1282 I 00806

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL 56AA 022444

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 Deputy Registrar
Sealdah

14/03/2012

14/03/2012

76.84.310

V.E-309

THIS INDENTURE made this 14th day of March Two Thousand Twelve **BETWEEN HEMANTA KUMAR MANDAL** having PAN AIJPM 6604M son of Khagendra Nath Mandal, deceased, residing at 8, Jatin Bagchi Road, P.S. - Gariahat, Kolkata -700 029, by Nationality- Indian, by

84706

98266 09 FEB 2012

No. ..... Date .....

Sold to S. KHAN

Address advocate

Rs. 10, Old Post Office Street

Kolkata

L. S VENDOR
HIGH COURT, CAL

For Dhar Realtors Private Ltd.

Director

950

For Dhar Realtors Private Ltd.

Director

951

Hemanta Kumar Mondal

Dhirendra Prasad Lal
S/o. Late Lakhan Lal
10B, M. M. Row.
Kolkata - 9
OC PS- Muchipara.
Business.

Office of the Addl. Dist Sub-Registrar Sealdah
South 24 Parganas

L.R.S.R. SEALDAH
14 MAR 2012
Dist-South 24 Parganas

Religion- Hindu and by Occupation - Landholder, hereinafter called **"The VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his 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 by a Bengali deed of Family Settlement dated 6th November 1959 and registered in the office of the Sub Registrar Baruipur in Book No. I, Volume No. 91, pages 283 to 289, Being No. 8987 for the year 1959 the said Khagendra Nath Mandal settled interalia premises No. 72,

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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 Mondal, Hemanta Kumar Mandal, Susanta Kumar Mandal, Mohanta Kumar Mandal and Ushanta Kumar Mandal alias Prosanta Mondal, absolutely and in equal shares ;

AND WHEREAS the said Khagendra Nath Mandal died on 15.2.1979 ;

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 vendor herein become the absolute owner of undivided one 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. 1 cottah 10 chittacks 14 sft. and undivided one equal third part or share in the Western portion of premises No. 72, Abinash Chandra Banerjee Lane, Kolkata, measuring about 7 cottah i.e. 2 cottah 5 chittack 15 sft. i.e. at one aggregate 3 cottah 15 chittacks 29 sft. ;

AND WHEREAS the vendor 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 simple in possession and free from all encumbrances at or for the price or sum of Rs.60,00,000/- (Rupees Sixty Lacs) only.

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14 MAR 2012
Addl. District Sub-Registrar

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.60,00,000/- (Rupees Sixty Lacs) only to the Vendor paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge and of and from whereof the Vendor do hereby acquit, release and for ever discharge the Purchasers as well as the said premises) the Vendor 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 Vendor 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 Vendor into or upon the said property or any part thereof TOGETHER WITH all deeds pattahs muniments of title whatsoever in anywise relating to or concerning the said

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South 24 Parganas

L.B.S.R. SEALDAH
14 MAR 2012
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property or any part thereof which now are in the possession power or control of the Vendor or any other person or persons from whom the Vendor 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 Vendor do hereby for his heirs, executors, administrators and assigns covenant with the Purchaser AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary he the Vendor is 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 Vendor 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 Vendor 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 executed occasioned or suffered by the Vendor or any person or persons claiming from through under or in trust for the Vendor as aforesaid AND FURTHER that the Vendor and all or every person

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14 MAR 2012

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

THE SCHEDULE ABOVE REFERRED TO :

Tenantwise and Divisywise

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 1 cottah 10 chittacks 14 sft. from the eastern side and 2 cottah 5 chittacks 15 sft. from the western side having a total covered area 2913 .34 sft. particularly delineated in the map or plan annexed hereto and butted and bounded-

ONE THE NORTH	:	By 73, Abinash Chandra Banerjee Lane
ON THE SOUTH	:	By 75C, Abinash Chandra Banerjee Lane and 25A, 25/1D and 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.

