

1288

00805



पश्चिम बंगाल WEST BENGAL

56AA 427474

14/03/2012

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Registrar Sealdah

14/03/2012

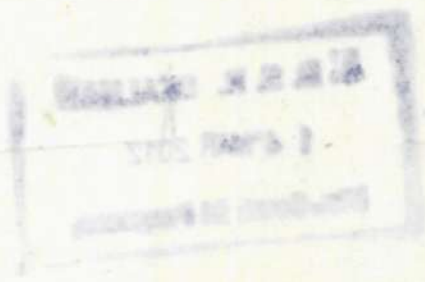
v.e-307

1.39.58.07

Jug

THIS INDENTURE made this 14th day of March Two Thousand Twelve **BETWEEN MOHANTA KUMAR MANDAL** having PAN AIWPM0389C **AND PROSANTA KUMAR MANDAL** alias Ushanta Kumar Mandal having PAN AEVPM3264P both sons of Khagendra Nath Mandal, deceased, both

R/R
153720



21/03/2012
1001/11/11/2012
Kolkata
14/03/2012

94462 31 JAN 2012

No. Date
Sold to..... **S. KHAN**
Address..... Advocate
Rs. 10, Old Post Office Street
.....

L. S. VENDOR
HIGH COURT, CAL

For Dhar Realtors Private Ltd.

Bani Keda Khan

Director



950

For Dhar Realtors Private Ltd.

Bani Keda Khan

Director



954

Hakanta Kp. Mandel



955

Prasantakumar Mandel



*Disindeba पासद कल
S/O. Kate Kankar dal
10B, M. M. Row-
Kolkata-9
Ps. Muchi pass,
Business.*

residing at 6/4, Fern Road, Kolkata-700019, P.S. Gariahat, both by Nationality- Indian, by Religion- Hindu and by Occupation - Landholders, hereinafter collectively called "**The VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators and legal representatives) of the **ONE PART AND DHAR REALTORS PVT. LTD.**, having PAN AADCD7718G a Company incorporated under the Companies Act, 1956 having its registered office at 20/1, Manindra Nath Mitra Row, P.S. Muchipara, Kolkata-700009, represented by its one of the directors Saktipada Dhar son of Ramendra Kumar Dhar, deceased, of no. 20/1, Manindra Nath Mitra Row, P.S. Muchipara, Kolkata-700009, hereinafter called "**The PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and assigns) of the **OTHER PART**.

WHEREAS by a Conveyance dated 28th September 1950 and registered in the office of the Sub Registrar Sealdah in Book No. I, Volume No. 29, pages 282 to 294, Being No. 1730 for the year 1950 one Baishnab Das Adhya and Mohini Mohon Chakrabarty for the consideration therein mentioned granted conveyed and transferred 72, Soorah First Lane, Calcutta, particularly described in the schedule thereunder written unto Khagendra Nath Mandal absolutely and free from all encumbrances ;

AND WHEREAS the said Sm. Alhadi Mandal died on 20.4.1974 ;

AND WHEREAS the said Khagendra Nath Mandal died on 15.2.1979 ;

AND WHEREAS by a Bengali deed of Family Settlement dated 6th November 1959 and registered in the office of the Sub Registrar Baruipur in



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Book No. I, Volume No. 91, pages 283 to 289, Being No. 8987 for the year 1959 the said Khagendra Nath Mandal settled inter alia premises No. 72, Soorah First Lane, Calcutta as his sons Hemanta Kumar Mandal, Mohanta Kumar Mandal and Ushanta Kumar Mandal shall get an area of 7 cottah from the Western portion of premises 72, Soorah First Lane, Calcutta, absolutely and in equal shares and the Eastern portion of premises no. 72, Soorah First Lane, Calcutta measuring an area of 8 cottah 3 chittack 25 Sft. unto his wife Sm. Alhadi Mandal for life and after her demises unto his five sons Subal Chandra Mandal alias Subal Sakha Mandal, Hemanta Kumar Mandal, Susanta Kumar Mandal, Mohanta Kumar Mandal and Ushanta Kumar Mandal alias Prasanta Mandal absolutely and in equal shares ;

