

No-3125/2017

2-274/17



23/12/17

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 868875

V/c-34/2017  
 GRN-004180861-2  
 2084955/2017

Signature

Endorsement Sheet and signature sheet attached with the document are Part of the Document

Addl. Dist. Sub-Registra.  
 Chandernagore Hooghly

02 FEB 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this  
 ...27th day of January, 2017. Two Thousand  
 and Seventeen.

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নম্বর 4647 তারিখ 25.1.17

জেতা: *Ithemba Developments Ltd*

সং: *Borakozan*

থানা: *Chandannagar*

ভেণ্ডার - *শ্রী প্রবীর কুমার সাতরা*

মূল্য (২০০০) মোকাম - চন্দননগর কোর্ট

*P. Saha*



Addl. Dist. Sub-Registrar  
Chandannagar, Hooghly

02 FEB 2017

DEED PLAN OF R.S. DAG NO.- 365, R.S.KHATIAN NO.- 229, L.R. DAG NOS.-637,638,  
OLD L.R.KHATIAN NOS.1910,1911,1912, NEW L.R.KHATIAN NOS.2057,2058, SHEET NO.10,

MOUZA & P.S.-CHANDANNAGORE,


J.L.NO.- 1, HOLDING NO.- 1020 (N),909 (O), WARD NO.14, AT KALITALA LANE,  
UNDER CHANDANNAGORE MUNICIPAL CORPORATION, DIST.-HOOGHLY.

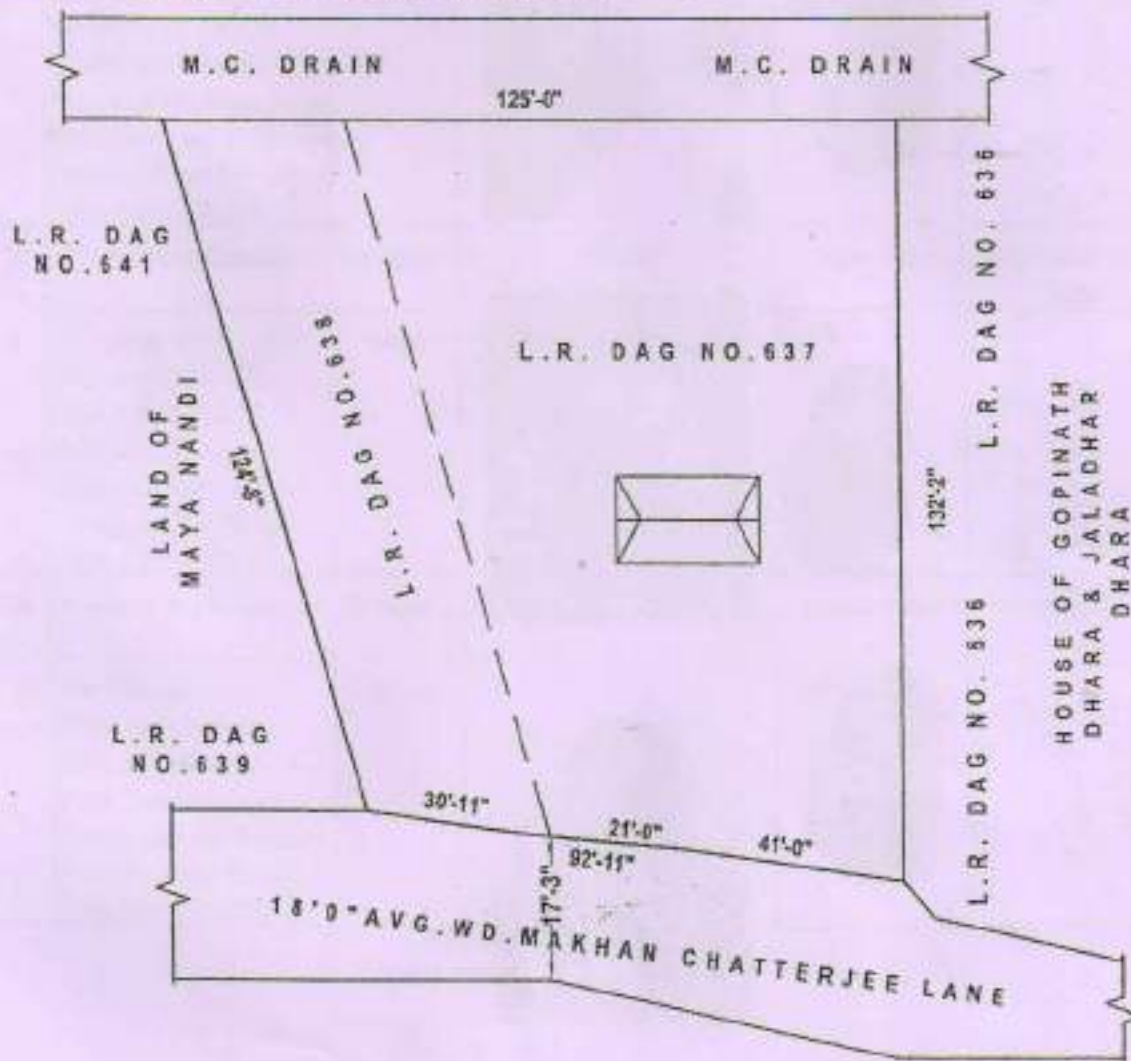
AREA STATMENT:

LAND AREA OF R.S.DAG. NO.637 - 12K -7CH -5SQ.FT. OR, 0.206 ACRE

LAND AREA OF R.S.DAG NO.638 - 6K- 4 CH-0 SQ.FT. OR, 0.103 ACRE

TOTAL LAND AREA-18 K-11 CH-5 SQ.FT. OR, 0.309 ACRE

COVD. AREA- 100 SQ.FT. (RTS.) LAND SHOWN THUS RED 



*Kakali Manna.*  
*Sampat Manna*  
*Pronek by*

ITHEMBA DEVELOPMENTS LTD.  
*Saujanya Ganguly*  
Director

DRAWN BY. AS. DIR.

*Chaitali Dey*  
CHAITALI DEY  
Registered L.B.S. of C.M.C.  
Registration No. 241







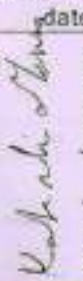





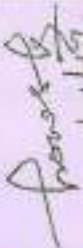
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. CHANDANNAGAR, District Name :Hooghly




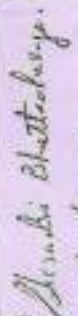
Signature / LTI Sheet of Query No/Year 0604000084955/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt KAKALI MANNA NICHUPATTY, P.O.- CHANDANNAGAR, P.S.- Chandannagar, Chandannagar, District- Hooghly, West Bengal, India, PIN - 712136	Seller		58 	 27/1/2017
2	Shri SAMPRIT MANNA NICHUPATTY, P.O.- CHANDANNAGAR, P.S.- Chandannagar, Chandannagar, District- Hooghly, West Bengal, India, PIN - 712136	Seller		59 	 27/1/2017
3	Shri PRANAB ROY SREEPALLY, P.O.- CHANDANNAGAR, P.S.- Chandannagar, Chandannagar, District- Hooghly, West Bengal, India, PIN - 712136	Seller		60 	 27/10/17



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri SAUMYARUP GANGULY PUSHPANJALI APARTMENT BARABAZAR CHANDANNAGORE, P.O:- CHANDANNAGAR, P.S:- Chandannagar, Chandannagar, District:- Hooghly, West Bengal, India, PIN - 712136	Representative of Buyer [ITHEMBA DEVELOPMENTS LTD]		61 	 27/01/2017
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri SHESADRI BHATTACHARYA Son of Late NILADRI BHATTACHARYA CHOWDHURYBAGAN, KOLUPUKUR, P.O:- CHANDANNAGAR, P.S:- Chandannagar, Chandannagar, District:- Hooghly, West Bengal, India, PIN - 712136	Smt KAKALI MANNA, Shri SAMPRIT MANNA, Shri PRANAB ROY, Shri SAUMYARUP GANGULY		 27/01/2017	