Office of the Addl. Dist Sub-Registrar Sealdah
South 24 Parganas

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

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
VENDOR at Calcutta
in the presence of :

1. Dhirendra prasad Lal
10B, M.M. Row.
Kolkata-9.

2. Bishnu pada Saha.
1No. Beleghata
Main Road.
Kolkata — 10

Hemanta Kumar Mondal
(VENDOR)

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

1. Dhirendra prasad Lal
10B, M.M. Row
Kolkata-9

2. Bishnu pada Saha.
1No Beleghata
Main Road
Kol — 10.

For Dhar Realtors Private Ltd.
Director

(PURCHASER)

Office of the Addl. Dist Sub-Registrar Sealdah
South 24 Parganas

E.D.S.R. SEALDAH
14 MAR 2012
Dist.-South 24 Parganas

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs.60,00,000/- (Rupees Sixty Lacs) only being the full consideration money as per memo below:-

Rs. 60,00,000/-

MEMO OF CONSIDERATION

Paid by Cheque NO. 014350, Rs. 60,00,000=00
Drawn on Bank of India,
Sealdah Branch, Dt. 14.03.2012.
in favour of Hemanta Kr. Mandal

Witnesseth

1. Dhirendra prasad Lal
10B, M.M. Row-
Kolkata-9

2. Bishnu pada Saha.

Hemanta Kumar Mandal
(VENDOR)

Prepared in
Typed Pay Ame.
Pralin Kr. Mukherji
Advocate
Sealdah Court.
Room, No. 201
Kol- 14

Office of the Addl. Dist Sub-Registrar Sealdah
South 24 Parganas

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

Government Of West Bengal

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

Endorsement For Deed Number : I - 00806 of 2012

(Serial No. 01282 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 10.40 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. Hemanta Kumar Mandal, son of Khagendra Nath Mandal , 8, Jatin Bagchi Road, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 , 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 D. P Lal, son of Late Lok 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. 84531/- is paid , by the draft number 289456, Draft Date 14/03/2012, Bank Name State Bank of India, SEALDAH, received on 15/03/2012

(Under Article : A(1) = 84524/- ,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.-76,84,340/-

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the Addl. Dist Sub-Registrar Sealdah
South 24 Parganas

E.B.S.R. SEALDAH
15 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 - 00806 of 2012

(Serial No. 01282 of 2012)

Certified that the required stamp duty of this document is Rs.- 537913 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 537913/- is paid28946114/03/2012State Bank of India, SEALDAH, received on 15/03/2012

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the Addl. Dist Sub-Registrar Sealdah
24 Parganas

D. S. R. SEALDAH
15 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 - 00806 of 2012
(Serial No. 01282 of 2012)

On

Payment of Fees:

On 14/03/2012

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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 Dhirendra 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

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(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the Addl. Dist. Sub-Registrar Sealdah * South 24 Parganas *

D. S. R. SEALDAH

16 MAR 2012

Addl. South 24 Parganas

Government Of West Bengal

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

Endorsement For Deed Number : I - 00806 of 2012

(Serial No. 01282 of 2012)

Certified that the required stamp duty of this document is Rs.- 537913 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

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(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the Addl. Dist. Sub-Registrar Sealdah * South 24 Parganas *