AND WHEREAS the said premises no. 72, Soorah First Lane, subsequently numbered as 72, Abinash Chandra Banerjee Lane, by the Kolkata Municipal Corporation ;

AND WHEREAS thus the Vendors herein become the absolute owners of undivided two equal fifth part or share in the Eastern portion of premises No. 72, Abinash Chandra Banerjee Lane, Kolkata measuring 8 cottah 3 chittack 25 Sft. i.e. 3 cottah 4 chittacks 28 sft. and undivided two equal third part or share in the Western portion of premises No. 72, Abinash Chandra Banerjee Lane, Kolkata, measuring about 7 cottah i.e. 4 cottah 10 chittack 30 sft. i.e. at the aggregate 7 cottah 15 chittacks 13 sft. ;

AND WHEREAS the Vendors has agreed to sell and the purchaser has agree to purchase the portion of premises no. 72, Abinash Chandra Banerjee Lane, Kolkata, particularly described in the schedule hereunder written in fee



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simple in possession and free from all encumbrances at or for the price or sum of Rs.40,00,000/- (Rupees Forty Lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.40,00,000/- (Rupees forty Lacs) only to the Vendors paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge and of and from whereof the Vendors do hereby acquit, release and for ever discharge the Purchasers as well as the said premises) the Vendors do hereby grant, convey, transfer, sell and assign unto and in favour of the Purchasers ALL THAT piece or parcel of land with structure thereon particularly described in the schedule hereunder written OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH the benefits of all and ancient and other rights, liberties easements, appendages, appurtenances and all estate right, title and interest whatsoever of the Vendors in the said property free from all encumbrances and attachments whatsoever TOGETHER WITH all pits, areas, sewers, drains, ways, paths, passages, water, water courses, light all manner of rights, liberties easements and appurtenances whatsoever belong to the said property or in anywise appurtenant thereto or usually held occupied or enjoyed or adopted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto AND ALL reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate right, title interest claim and demand whatsoever of the Vendors into or upon the



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said property or any part thereof TOGETHER WITH all deeds pattahs muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are in the possession power or control of the Vendors or any other person or persons from whom the Vendors can procure the same without any action or suit TO HAVE AND TO HOLD the said property hereby granted transferred sold conveyed assigned and assured or expressed so to be unto and to the use of the Purchaser in fee simple in possession free from all encumbrances and discharges for ever and the Vendors do hereby for their heirs, executors, administrators and assigns covenant with the Purchaser AND THAT NOTWITHSTANDING any act deed or thing by the Vendors done or executed or knowingly suffered to the contrary they the Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted transferred sold conveyed assigned and assured or expressed to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and will and at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction interruption hindrance disturbance claim or demand whatsoever from or by the Vendors or any person or persons now or hereinafter lawfully and equitably claiming or to claim from under or in trust for them AND THAT free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified from or against all former and other estate charges liens encumbrances attachments and executions whatsoever had made done





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executed occasioned or suffered by the Vendors or any person or persons claiming from through under or in trust for the Vendors as aforesaid AND FURTHER that the Vendors and all or every person or persons having or claiming or who shall or may have claim any estate right title interest claim demand whatsoever in law or in equity into or upon the said property hereby granted so to be or any part thereof under or in trust for him the Vendors shall and will from time to time and at all times hereafter at the request and the cost of the Purchaser made do acknowledge and executed or cause to be done or executed all such further and more effectually and satisfactorily granting or assuring the said property and every part or parcel thereof unto and to the use of the Purchaser in manner aforesaid as the Purchaser shall or may be reasonably required.

AND the Vendors hereby undertake that they shall produce all original documents for inspection or to take abstract thereof to the purchaser or his agent.