(Amitava Ghosal)

ADDITIONAL DISTRICT  
SUB REGISTRAR  
OFFICE OF THE A.D.S.R.  
CHANDANNAGAR  
Hooghly, West Bengal





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B E T W E E N

1A) SMT. KAKALI MANNA, wife of Late Rabi Manna, by religion Hindu, Indian Citizen, by Occupation House wife, PAN: AEPPM3702C. 1B) SRI SAMPRIT MANNA, son of Late Rabi Manna, by religion Hindu, Indian Citizen, by Occupation Business, PAN: AKUPM0622L, both are residing at Nichupatty, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136. 2) SRI PRANAB ROY, son of Late Durgadas Roy, by religion Hindu, Indian Citizen, by Occupation Business, PAN: ADTPR8360E, residing at Sreepally, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, hereinafter called the "OWNERS/VENDORS" ( which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and or assigns) of the FIRST PART.

AND

ITHEMBA DEVELOPMENTS LIMITED, a Limited Company having incorporated under the Companies Act. 1956, its registered office at S-3, Nundy's Enclave, Bhudev Mukherjee Road, Barabazar, P.O. & P.S.- Chandernagore, District Hooghly, PAN: AACCI6491E, Represented by its Director- MR. SAUMYARUP GANGULY, son of Sarbadaman Ganguly, by faith Hindu, Citizen - Indian, by profession - Business, PAN: ATEPG6947R, Residing at Flat No. C/1/2, Puspanjali Apartment, Barabazar, P.O. & P.S.- Chandernagore, District Hooghly, hereinafter referred to and called

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the "PURCHASER" (which expression shall unless executed by or repugnant to the subject or context shall be deemed to mean and include its office successors, administrators, executors, representatives and/or assigns) of the SECOND PART.

WHEREAS:-

A. All that piece and parcel of Land admeasuring 0.309 Acre appertaining to R.S. Dag No. 365 ( out of which 0.206 Acre was recorded as Bastu in L.R. Dag No.637 and 0.103 Acre was recorded as Bagan in L.R. Dag No.638) under R.S. Khatian No. 229, Sheet No. 10, within ambit of Mouza & P.S. Chandernagore, J.L. No. 1, District Hooghly, and other properties originally belonged to Surath Nath Nandi and Pravat Kumar Nandi having equal share.

B. Said Surath Nath Nandi transferred his all their undivided half share to his wife Smt. Avarani Nandi by forming a family Trust "Sachhidananda Jnanendra Nath Trust" appointing her as Trustee and the said Deed of Trust registered at the Office of Registrar of Assurance and recorded in Book No. I, Volume No.133, Pages 201 to 207, being No. 3831 for the year 1968.

C. Said Smt. Avarani Nandi, Trustee of "Sachhidananda Jnanendra Nath Trust" and said Pravat Kumar Nandi amicably partitioned all their undivided property by meats and bounds by executing a Deed of Partition dated 21.05.1971 which was registered at the Office of Registrar of Assurance and recorded in Book No. I, Volume No.97, Pages 61 to 84, being No. 1933 for the year 1971 and said Avarani

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Nandi being First Part of the said Deed of Partition got and acquired the above mentioned demarcated Land and other properties which morefully described in the First Schedule of the said Deed of Partition .

D. Said Avarani Nandi died intestate leaving behind her two sons namely Sreekumar Nandi and Debkumar Nandi as her only legal heirs and successors and said legal heirs became the joint owners of all that the property left by Avarani Nandi having equal share .

E. Said Sreekumar Nandi died intestate leaving behind his wife namely Rita Nandi and son namely Sumantra Nandi as his only legal heirs and successors and said legal heirs became the joint owners of all that the property left by Sreekumar Nandi having equal share .

