

H

11998

10944/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 889505

26.9.14
 12.28
 9 20845

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.

26 SEP 2014

SALE DEED

THIS DEED OF SALE made this 26th day of September, Two Thousand Fourteen BETWEEN SMT. SOMA MONDAL, daughter of Late Sri Krishna Pramanick, wife of Bholanath Mondal, by faith Hindu, by occupation – Housewife, residing at Rajbanshipara, P.O. Krishnapur, P.S. Baguiati, Kolkata – 700102 hereinafter referred to as VENDOR (which term or

AND WHEREAS in this circumstances as aforesaid Vendor shall get undivided 1/7th share of the said property **ALL THAT** piece and parcel of rent paying land measuring an area 2.28 decimals out of 216 decimals be the same little more or less togetherwith 100 sq.ft. tin shed structure lying and situated at Mouza – Thakdari, J.L. No. 19, Touzi No. 10, R.S. No. 216, R.S. and L.R. Dag No. 227, L.R. Khatian No. 177, within the jurisdiction of New Town Police Station, within the local limits of Mahisbathan II Gram Panchayat Sub-Registration Office – Rajarhat New Town in the District North 24-Parganas 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 written hereunder and the said property is free from all encumbrances or whatsoever.

AND WHEREAS the said Vendor made an offer and intend to sale of her undivided 1/7th share to other co-owners of the said property morefully and particularly described in the Schedule written hereunder.

AND WHEREAS no co-owners intended to purchase the same inspite of having offer of the Vendor/Co-owner of said sale proceed of the said property as such the Vendor has full power sell of her share of the aforesaid property mentioned and described in the Schedule 'B' written hereunder.

AND WHEREAS in the circumstances aforesaid the said Vendor namely Soma Mondal made an offer to the purchaser and the purchaser accept the said offer and the said schedule property was free from all encumbrances and the Vendor at her marketable title to sell the same the said Schedule property written hereunder and after negotiation the Vendor herein agreed to sell to the Purchaser herein and the purchaser agreed

to purchase herein of ALL THAT undivided 1/7th piece and parcel of rent paying land measuring an area 2.28 decimal out of 16 decimal be the same little more or less togetherwith 100 sq.ft. tin shed structure in the Mouza Thakdari, J.L. No. 19, Touzi No. 10, R.S. & L.R. Dag No. 227, L.R. Khatian No. 177, Police Station – New Town within the local limit of Mahisbathan II Gram Panchayat Sub-Registration office Rajarhat New Town in the District North 24-Parganas mentioned and described in the said Schedule property hereunder written at a valuable consideration of Rs.12,00,000/- (Rupees Twelve Lakhs) only free from all encumbrances of the said schedule property.

NOW THIS DEED OF CONVEYANCE WITNESSETH

That in pursuance of the said proposal for sale the Schedule property written hereunder by the Vendor in consolidated consideration of Rs.12,00,000/- (Rupees Twelve Lakhs) only and the purchaser agrees to purchase the same in such consolidated consideration of the said sum of Rs.12,00,000/- (Rupees Twelve 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, dispendence, 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 TOGETHER WITH all fixtures, structures, benefits and advantages and other rights, liberties, easements, privileges and appendages and appurtenances whatsoever in the said property or any part thereof belonging or anywise to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or appurtenant thereto AND all the estate right, title an 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 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 appurtances unto and to the use of the PURCHASER his 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 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 assure the said property hereby granted sold conveyed, transferred or expressed or intended so to be unto and to the use of the purchaser his heirs, executors representatives and assigns shall and may at all times hereafter peaceably and quietly possessed and enjoy the said property and every 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 and clearly absolutely

acquitted exonerated AND released or 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 from 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 reasonable 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 defeat in the right and/or title of the VENDOR or any breach of covenant herein contained.