THE SCHEDULE ABOVE REFERRED TO :

Tenants and Occupants ALL THAT partly one partly two and partly three storied brick built messuage tenement hereditament and premises being no. 72, Abinash Chandra Banerjee Lane, (western portion whereof locally known as 72A, Abinash Chandra Banerjee Lane), Kolkata-700010 within Kolkata Municipal Corporation Ward No. 33, P.S. Beliaghata, S.R.O. Sealdah, Mouza-Soorah, Panchannagram, Sub-Division-0, Division 3, Holding No.91, ad-measuring an area of 15 cottah 3 chittacks 25 Sft. out of which 3 cottah 5 chittacks 28 sft. from the eastern side and 4 cottah 10 chittacks 30 sft. from the western side having a total covered area 5826.66 sft. particularly delineated in the map or plan annexed hereto and butted and bounded as follows:-

ONE THE NORTH	:	By 73, Abinash Chandra Banerjee Lane
ON THE SOUTH	:	By 75C, Abinash Chandra Banerjee Lane and 25A, 25/1D, 25/1E, Dr. Suresh Chandra Banerjee Road.
ON THE EAST	:	By Common passage of 72, 75C, 74/1A and 74/1B, Abinash Chandra Banerjee Lane
ON THE WEST	:	By 73, Abinash Chandra Banerjee Lane.

OR HOWSOEVER OTHERWISE the same is butted bounded called known numbered described or distinguished.

Abinash Chandra Banerjee
Prasanta Kumar Mandal



D. S. R. SEALDĀH
14 MAR 2012
South 24 Parganas

OR HOWSOEVER OTHERWISE the same is butted bounded called known numbered described or distinguished.

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 **VENDORS** at Calcutta in the presence of :

1.

2. Bishnu pada Saha .
1. NO. Belegghata Main
Road. KOT-10.

Prasanta K. Mandal

Prasanta Kumar Mandal
(VENDOR)

SIGNED AND DELIVERED by the **PURCHASER** at Calcutta in the presence of :

1.

2. Bishnu pada Saha .
1 NO. Belegghata
Main Road. KOT-10

For Dhar Realtors Private Ltd.

Bishnu Pada Saha

Director

(PURCHASER)



L. D. S. R. SEALDAH
14 MAR 2012
South 24 Parganas

RECEIVED of and from the within-named Purchaser the within mentioned sum of Rupees forty Lacs only being the full consideration money as per memo below:-

Rs. 40,00,000/-

MEMO OF CONSIDERATION

Paid by cheque NO - 014353, Rs - 20,00,000 = 10
 Drawn on Bank of India,
 Sealdah Branch, Dt. 14.03.2012,
 in favour of Prasanta kr. Mondal.

Paid by cheque NO - 014351, Rs. 20,00,000 = 10
 Drawn on Bank of India,
 Sealdah Branch, Dt. 14.03.2012,
 in favour of Mohanta kr. Mondal.

witness:-

1.