F. Said Debkumar Nandi, Rita Nandi, for self and as for Constituted Attorney of another Owner Sumantra Nandi, jointly transferred all that piece and parcel of Land admeasuring 0.309 Acre appertaining to R.S. Dag No. 365 under R.S. Khatian No. 229, Sheet No. 10, within ambit of Mouza & P.S. Chandernagore, J.L. No. 1, District Hooghly in favour of Rabi Manna and Sri Pranab Roy for valuable consideration by executing a Deed of Conveyance dated 12.12.2013 which was registered at the Office of A.D.S.R. Chandernagore and recorded in Book No.1, Volume No. 12, Pages 530 to 546, being No. 3415 for the year 2013 and deliver possession .

G. Said Rabi Manna and Sri Pranab Roy being the absolute owners of the above mentioned property effected mutation their

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// 5 // names in the records of L.R. Settlement as well as the records of Chandernagore Municipal Corporation.

H. While said Rabi Manna and Sri Pranab Roy jointly possessed the said property, Rabi Manna died intestate on 05.06.2014 leaving behind his wife Smt. Kakali Manna and one son namely Sri Samprit Manna as his only legal heirs and successors and said legal heirs became the joint owners of the undivided half property left by Rabi Manna having equal share .

I. The Owners herein thus being the absolute Owner of the Schedule mentioned Property effected their name in the records of Chandernagore Municipal Corporation and possessing the same without interruption from any corner and the property is free from all sorts of encumbrances.

J. The Owners filed an application before the Settlement Department praying for conversion of said Bagan Land of L.R. Dag No.638 and being heard, B.L & L.R.O. Singur have pleased enough to conversion the said Land as Bagan to Bastu vide Memo Nos. IX/2(33) 743/1(4)KHA/14 dated 02.07.2014 and IX/2(33) 744/1(4)KHA/14 dated 02.07.2014.

K. The Vendors are in uninterrupted and unhindered possession and occupation and sanctioned site plan for Five Storied building ( being no B-2/S/154/13-14 ) on 04/11/15 of the said Property.

L. The Vendors have agreed to sell, transfer and convey the said Property and / or the entirety of the right, title, interest of

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the Vendors into or upon the said Property at and for the fair market value of Rs. 1,60,20,000/- (Rupees One Crore Sixty Lac Twenty thousand ) only unto and in favour of the Purchaser(s) herein .

M. That the Vendors and Purchaser has/have entered an Agreement for Sale on 6<sup>th</sup> day of May, 2015 and the Purchaser paid a sum of Rs.50,00,000/- (Rupees Fifty Lac) only to the Owners/Vendors and thereafter on 06.06.2015, the Purchaser further paid progressive amount of a sum of Rs.50,00,000/- (Rupees Fifty Lac) only unto the Owners/Vendors.

N. That the Vendors are agreed to execution of the sale Deed after receiving the balance consideration of Rs. 60,20,000/- (Rupees Sixty Lac Twenty thousand ) only .

O. At or before the execution of this Indenture, the Owners/Vendors have assured and represented to the Purchaser(s) as follows :-

- i) **THAT** the Owners/Vendors herein are the lawful Owners of the Said Property .
- ii) **THAT** the said Property is free from all encumbrances, charges, liens, mortgages, acquisitions, lispendens, attachments, trusts, debuttars, lease, tenancies, bargas and liabilities whatsoever and howsoever.
- iii) **THAT** the Owners/Vendors have not entered into any

Cont.P/7



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agreement for sale, transfer, lease and / or development with any person / party other than the Purchaser(s) in respect of the said Property.

iv) **THAT** the sale and transfer of the said Property is for legal necessity.

P. Relying upon the aforesaid representations and believing the same to be true and acting on the faith thereof and having being satisfied after physical verification and site inspection the Purchaser(s) has/have agreed to purchase and acquire the said **PROPERTY** (morefully described and mentioned in the **SCHEDULE** hereunder written) free from all encumbrances, charges, liens, mortgages, lispendenes, acquisitions, requisitions, attachments, trusts, debtors and liabilities whatsoever or howsoever at and for the consideration hereinafter appearing.