D. S. R. SEALDAH

16 MAR 2012

Dist. South 24 Parganas

SPECIMEN FORM FOR TEN FINGERPRINTS

Hemanta Kumar Mour

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

For Bhar Realtors Private Ltd

Director

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

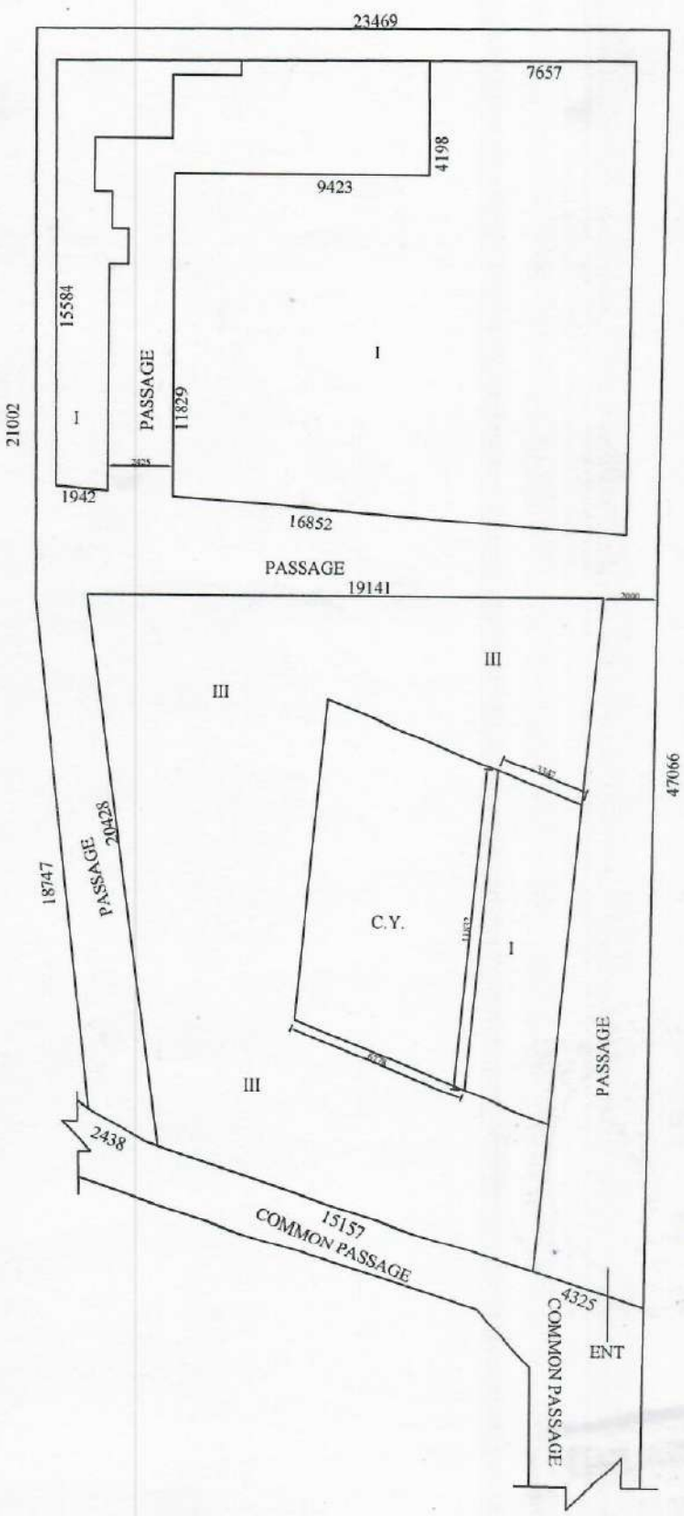
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Office of the Addl. Dist Sub-Registrar Sealdah
South 24 Parganas

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

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



N

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

AREA SHOWN IN RED BORDER: 3 cottah 15 chittam 29 sq.ft.

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.	

Hemanta Kumar Mandal

SIGNATURE OF VENDOR

For Dhar Realtors Private Ltd.

Director

SIGNATURE OF PURCHASER

Office of the Addl. Dist Sub-Registrar Sealdah
South 24 Parganas

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

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

BETWEEN

HEMANTA KUMAR MANDAL

.....VENDOR

AND

DHAR REALTORS PVT. LTD.,

.....PURCHASER

CONVEYANCE

[redacted]

HEMANTA KR. MANDAL (DHAR REALTORS PVT.LTD.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6333 to 6346
being No 00806 for the year 2012.

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