2. Bishnu pada Saha.

Prepared and signed
 by me.
 Pratik K. Murchyia
 Advocate

Sealdah Court.
 Room No. 201
 Kal - 14

Mohanta Kr. Mondal

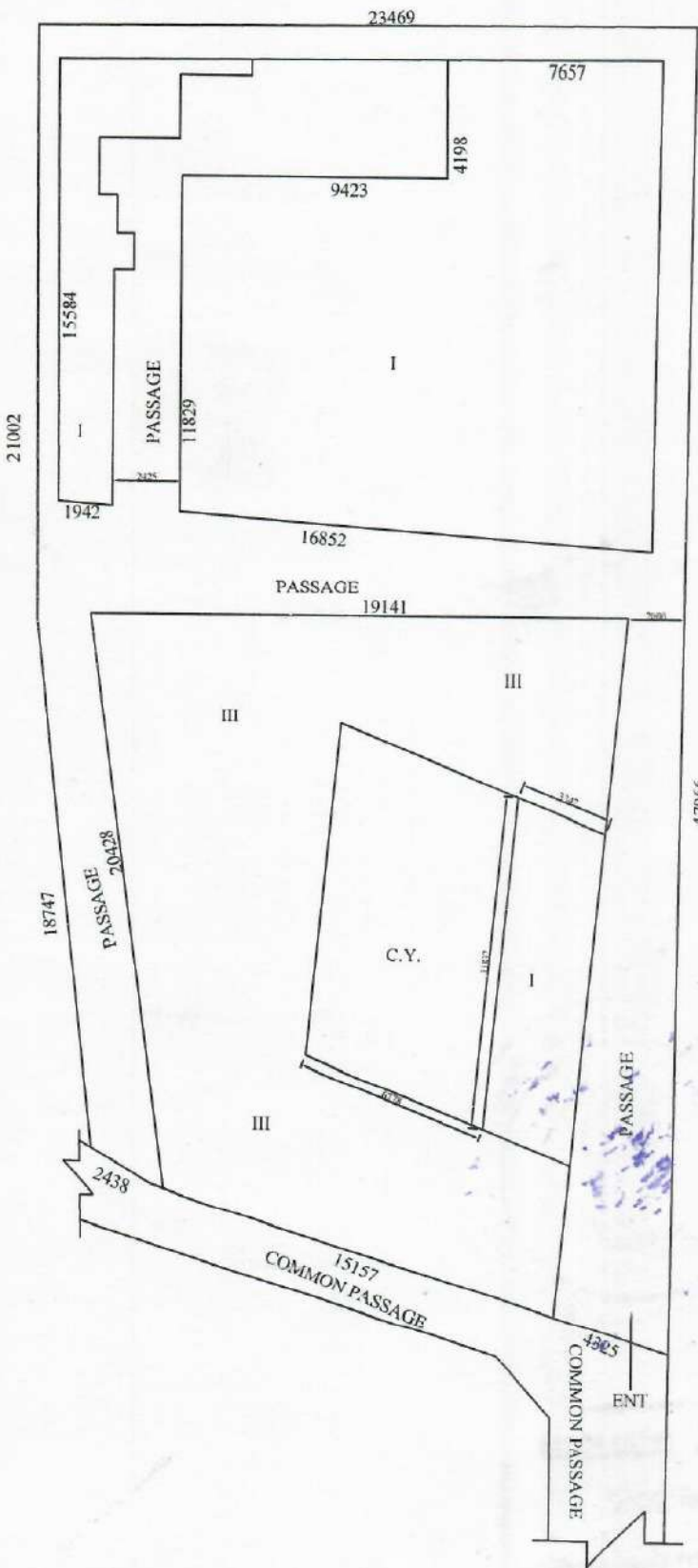
Prasantakumar Mondal

(VENDOR)



L. D. S. R. SEAL
14 MAR 2012
Office of the Addl. Dist Sub-Registrar, Sealdah, South 24 Parganas

DEED PLAN OF PRE.NO. 72, ABINASH CHANDRA BANERJEE LANE, KOLKATA, WARD-34



AREA OF LAND=15K-3CH-25 SQ.FT.=10960 SQ.FT.

AREA SHOWN IN RED BORDER: 7 Chitta 15 Chitta
19 Smt.

SCALE-N.T.S.

FLOOR	COVERED AREA
GROUND	6204 SQ.FT.
FIRST	3170 SQ.FT.
SECOND	3170 SQ.FT.
TOTAL COVERED AREA =12544 SQ.FT.	

Prasanta Kumar Mandal

Prasanta Kumar Mandal

SIGNATURE OF VENDOR

For Dhar Realtors Private Ltd.