**NOW THIS INDENTURE WITNESWSETH** and it is hereby agreed by and between the parties hereto as follows :-

1. **THAT** in pursuance of the same and in consideration of a sum of Rs. 1,60,20,000/- (Rupees One Crore Sixty Lac Twenty thousand ) only of the lawful money of the Union of India well and truly paid by the Purchaser(s) to the Owners/ Vendors at or before execution of these presents ( the receipt whereof the Owners/Vendors doth hereby admit and acknowledge to have received and of and from the payment of the same and every part thereof the Owners / Vendors doth hereby acquit.

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release, and discharge the Purchaser(s) and the said Property hereby intended to be sold, transferred and conveyed in favour of the Purchaser(s), the Owners/Vendors doth hereby indefeasibly grant, sell, transfer and convey **ALL THAT** the demarcated property in 'RED COLOUR' in the plan annexed herewith (hereinafter referred to as the said **PROPERTY** and more fully and particularly mentioned and described in the **SCHEDULE** hereunder written) and / or the entirety of the right, title, interest of the Owners/Vendors into or upon the said Property unto and favour of the Purchaser(s) free from all encumbrances, charges, liens, mortgages, lispendens, acquisitions, requisitions, attachments, trusts, debuttur, wakfs and bargas liabilities whatsoever or howsoever **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards, courtyards, area, sewers, drain, ways, courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, wall fences, structures, advantages, appendages and appurtenances whatsoever to the said Property or any part or portions thereto belonging to or in any way appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were or was held, used or occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions, remainder or remainders and the rent, issue, profits of the said Property and every part thereof **AND** all legal incidences thereof **AND** all the estate, right, title, interest,

Cont.P/9



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inheritance, possession, use, trust, claims and demands whatsoever both at law and in equity of the Owners/Vendors into and upon and in respect of the said Property or any and every part thereof herein comprises and hereby sold, granted and transferred **TOGETHER WITH** all deeds and evidences of title which are anyway Exclusively relates to or concerns the said Property or any part or portion thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Owners/Vendors or any person or persons from whom the Owners/Vendors can or may procure the same without action or suit at law or in equity **AND TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser(s) absolutely and forever free from all encumbrances, charges, liens, trust, debuttars, wakfs, attachments, acquisitions, requisitions, prohibitions restrictions, easements, barga and lispenderises whatsoever.

2. **AND** the Owners/Vendors doth hereby further covenant with the Purchaser(s) that the Owners/Vendors are the lawful owners of the said Property free from all encumbrances, charges, liens, mortgages, attachments, lispenderises, acquisitions, requisitions, trust, debuttars, wakfs, barga and liabilities of whatsoever nature.

3. **AND** the Owners/Vendors doth hereby covenant with the

Cont.P/10

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5. **AND THAT** the Purchaser(s) shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged otherwise by and the costs and expenses of the Owners/Vendors well and sufficiently saved, defended and kept harmless and indemnified of from and against all and all manner of former or other estates, encumbrances, charges, lines, claims, demands, mortgages, leases, licenses, liabilities, trust, attachment, executions, prohibitions, restrictions, easements and lispendences whatsoever suffered or made or liabilities in respect of the said Property held by the Owners/Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Owners/Vendors or any of their predecessors in title or any of their as aforesaid or otherwise **AND THAT** all rates, taxes and other impositions and / or outgoing including khazana payable in respect of the said Property upto the Date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Owners/Vendors and those relating to the period subsequent to the date of execution of these presents in respect of the said Property shall be payable by the Purchaser(s).