AND FURTHER THAT THE VENDOR all 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 PURCHASEER 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 or parcel of rent paying land measuring an area 16 decimal be the same little more or less in the Mouza Thakdari, J.L. No. 19, Touzi No. 10, R.S. No. 216 R.S. & L.R. Dag No. 227, L.R. Khatian No. 177, Police Station – New Town within the local limit of Mahisbathan II Gram Panchayat Sub-Registration office Rajarhat New Town in the District North 24-Parganas which is butted and bounded as follows :-

ON THE NORTH BY : Dag No. 226, 248;

ON THE EAST BY : Dag No. 218

ON THE SOUTH BY : 20 ft. wide District Board Road

ON THE WEST BY : 20 ft. wide District Board Road

SCHEDULE 'B' ABOVE REFERRED TO

All That undivided $1/7^{\text{th}}$ piece and parcel of rent paying 2.28 decimal out of 16 decimal be the same little more or less togetherwith 100 sq.ft. tin shed structure in the Mouza Thakdari, J.L. No. 19, Touzi No. 10, R.S. No. 216, R.S. & L.R. Dag No. 227, L.R. Khatian No. 177, Police Station – New Town within the local limit of Mahisbathan II Gram Panchayat Sub-Registration office Rajarhat New Town in the District North 24-Parganas which is butted and bounded as follows :-

ON THE NORTH BY : Dag No. 226, 248;

ON THE EAST BY : Dag No. 218

ON THE SOUTH BY : 20 ft. wide District Board Road

ON THE WEST BY : 20 ft. wide District Board Road

IN WITNESSES WHEREOF the parties above named do hereunto set and subscribed their respective hand and seals, on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY

The PARTIES in the presence of :

- 1. *202, Louis Road
Kolkata - 700001*

Soma Mondal
 (PAN No. - BUBPM1584R)

 SIGNATURE OF THE VENDOR

- 2. *Janusree Chowdhury*
8, Old Post Office Street
Kolkata - 700001 (Advocate)

GLS Realty Pvt. Ltd.
 Director
Lakshmi Kantil Kar
 Director
 GLS Realty Pvt. Ltd.

SIGNATURE OF THE PURCHASER

(P.A.N. - AAEEG-77248)

Drafted by me on the basis of instructions issued by the Purchaser

Goutam Roy

Goutam Roy
Advocate
8, Old Post Office Street
Kolkata- 700001



92369

GLS Realty Pvt Ltd.

Salt Lake
KOL-69

1000/-

NAME.....	C/A: 135
ADD.....	
Rs.....	
25 SEP 2014	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3. K. S. Roy Road, Koi-1	

25 SEP 2014



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

26 SEP 2014

Jagan Karmacharya
c/o Subal Chandra Naskar
Krishanpur Badolai
Kolkata 102
Business

মাহিষবাথান ২ নং গ্রাম পঞ্চায়েত

পোঃ- কৃষ্ণপুর ৭০০০৫৯

থানা - নিউ সিউন উত্তর ১৪ পরগণা



যথোপযুক্ত তদন্তের পর এই প্রত্যয় পত্র প্রদান করা যাইতেছে যে মৃত / মরহম

মৃত/মরহম শ্রী/শ্রীমতী প্রিয়দর্শিনী প্রসাদ
 পিতা/স্বামী শ্রী/শ্রীমতী বিজয় কুমার প্রসাদ
 গ্রাম মাহিষবাথান পোঃ কৃষ্ণপুর
 থানা নিউ সিউন উত্তর জেলা ১৪ পরগণা এই ঠিকানায় স্থায়ীভাবে
 বসবাস করিতেন। গত ইং ২০১৩ তারিখ মারা গিয়াছেন।

বর্তমানে তাঁহার নিম্ন বর্ণিত উত্তরাধিকারীগণ আছেন

ক্রঃ নং	নাম	সম্পর্ক	বয়স	ঠিকানা
১।	শ্রী/শ্রীমতী বিজয় কুমার প্রসাদ	পুত্র	৩৩	মাহিষবাথান ২ কৃষ্ণপুর
২।	শ্রী/শ্রীমতী মনোজ কুমার প্রসাদ	পুত্র	৪৫	মাহিষবাথান ২ কৃষ্ণপুর
৩।	শ্রী/শ্রীমতী বিজয় কুমার প্রসাদ	পুত্র	৪৩	মাহিষবাথান ২ কৃষ্ণপুর
৪।	শ্রীমতী বিজয়ী প্রাডু	কন্যা	৩৫	কৃষ্ণপুর
৫।	শ্রীমতী বসন্ত দেবী শৌর্য	কন্যা	৪৬	মুন্সীগঞ্জ
৬।	শ্রীমতী সুফল হোসেন	কন্যা	৪৩	
৭।	শ্রীমতী সোহাগা হোসেন	কন্যা	৩৫	কৃষ্ণপুর

