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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

29 NOV 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 29th day of November

Two Thousand and Seventeen (2017) A.D.

BETWEEN

(1) **Smt ANJALI KHOSHO**, (PAN No BTHPK6075J) w/o Sripati Khosho and daughter of Late Srikanta Pramanik, by faith Hindu, by occupation Housewife by Nationality Indian, residing at Murgacha Dharampur Bikanda 1 No .Ghola.P.O. & P.S. Ghola, District North 24 Parganas, Kolkata-700110 hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART..**

AND

(1) **M/S. GLS REALTY PVT LTD**, (PAN: AAECG7724Q) a Private Limited Company, having its registered office at Rajbanshipara Tarulia 1st Lane, P.O. Krishnapur, Kolkata-700102 and corresponding city office at CA, 135, Near CA Market, Salt Lake City, Kolkata-700064, being represented by its Managing Director Sri Lakshmikanta Kar, (PAN: AJEPK8704C) son of Late Dhirendranath Kar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Rajbanshi Para, Tarulia First Lane, P.O. Krishnapur, P.S. New Town, Kolkata-700102, hereinafter called and referred to as the **"PURCHASER"** (which terms or expression shall

unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS one Srikrishna Pramanik was the recorded occupier/owner of all that piece or parcel of land measuring an area of 16 decimals be the same a little more or less lying and situated under Mouza - Thakdari, J.L No 19, Touzi No 10, R.S. No 216, comprising R.S. Dag No 227 under L.R. Khatian No 177, within the jurisdiction of New Town Police Station within the local limit Mahisbatan 2 No Gram Panchayet in the District North 2-Parganas.

AND WHEREAS while **OCCUPIERS/OWNERS** seized and possessed of the aforesaid property said Late Srikrishna Pramanik died intestate on 29.12.1999 as a Hindu by faith leaving behind his three sons and four daughters namely, (1) **SRI NIRANJAN PRAMANIK**, (2) **SRI MANORANJAN PRAMANIK**, (3) **SRI CHITTARANJAN PRAMANIK**, (4) **SMT BIJALI BARUI**, (5) **SMT ANJALI KHOSHO**, (6) **SMT PUSPA RANI MANDAL**, (7) **SMT SOMA MONDAL**, as his legal heirs and successors to his estate in equal share by virtue of the law

of inheritance as per Hindu Succession Act, 1956, left by the said Srikrishna Pramanik.

AND WHEREAS in the circumstances as aforesaid the Vendor shall get undivided 1/7th share of the said property **ALL THAT** piece and parcel of rent paying land measuring an area of 2.28 decimals out of 216 decimals be the same a little more or less together with 100 sq ft tin shed structure lying and situated at Mouza-Thakdari, J.L No 19, Touzi No 10, R.S. No 216, comprising R.S. Dag No 227 under L.R. Khatian No 177, now 1927, within the jurisdiction of New Town Police Station within the local limit of previously Mahisbatan 2 No Gram Panchayet, presently under Bidhannagar Municipal Corporation in the District North 2-Parganas, under Additional Sub Registration Office Rajarhat - New Town, of the said property uninterruptedly without any obstruction from any corner whatsoever the vendor herein in full power and absolute authority transfer her undivided 1/7th share of the aforesaid property mentioned and described in the Schedule hereunder written and the said property is free from all encumbrances or whatsoever.

AND WHEREAS the Vendor herein made an offer and intend to sell of her undivided 1/7th share to other co-owners of the said property more fully and particularly described in the Schedule 'B' hereunder.

AND WHEREAS none of the said co owners intended to purchase the same inspite of having been offered so by the Vendor who is one of the co-owners and as such the Vendor herein has full power to sell transfer and alienate her undivided share of the aforesaid property more fully and particularly described in the schedule 'B' hereunder.

AND WHEREAS under the aforesaid circumstances the Vendor herein namely Smt Anjali Khosho made an offer to the Purchaser herein and the said Purchaser accepted the said offer and agreed to buy the aforesaid property which is free from all encumbrances and of which the Vendor herein is having marketable title to sell and after negotiation the Vendor herein agreed to sell to the Purchaser herein and the said Purchaser agreed to purchase of **ALL THAT** undivided 1/7th piece and parcel of rent paying land measuring measuring an area of 2.28 decimals out of 216 decimals be the same a little more or less together with 100 sq ft tin shed structure lying and situayted at Mouza-Thakdari, J.L No 19, Touzi No 10,R.S.