6. **AND THAT** the Owners/Vendors never held and does not hold any excess vacant land within the meaning of the West Bengal Land Reforms Act, 1955 and / or urban Land ( Ceiling & Regulation ) Act, 1976 and / or West Bengal Estate Acquisitions Act, 1953 and the said Property and part thereof has not been

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affected or vested under the West Bengal Land Reforms Act, 1955 and / or Urban Land (Ceiling & Regulation) Act, 1976 and / or West Bengal Estate Acquisitions Act, 1953 AND THAT no certificate proceedings and / or notice of attachment is subsisting under the Income Tax Act, 1961 AND THAT no notice, which is or may be subsisting has been served on the Owners/Vendors for the acquisition of the said Property and/or land comprised therein or any part thereof under the Land Acquisition Act, 1894 or under any law or Acts and / or rules made or framed there under and the Owners/Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and / or rules for the time being in force affecting the said Property or any part thereof AND THAT no suit and / or proceeding is pending in any Court of law affecting the said Property and / or any part or portion thereof nor the same has been lying under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Owners/Vendors and all person having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Owners/Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser(s) make do acknowledge and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property

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and ever part thereof unto and to the use the Purchaser(s) as shall or may be reasonably required .

The Map enclosed herewith will be treated as a part and parcel of this Deed.

**THE SCHEDULE ABOVE REFERRED TO:**

ALL that piece and parcel of Land admeasuring 0.309 (Zero point Three Zero Nine) Acre or 18 Kottah 11Chattak 5 sqft appertaining to R.S. Dag No. 365 (Three hundred Sixty Five) out of which 0.206 Acre was recorded as Bastu in L.R. Dag No.637 and 0.103 Acre was recorded as Bagan in L.R. Dag No.638, **under R.S. Khatian No. 229(Two hundred Twenty Nine)**, corresponding to L.R. Khatian Nos.2058 and 2057, **Sheet No. 10**, within ambit of **Mouza & P.S. Chandernagore, J.L. No. 1, District Hooghly**, which is delineated and marked by RED Border alongwith all fittings and fixtures and easement rights whatsoever .

The Property comprised in Holding No. 1020(New), 909(Old), Makhan Chatterjee Lane, under Ward No. 14 of Chandernagore Municipal Corporation, P.S. Chandernagore, District Hooghly.

**THE PROPERTY IS BUTTED AND BOUNDED BY :**

NORTH : House of Gopi Nath Dhara & Jaladhar Dhara.

SOUTH : House of Maya Nandi.

EAST : 18 feet wide Makhan Chatterjee Lane.

WEST : Corporation Pucca Drain.

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

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED VENDOR /  
LAND OWNERS AND THE PURCHASER  
IN THE PRESENCE OF  
WITNESSES:

1. *Shashi Bhattacharya*  
*Waliupulka, Chowdhury Bagan*  
*Chandernagar.*

*Kabir Mann*  
*Sampat Mann*

2. *Ajoy Patra*  
*Chandernagar Govt.*

*[Signature]*  
SIGNATURE OF THE VENDORS

THEMBA DEVELOPMENTS LTD  
*[Signature]*  
Director

SIGNATURE OF THE PURCHASER

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MEMO OF CONSIDERATION

RECEIVED by the within named VENDORS / OWNERS from the within named PURCHASER(S), the sum of Rs. 1,60,20,000/- (Rupees One Crore Sixty Lac Twenty thousand ) only as under :

<u>Sl.No.</u>	<u>Chq. No.&amp; Date</u>	<u>Bank &amp; Branch</u>	<u>Amount(Rs.)</u>
1.-	904907-06.05.2015	ICICI-Chandernagore-	50,00,000/-
2.-	906361-06.06.2015-	-do-	50,00,000/-
3.-	DD NO. 800685 dt. 27 <sup>01</sup> / <sub>17</sub>	ICICI BANK.	15,00,000/-
4.-	" 500686 dt. 27 <sup>01</sup> / <sub>17</sub>	"	22,00,000/-
5.-	" 500687 dt. 27 <sup>01</sup> / <sub>17</sub>	"	23,00,000/-
6.-	Cash		20,000/-
		Total	1,60,20,000/-

WITNESSES:

1. Shashi Bhattacharya  
Kalyanpur, Chowdhury Bagan  
Chandernagore.

Kakali Manu

2. Ajay Patil  
Chandernagore Court.

Sambit Manu

Signature

SIGNATURE OF THE VENDORS

Drafted by

Signature

Advocate Kalyanpur/Ch.  
Chandernagore Court

Comp. Print by/Typed by

A. Patil

Chandernagore Court.








SPECIMEN FORM FORTEN FINGER PRINTS

LEFT HAND FINGER PRINT (OWNER/VENDOR)



*Kakali Manna*

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				

LEFT HAND FINGER PRINT (OWNER/VENDOR)



*Sanjit Manna*

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				

LEFT HAND FINGER PRINT (OWNER/VENDOR)



*Ananta B*

Little	Ring	Middle	Fore	Thumb
				

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little
				

SPECIMEN FORM FOR TEN FINGER PRINTS

LEFT HAND FINGER PRINT (PURCHASER)



RIGHT HAND FINGER PRINT



*Lawrence J. Gandy*



### Major Information of the Deed

Deed No :	I-0604-00294/2017	Date of Registration	03/02/2017
Query No / Year	0604-0000084955/2017	Office where deed is registered	
Query Date	24/01/2017 11:27:09 AM	A.D.S.R. CHANDANNAGAR. District: Hooghly	
Applicant Name, Address & Other Details	IMRAN ALI CGR COURT, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 9831634334, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1,60,00,000/-	Rs. 1,60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,21,410/- (Article:23)	Rs. 1,76,216/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Makhan Chatterjee Lane, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-10

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-365	RS-229	Bastu	Bastu	20.6 Dec	1,07,00,000/-	1,07,00,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
L2	RS-365	RS-229	Bastu	Bagan	10.3 Dec	52,80,000/-	52,80,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
		<b>TOTAL :</b>			30.9Dec	159,80,000 /-	159,80,000 /-	
		<b>Grand Total :</b>			30.9Dec	159,80,000 /-	159,80,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	20,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Thatched, Extent of Completion: Complete					
		<b>Total :</b>	100 sq ft	20,000 /-	20,000 /-



er Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Smt KAKALI MANNA</b> Wife of Late RABI MANNA Executed by: Self, Date of Execution: 27/01/2017 , Admitted by: Self, Date of Admission: 27/01/2017 ,Place : Pvt. Residence			
	NICHUPATTY, P.O:- CHANDANNAGAR, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AEPPM3702C, Status :Individual			
2	<b>Shri SAMPRIT MANNA</b> Son of Late RABI MAA NICHUPATTY, P.O:- CHANDANNAGAR, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AKUPM0622L, Status :Individual, Executed by: Self, Date of Execution: 27/01/2017 , Admitted by: Self, Date of Admission: 27/01/2017 ,Place : Pvt. Residence			
3	<b>Shri PRANAB ROY</b> Son of Late DURGADAS ROY SREEPALLY, P.O:- CHANDANNAGAR, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADTPR8360E, Status :Individual, Executed by: Self, Date of Execution: 27/01/2017 , Admitted by: Self, Date of Admission: 27/01/2017 ,Place : Pvt. Residence			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ITHEMBA DEVELOPMENTS LTD</b> S 3 NANDYS ENCLAVE, BHUDEV MUKHERJEE ROAD, BARABAZ, P.O:- CHANDANNAGAR, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 PAN No. AACCI6491E, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri SAUMYARUP GANGULY</b> Son of Shri SARBADAMAN GANGULY PUSHPANJALI APARTMENT BARABAZAR CHANDANNAGORE, P.O:- CHANDANNAGAR, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATEPG6947R, Status : Representative, Representative of : ITHEMBA DEVELOPMENTS LTD (as, DIRECTOR)

Identifier Details :

Name & address
Shri SHESADRI BHATTACHARYA Son of Late NILADRI BHATTACHARYA CHOWDHURYBAGAN, KOLUPUKUR, P.O:- CHANDANNAGAR, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Smt KAKALI MANNA, Shri SAMPRIT MANNA, Shri PRANAB ROY, Shri SAUMYARUP GANGULY