আমি সম্পূর্ণ স্বীকার করিতেছি যে উপরোক্ত উত্তরাধিকারীগণ ব্যাতিত তাঁহার পরিবারের আইনসঙ্গত উত্তরাধিকারী নাই।



প্রধান উত্তর প্রসাদ
 Prodhhan 6/5/2013
 Mohishbathan P.O. II G. P.
 Rajarhat, North 24 Parganas
 মাহিষবাথান ২ নং গ্রাম পঞ্চায়েত



GOVERNMENT OF WEST BENGAL
OFFICE OF THE BLOCK LAND AND LAND REFORMS OFFICER
RAJARHAT, NORTH 24 PARGANAS.

1658
Memo No. /BL & LRO/RHT/ 2015

Date: 19/5/15

To:

Soma Mondal
w/o Buda Mondal
at-Thakdari, PO-Krishnapur, PS-Newtown
Kol-102

Sub: CERTIFICATE OF CONVERSION

Conversion Case No. 439 /BLRAJM5

With reference to this prayer regarding the above subject permission is hereby accorded to change the character / classification of land or for conversion of land shown in the schedule below u/s 4C of the WBLR Act, 1955 subject to the following terms and conditions.

- 1) That the revenue as raised below is to be paid by the applicant from the date of the order.
- 2) That the character of land shall not be changed or the land will not be used for any purpose other than the purpose as mentioned in Col. No. 6 of the schedule below except with the prior permission in writing of the collector u/s 4C of the W.B.L.R Act, 1953.
- 3) That the permission is without prejudice to any of the provision of chapter IIS of the W.B.L.R. Act, 1955.
- 4) That the permission is without prejudice to the Urban Land (Ceiling and Regulation) Act 1976 (33 of 1976).
- 5) That the permission is without prejudice to the W.B. Town and country (Planning and Development) Act 1976 (W.B. Act. XIII of 1976).
- 6) That the applicant/proprietor will apply to the Govt. for long term settlement of the land under usual terms and conditions on payments of rent and salami, if in future the land in question is found to be vested.
- 7) That the change of character of land or conversion of land will take effect from the date of the order.

Name of the P.S. and Mouza with J.L. No.	L. R. Khatian No.	Dag No.	Area (decimal)	Previous Classification	Classification after Conversion	Present Revenue
Rajarhat Mouza Thakdari J.L. No. - 19	1929	227	02 Dec.	Sali	Bastu	As par Govt. Rule

Collector
u/s 4C of W.B.L.R. Act, 1955

BL & LRO, Rajarhat
North 24-Parganas

expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives, successors or successors in interest and successor in office and assigns) of the ONE PART

AND

M/S. GLS REALTY PRIVATE LIMITED., a Limited Company incorporated under the Indian Companies Act, 1956 having its registered office at Ranbanshipara, Tarulia Road, Krishnapur, Kolkata - 700102, P.S. Rajarhat, represented by its Director SRI LAKSHMI KANTA KAR, son of Late Dharendra Nath Kar, by faith Hindu, by occupation - Business, residing at Tarulia 1st Lane, P.O. Krishnapur, Kolkata - 700102, herein after called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and successors-in-trust and assigns) of the OTHER PAR.

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 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 2No. Gram Panchayat in the District North 24-Parganas.

AND WHEREAS while OCCUPIERS/OWNERS seized and possessed of the aforesaid property said Late Srikrishna Pramanik died intestate on 29.12.1999 was a Hindu by faith leaving behind his three sons and four daughters namely (1) SHRI NIRANJAN PRAMANIK, (2) MANORANJAN PRAMANIK, (3) SRI CHITTARANJAN PRAMANIK, (4) 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 inheritance in terms of the Hindu Succession Act, left by the Srikrishna Pramanik.