No 216, comprising R.S. Dag No 227 under L.R. Khatian No 177, now 1927, within the jurisdiction of New Town Police Station within the local limit of previously Mahisbatan 2 No Gram Panchayet, presently under Bidhannagar Municipal Corporation in the District North 24-Parganas, under Additional Sub Registration Office Rajarhat-New Town more fully and particularly described in the schedule 'B' hereunder written at a valuable consideration of Rs.10,00,000/- (Rupees Ten Lakhs) only free from all encumbrances.

NOW DEED OF CONVEYANCE WITNESSETH

That in pursuance of the said proposal for sale the Schedule mentioned property written hereunder by the Vendor in consolidated consideration of Rs.10,00,000/- (Rupees Ten Lakhs) only and the purchaser agrees to purchase the same in such consolidated consideration of the said sum of Rs.10,00,000/- (Rupees Ten Lakhs) only at lawful money of Union of India in hand well and truly paid by the purchaser to the Vendor at or immediately before the execution of these presents (one receipt, whereof the Vendor does hereby and as hereunder admit and

acknowledge) and of and from the same every party thereof acquit release and discharges the Purchaser his heirs, executors, administrators, representatives and assigns the Vendor owner thereof does by the presents indefinitely grants sale, conveys and transfer assigns and assures absolutely and forever free from all encumbrances, attachments, liens, lispence, charges, mortgage, any tax liability or any outstanding liability/liabilities or any previous agreement for sale the said demises property to any other persons whatsoever unto and in favour of the Purchaser his heirs,executors, administrators, representatives and assigns **ALL THAT** the said property as morefully mentioned and described in the Schedule 'B' hereto below or **HOWSOEVER** otherwise the said property now or herefor were or was situated butted and bounded called known numbered described and/or distinguished **TOGETHERWITH** all fixtures, structures, benefits and advantages and appurtenances whatsoever in the said property or any part thereof belonging or anywise to or with the same or any part thereof belonging or anywise to or with the same or any part thereof of usually held used occupied or enjoyed or reputed to belong or appurtenant thereto **AND** all the estate right, title and interest

inheritance or property, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody power of possession of the vendor her heirs, executors, administrators, representatives or any person from whom the **VENDOR** can or may procure the same without any action or suit at law or inequity **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted so conveyed and transferred or expressed an intended so to be with its rights numbers and appearances unto and to the use of the **PURCHASER** its heirs, executors, administrators, representatives and assigns covenant further **THAT NOT WITHSTANDING ANY ACT** deed or thing whatsoever by the Vendor or any of its predecessors and ancestors in the title does or executed or knowingly suffered to the contrary be the Vendor had at all material times hereto forth and now has himself good right, full power, sale convey transfer assigns and assures the said property hereby granted sold conveyed ,transferred or expressed or intended so to be unto and to the use of the purchaser its heirs, executors, representatives and assigns shall and may at all times hereafter peaceable and quietly possessed and

enjoy the said property and every part and every part thereof and receive and enjoy the rent issues profit and usufruct compensation thereof and there from and/or therefor without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person/persons lawfully or equitably claiming from under any of its ancestors or predecessors in title **AND THAT** free clearly absolutely acquitted exonerated **AND** released otherwise by and the costs and expenses of the Vendor well and sufficiently protected by or from and against all and all manner of claim, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT THE VENDOR** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof under or in trust for him **THE VENDOR** or from or under any of his predecessors or ancestors in title shall and will from time to time and at all time at the Purchaser's costs and expenses do and execute or cause to be done and executed all such acts and deeds and things whatsoever for further better and morefully and perfectly assuring the said property and every part

thereof unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this Deed of conveyance as shall or as may be reasonably require **AND FURTHER MORE THAT THE VENDOR** and all heirs, executors, administrators, representatives and assigns shall at all times hereafter protect and keep protected **THE PURCHASER** his heirs, executors, administrators, representatives and assigns against any loss, damages, costs, charges, and expenses whatsoever if any suffered by person any defect in the right and/or title of the **VENDOR** or any breach of covenant herein contained.