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt KAKALI MANNA	ITHEMBA DEVELOPMENTS LTD-6.86667 Dec
2	Shri SAMPRIT MANNA	ITHEMBA DEVELOPMENTS LTD-6.86667 Dec
3	Shri PRANAB ROY	ITHEMBA DEVELOPMENTS LTD-6.86667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt KAKALI MANNA	ITHEMBA DEVELOPMENTS LTD-3.43333 Dec
2	Shri SAMPRIT MANNA	ITHEMBA DEVELOPMENTS LTD-3.43333 Dec
3	Shri PRANAB ROY	ITHEMBA DEVELOPMENTS LTD-3.43333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt KAKALI MANNA	ITHEMBA DEVELOPMENTS LTD-33.3333 Sq Ft
2	Shri SAMPRIT MANNA	ITHEMBA DEVELOPMENTS LTD-33.3333 Sq Ft
3	Shri PRANAB ROY	ITHEMBA DEVELOPMENTS LTD-33.3333 Sq Ft

**Endorsement For Deed Number : I - 060400294 / 2017**

**On 27-01-2017**

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

Presented for registration at 17:10 hrs on 27-01-2017, at the Private residence by Smt KAKALI MANNA, one of the Executants.

**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 1,60,00,000/-

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

Execution is admitted on 27/01/2017 by 1. Smt KAKALI MANNA, Wife of Late RABI MANNA, NICHUPATTY, P.O. CHANDANNAGAR, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife, 2. Shri SAMPRIT MANNA, Son of Late RABI MAA, NICHUPATTY, P.O: CHANDANNAGAR, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 3. Shri PRANAB ROY, Son of Late DURGADAS ROY, SREEPALLY, P.O: CHANDANNAGAR, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri SHESADRI BHATTACHARYA, , Son of Late NILADRI BHATTACHARYA, CHOWDHURYBAGAN, KOLUPUKUR, P.O: CHANDANNAGAR, Thana: Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Business

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

Execution is admitted on 27-01-2017 by Shri SAUMYARUP GANGULY, DIRECTOR, ITHEMBA DEVELOPMENTS LTD, S 3 NANDYS ENCLAVE, BHUDEV MUKHERJEE ROAD, BARABAZ, P.O:- CHANDANNAGAR, P.S - Chandannagar, Chandannagar, District-Hooghly, West Bengal, India, PIN - 712136



Filed by Shri SURESH BHATTACHARYA, Son of Late NILADRI BHATTACHARYA, CHOWDHURYBAGAN,  
CUPUKUR P.O. CHANDANNAGAR, Taluk Chandannagar, City/Town: CHANDANNAGAR, Hooghly, WEST  
BENGAL, India. PAN: 1234567890. Practising as a by profession Business

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
Hooghly, West Bengal

On 30-01-2017

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,75,996/- ( A(1) = Rs 1,75,999/- . E = Rs 7/- )  
and Registration Fees paid by by online = Rs 1,76,216/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/01/2017 12:00AM with Govt. Ref. No: 192016170041808612 on 25-01-2017, Amount Rs: 1,76,216/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. ICIC250120170 on 27-01-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 11,20,010/- and Stamp Duty paid by by online = Rs  
11,16,410/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/01/2017 12:00AM with Govt. Ref. No: 192016170041808612 on 25-01-2017, Amount Rs: 11,16,410/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. ICIC250120170 on 27-01-2017, Head of Account 0030-02-103-003-02

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
Hooghly, West Bengal

On 03-02-2017

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

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



Amount of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 11,20,010/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 4647, Amount: Rs.5,000/-, Date of Purchase: 25/01/2017, Vendor name: P K Santra

*Amitava Ghosal*

**Amitava Ghosal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHANDANNAGAR**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69,  
registered in Book - I  
Volume number 0604-2017, Page from 5814 to 5843  
being No 060400294 for the year 2017.



Digitally signed by AMITAVA GHOSAL  
Date: 2017.02.06 14:29:57 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal*

(Amitava Ghosal) 06-02-2017 14:29:57  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
West Bengal.

(This document is digitally signed.)