khardah, And rent payable to B.L. & L.R.O. BKP-II, Sodepur, ~~part of~~ Municipal Holding Nos. 175F8-176F, within the Municipal Limits of Panihati Municipality, Ward No. 13, Premises No. 143, Barrackpore Trunk Road, Kolkata - 700 114, District 24-Parganas(N).

*Canya Gya
Mantu Ranjan Das*

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

SIGNED, SEALED AND DELIVERED

By the parties at KOLKATA
in the presence of :-

1. *Palwita M. Mitra*
46/B. R. A. K. Rd.
Kol - 700055
2. *Rana Das*
T. N. S. Rd. P. Panihati.
Kol - 114

Mantu Ranjan Das

THE VENDOR

G.M. ENCLAVE PVT. LTD.

Sangeet Gupta
Director

THE PURCHASER

Drafted by me
K. C. Karimaker
Advocate
High Court, Calcutta

RECEIVED with thanks from the abovenamed purchaser a sum of **Rs.23,88,393/- (Rupees Twenty-Three Lac Eighty-Eight Thousand Three Hundred Ninety-Three) only** towards the total consideration of the property described in the Second Schedule out of the First Schedule written hereinabove in the following manner :-

MODE OF CONSIDERATION:-

By Ch.No.465536 dt-.02.06.2009 Drawn on
State Bank of India, Salt Lake Br.,

Rs.23,88,393/-

Rs.23,88,393/-

(Rupees Twenty-Three Lac Eighty-Eight Thousand Three Hundred Ninety-Three) only

WITNESSES:-






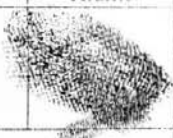
















1. *Palitra K. M. M.*

2. *Rana Das*

Md. Rana Das

THE VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS

S. No.	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
Manti Ranjandas						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
Soyel Aib		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-05412 of :2009
(Serial No. 03720, 2009)

On 02/06/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.40 hrs on :02/06/2009, at the Private residence by Sajal Gupta, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 02/06/2009 by

1. Mantu Ranjan Das, son of Late Surendra Lal Das ,Thakur Nityagopal Road, Ghosh Para, Panihati Kolkata - 114 ,Thana Khardah, By caste Hindu, by Profession :Business
2. Sanjeeb Gupta, Director, M/s. G. M. Enclave Pvt. Ltd, 49, A. N. Saha Road, P. S- Lake Town, Kolkata - 48, profession :Business

Identified By Rana Das, son of A. Das T. N. G. Road P. O- Panihati Kolkata - 114 Thana: ., by caste Hindu, By Profession :Business.

Name of the Registering officer : **Tarak Baran Mukherjee**
Designation : **ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA**

On 03/06/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 38863/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on:03/06/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 3533687/-

Certified that the required stamp duty of this document is Rs 247368 /- and the Stamp duty paid as: Impresive Rs- 500

Deficit stamp duty



[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

Govt. of West Bengal

3/6/09

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-05412 of :2009
(Serial No. 03720, 2009)

Deficit stamp duty Rs 246920/- is paid, by the draft number 763963, Draft Date 01/06/2009 Bank Name State Bank Of India, KOLKATA, received on :03/06/2009.

Name of the Registering officer :Tarak Baran Mukherjee
Designation :ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA



[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

Govt. of West Bengal

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