AND FURTHER THAT THE VENDOR covenant with the **PURCHASER** that any compensation and/or claim for compensation in respect of or concerning the said property shall and may be made by the **PURCHASER** and or by his successors in interest before any authority or authorities and the amount of a compensation and/or any alternative accommodation as and when awarded granted by the **PURCHASER AND PURCHASERS** shall has the exclusive right, title and interest claim and demand for say any

or every compensation in respect of the said property be it also made clear that the **VENDOR** will pay and/or also be responsible for payment of any other taxes to the competent authority and or any other outstanding liabilities for the said property.

SCHEDULE 'A' ABOVE REFERRED TO:-

ALL THAT piece and parcel of rent paying land measuring an area of 16 decimal be the same a little more or less in the Mouza-Thakdari, J.L No 19, Touzi No 10, R.S. No 216, comprising R.S & L.R. Dag No 227 under L.R. Khatian No 177, , within the jurisdiction of New Town Police Station within the local limit of previously Mahisbatan 2 No Gram Panchayet, presently under Bidhannagar Municipal Corporation in the District North 2-Parganas, which is butted and bounded as follows:-

ON THE NORTH : Dag No 226, 248;

ON THE SOUTH : Dag No 218;

ON THE EAST : 12 ft wide District Board Road;

ON THE WEST : 12 ft wide District Board Road;

SCHEDULE 'B' ABOVE REFERRED TO:-

ALL THAT that undivided 1/7th piece and parcel of rent paying 2.28 decimal out of 16 decimal be the same a little more or less together with 100 sq ft tin shed structure in Mouza-Thakdari, J.L No 19, Touzi No 10, R.S. No 216, comprising R.S. & L.R. Dag No 227 under L.R. Khatian No 177, Now 1927, within the jurisdiction of New Town Police Station within the local limit of previously Mahisbatan 2 No Gram Panchayet, presently under Bidhannagar Municipal Corporation in the District North 24-Parganas, Additional Sub registration Office Rajarhat New Town More particularly shown and delineated in the site Map or Plan annexed hereto and bordered "RED", which is butted and bounded as follows:-

ON THE NORTH : Dag No 226, 248;

ON THE SOUTH : Dag No 218;

ON THE EAST : ¹²/~~20~~ ft wide District Board Road;

ON THE WEST : ¹²/~~20~~ ft wide District Board Road;

MEMO OF CONSIDERATION

Received with thanks from the above mentioned Purchasers a sum of Rs.10,00,000/- (Rupees Forty Five Lakhs) only towards the total Consideration of the Said ^{Land} Flat together with proportionate undivided interest, share of the land along with all proportionate rights, all common areas and facilities mentioned in the second schedule hereinbefore as per memo given below:-

Date	Cheque No & Bank/Cash	Amount
31.3.13	By Cheque.	1,00,000/-
5.12.13	By Cheque No 965394	2,00,000/-
17.2.17	By ChequeNo924494 Drawn on SBI New Town Branch.	2,00,000/-
15.5.17	By ChequeNo656479 Drawn on SBI New Town Branch.	100,000/-
9.6.17	By ChequeNo656504 Drawn on SBI New Town Branch.	50,000/-
23.6.17	By ChequeNo656545 Drawn on SBI New Town Branch.	50,000/-
5.7.17	By ChequeNo656555 Drawn on SBI New Town Branch	50,000/-
28.7.17	By ChequeNo730890 Drawn on SBI New Town Branch	50,000/-
28.11.17	By DraftNo932290 Drawn on PNB-Salt Lake Branch. ^{Syndicate} _{New Town}	2,00,000/-
	Total	10,00,000/-

WITNESSES:

1. Suchitra Bose
2. Biswarajjan Jais.

Signature Of The Vendor

P. S. Ganguly
Adv

HRD/MSD
Jus for MS

Suchitra Bose

SPECIMEN FORM FOR TEN FINGERPRINTS



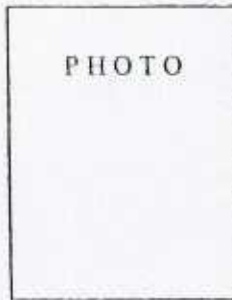
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

187 (5) (24)



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

Laxshmi Kantar Kan



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



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

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-012373819-1

Payment Mode Online Payment

GRN Date: 28/11/2017 17:38:48

Bank : State Bank of India

BRN : CKE2576032

BRN Date: 28/11/2017 17:40:03

DEPOSITOR'S DETAILS

Id No. : 15231000392725/5/2017

[Query No./Query Year]

Name : GLS REALTY PVT LTD
Contact No. : 03323347445 Mobile No. : +91 9830519229
E-mail : glsrealtypvtltd@gmail.com
Address : BA 75 SLATLAKE SEC1KOL64
Applicant Name : Mr PARTHA SARATHI GANGULY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000392725/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	149156
2	15231000392725/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	24887

Total

174043

In Words : Rupees One Lakh Seventy Four Thousand Forty Three only

Major Information of the Deed

Deed No :	I-1523-11677/2017	Date of Registration	29/11/2017
Query No / Year	1523-1000392725/2017	Office where deed is registered	
Query Date	28/11/2017 4:52:04 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SARATHI GANGULY HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980782781, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 24,87,273/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,49,256/- (Article 23)	Rs. 24,887/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S.: Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-227	LR-1927	Bastu	Shali	2.28 Dec	10,00,000/-	24,87,273/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					2.28Dec	10,00,000 /-	24,87,273 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	ANJALI KHOSHO Wife of SRIPATI KHOSHO Executed by: Self, Date of Execution: 29/11/2017 , Admitted by: Self, Date of Admission: 29/11/2017 ,Place : Office	 <small>29/11/2017</small>	 <small>29/11/2017</small>	 <small>29/11/2017</small>
MURGACHA DHARMAPUR BIKANDA 1 NO GHOLA, P.O:- GHOLA, P.S:- Ghola, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BTHPK6075J, Status :Individual, Executed by: Self, Date of Execution: 29/11/2017 , Admitted by: Self, Date of Admission: 29/11/2017 ,Place : Office				

Details :

Name,Address,Photo,Finger print and Signature

GLS REALTY PRIVATE LIMITED
 RAJBANSHIPARA TARULIA 1ST LANE, P.O - KRISHNAPUR, P.S- Baguiati, Kolkata, District-North 24-
 Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AAECG7724Q, Status -Organization, Executed by:
 Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	
	LAKSHMIKANTA KAR (Presentant) Son of Late DHIRENDRANATH KAR Date of Execution - 29/11/2017, , Admitted by: Self, Date of Admission: 29/11/2017, Place of Admission of Execution: Office	 <small>Nov 29 2017 11:36AM</small>	 <small>(L) 29/11/2017</small>	 29/11/2017

RAJBANSHI PARA, TARULIA FIRST LANE, P.O - KRISHNAPUR, P.S - New Town, Kolkata, District - North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. : AJEPK8704C Status: Representative, Representative of GLS REALTY PRIVATE LIMITED (as MANAGING DIRECTOR)

Identifier Details :

Name & address

PARTHA SARATHI GANGULY
 Son of Late R NATH GANGULY
 HIGH COURT, P.O - GPO, P.S - Hare Street, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of ANJALI KHOSHO, LAKSHMIKANTA KAR
 29/11/2017

Partha Sarathi Ganguly

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ANJALI KHOSHO	GLS REALTY PRIVATE LIMITED-2 28 Dec

28-11-2017

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 24,87,273/-



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 29-11-2017

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:21 hrs on 29-11-2017, at the Office of the A.D.S.R. RAJARHAT by LAKSHMIKANTA KAR .

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

Execution is admitted on 29/11/2017 by ANJALI KHOSHO, Wife of SRIPATI KHOSHO, MURGACHA DHARMAPUR BIKANDA 1 NO GHOLA, P O GHOLA, Thana: Ghola, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife

Indetified by PARTHA SARATHI GANGULY, . . Son of Late R NATH GANGULY, HIGH COURT, P.O GPO, Thana Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-11-2017 by LAKSHMIKANTA KAR, MANAGING DIRECTOR, GLS REALTY PRIVATE LIMITED, RAJBANSHIPARA TARULIA 1ST LANE, P.O- KRISHNAPUR, P.S - Baguiati, Kolkata, District -North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by PARTHA SARATHI GANGULY, . . Son of Late R NATH GANGULY, HIGH COURT, P.O GPO, Thana Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,887/- (A(1) = Rs 24,873/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,887/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2017 5:40PM with Govt. Ref. No: 192017180123738191 on 28-11-2017, Amount Rs 24,887/-, Bank State Bank of India (SBIN0000001), Ref. No. CKE2576032 on 28-11-2017, Head of Account 0030-03-104-001-16

of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2017, Page from 360082 to 360108
Deed No 152311677 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.12.13 17:18:44 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/13/2017 5:18:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)