RECEIVED of and from within named Purchaser the within mentioned sum of Rs.12,00,000/- (Rupees Twelve Lakhs) only being the full consideration money as per memo given below:

Soma Mondal

Ch/No.
000160. H.D.F.E.
000161 H.D.F.E.
667696. H.D.F.E.
669697 H.D.F.E.
cash cheque -

MEMO OF CONSIDERATION

		3,50,000
		350,000
		1,00,000
		1,00,000
		3,00,000
Total	Rs.	<u>12,00,000/-</u>

(Rupees Twelve Lakh only)

WITNESSES

1. *(Signature)*

Soma Mondal

SIGNATURE OF THE VENDOR

2. Janeshree Chowdhury
Advocate

(Handwritten marks)

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Soma Mondal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Rakshmi Kanta Kan



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Signature _____



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / ITI Sheet of Serial No. 11998 / 2014, Deed No. (Book - I , 10944/2014)

Name of the Presentant	Photo	Finger Print	Signature with date
Lakshmi Kanta Kar Tarulia 1st Lane, Kolkata, P.O. :- Krishanapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	 26/09/2014	 LTI 26/09/2014	Lakshmi Kanta Kar 26/9/2014

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Soma Mondal Address -Rajbanshipara, Kolkata, Thana:-Baguiati, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 26/09/2014	 LTI 26/09/2014	Soma Mondal
2	Lakshmi Kanta Kar Address -Tarulia 1st Lane, Kolkata, P.O. :-Krishanapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 26/09/2014	 LTI 26/09/2014	Lakshmi Kanta Kar

Name of Identifier of above Person(s)
 Japan Kumar Naskar
 Krishnapur Barowaritala, District:-North 24-Parganas,
 WEST BENGAL, India, Pin :-700102

Signature of Identifier with Date
 Japan Kumar Naskar
 26/09/14



Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs.
 (Debasish Dhar)

Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

26 SEP 2014



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

Endorsement For Deed Number : I - 10944 of 2014
(Serial No. 11998 of 2014 and Query No. 1523L000020845 of 2014)


2. Lakshmi Kanta Kar

Director, M/s G L S Realty Pvt Ltd, Tarulia Rd Rajbanshipara, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700102.
, By Profession : Business

Identified By Tapan Kumar Naskar, son of S Ch Naskar, Krishnapur Barowaritala, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar




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

26 SEP 2014

(Debasish Dhar)
Additional District Sub-Registrar
EndorsementPage 2 of 2



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

Endorsement For Deed Number : I - 10944 of 2014
(Serial No. 11998 of 2014 and Query No. 1523L000020845 of 2014)

On 26/09/2014

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 9293.00/-, on 26/09/2014

Amount by Draft

1. Rs. 4021/- is paid , by the draft number 138040, Draft Date 15/07/2014, Bank Name State Bank of India, NEWTOWN RAJAHAT, received on 26/09/2014
 2. Rs. 6021/- is paid , by the draft number 138039, Draft Date 15/07/2014, Bank Name State Bank of India, NEWTOWN RAJAHAT, received on 26/09/2014
 3. Rs. 4021/- is paid , by the draft number 138038, Draft Date 15/07/2014, Bank Name State Bank of India, NEWTOWN RAJAHAT, received on 26/09/2014
- (Under Article : A(1) = 23342/- ,E = 14/- on 26/09/2014)

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.-21,22,728/-

Certified that the required stamp duty of this document is Rs.- 106156 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 105170/- is paid , by the draft number 251840, Draft Date 25/09/2014, Bank : State Bank of India, NEWTOWN RAJAHAT, received on 26/09/2014

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

Presented for registration at 12.41 hrs on :26/09/2014, at the Office of the A.D.S.R. RAJARHAT by Lakshmi Kanta Kar ,Claimant.

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

Execution is admitted on 26/09/2014 by

1. Soma Mondal, daughter of Lt Sri Krishna Pramanick , Rajbanshipara, Kolkata, Thana:-Baguiati, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : House wife

X

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

26 SEP 2014

(Debasish Dhar)

Additional District Sub-Registrar

EndorsementPage 1 of 2

26/09/2014 13:51:00

DATED THIS 26th DAY OF September 2014

BETWEEN

SMT. SOMA MONDAL

... VENDOR

A N D

M/S. GLS REALITY PRIVATE LIMITED

... PURCHASER

SALE DEED

Gautam Roy

*Advocate,
8, Old Post Office Street
Ground Floor, Kolkata 700001*