Prasanta Kumar Mandal

Director

SIGNATURE OF PURCHASER

Prasanta Kumar Mandal



A. D. S. R. SEALDAH
14 MAR 2012
District South 24 Parganas

SPECIMEN FORM FOR TEN FINGERPRINTS



Shobana K. Mandat

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Prasanna Kumar Mandat

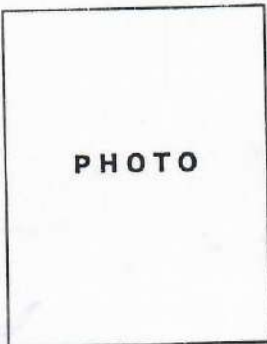
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



For Dhar Realtors Private Ltd.

Amir Patel Khan
Director

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PRINTING FORM FOR THE FINGERPRINTS



L. D. S. R. SEALMAN
14 MAR 2012
 Dist. South 24 Parganas



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

Endorsement For Deed Number : I - 00805 of 2012
(Serial No. 01288 of 2012)

On

Payment of Fees:

On 14/03/2012

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

Presented for registration at 11.42 hrs on :14/03/2012, at the Private residence by Saktipada Dhar ,Claimant.

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

Execution is admitted on 14/03/2012 by

1. Prosanta Kumar Mandal Alias Ushanta Kumar Mandal, son of Khagendra Nath Mandal , 6/4, Fern Road, , Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Others
2. Saktipada Dhar
Director, Dhar Realtors Pvt. Ltd., 20/1, Monindra Nath Mitra Row, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 .
, By Profession : Business

Identified By Dharendra Prasad Lal, son of Late Lakhan Lal, 10b M. M. Row, Thana:-Muchipara, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste: Hindu, By Profession: Business.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/03/2012

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

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

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 15/03/2012

Amount by Draft

Rs. 153545/- is paid , by the draft number 289457, Draft Date 14/03/2012, Bank Name State Bank of India, SEALDAH, received on 15/03/2012

(Under Article : A(1) = 153538/- ,E = 7/- on 15/03/2012)

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.-1,39,58,075/-

(Ajay Kumar Mukherjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

16/03/2012 16:02:00

Government of West Bengal
Office of the A. S. R. Sealpan
District South 24 Parganas

Registration No. 1000/2012
Date of Registration: 16/03/2012

Number of Pages
20 of 20

Registered by: [Name]
Registered at: [Address]
Registered on: 16/03/2012
Registered for: [Purpose]
Registered by: [Name]
Registered at: [Address]
Registered on: 16/03/2012
Registered for: [Purpose]



A. S. R. SEALPAN
16 MAR 2012
Dist. South 24 Parganas



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

Endorsement For Deed Number : I - 00805 of 2012
(Serial No. 01288 of 2012)

Certified that the required stamp duty of this document is Rs.- 977075 /- and the Stamp duty paid as:
Impressive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 977075/- is paid 28946014/03/2012 State Bank of India, SEALDAH, received on
15/03/2012

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

Execution is admitted on 15/03/2012 by

1. Mohanta Kumar Mandal, son of Khagendra Nath Mandal , 6/4, Fern Road, , Thana:-Gariahat,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By
Profession : Others

Identified By Dharendra Prasad Lal, son of Late Lakhan Lal, 10b M. M. Row, Thana:-Muchipara,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste: Hindu, By
Profession: Business.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



M. D. S. R. SEALDAN
16 MAR 2012
Dist. South 24 Parganas

=====
DATED THIS 14th DAY OF March 2012
=====

BETWEEN

MOHANTA KUMAR MANDAL

..... VENDORS

AND

DHAR REALTORS PVT. LTD.,

..... PURCHASER

CONVEYANCE

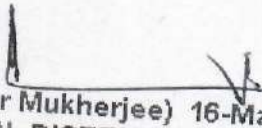
**~~D. Khan~~
~~Advocate~~
~~20, Old Post Office St.,~~
~~Kolkata - 700 002.~~**

Mohanta Mandal, DHAR REALTORS PVT.LTD.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6319 to 6332
being No 00805 for the year 2012.




(Ajay Kumar Mukherjee) 16-March-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal