

08100

KNA

1-07622/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2100-1525/12

A 439100

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the past of this document.

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas  
17 AUG 2012

### DEED OF CONVEYANCE

1. Date: 17.08.2012.

2. Place: Kolkata

3. Parties:

- 3.1. **SUBHAM REALTY PRIVATE LIMITED** a Private Limited company incorporated under the Companies Act, 1965, having its registered office at Punwani Chambers 4<sup>th</sup> Floor, 7B, K.S. Roy Road, Kolkata-700 001, represented by its Director Sri Sanjay Kumar Chowdhary son of Late Gouri Shankar Chowdhary (PAN.No. ACCPC7579P) by faith Hindu, by Nationality Indian,



3.2. **TIRUPATI GALLERIA PRIVATE LIMITED** a Private Limited company incorporated under the Companies Act, 1965, having its registered office at Punwani Chambers 4<sup>th</sup> Floor, 7B, K.S.Roy Road, Kolkata-700 001, represented by its Director Sri Dilip Kumar Agrawal son of Sri Biswanath Agarwal (PAN.No.ACWPA 9714D) by faith Hindu, by Nationality Indian.

3.3. **HTC REALTORS PRIVATE LIMITED** a Private Limited company incorporated under the Companies Act, 1965, having its registered office at Shantiniketan, 9<sup>th</sup> floor, 8, Camac Street, Kolkata 700 017, represented by its Director Sri Rajesh Kumar Jajodia son of Sri Hari Mohan Jajodia (PAN. No. ACXPJ 4908K), by faith Hindu, by Nationality Indian, hereinafter jointly and severally referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in office or interest and assigns),

**-A N D-**

3.4 **M/S. KNA HOUSING DEVELOPMENT PRIVATE LTD,** a Company registered under Companies Act, 1956, having its registered office at 129/1B, Purbachal Kalitala Road, Kolkata 700 078, P.S. Garfa, formally Kasba, represented by it's Directors namely (1) **SRI KAJAL KUMAR SINHA** son of Late Sashi Bhusan Sinha, by faith Hindu by occupation Business, by Nationality Indian, residing at Village Chowki Gram, P.O. Benia Gram, District Mursidabad, P.S. Farakka, Pin-742212, (2) **SRI NILOY KUMAR PANDE** son of Late Samarendra Nath Pande, by faith Hindu, by occupation Business, by Nationality Indian, residing at Village & Post Jafar Gunge, District Mursidabad, P.S. Farakka, Pin-742204 (3) **SRI AMAR SAHA** son of Late Ashutosh Saha, by faith Hindu, by occupation Business, by Nationality Indian, residing at 121/24/E, North Purbachal Kalitala Road, Kolkata 700078, P.S Garfa, hereinafter called or referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, legal representatives, administrators, successors-in-office, and assigns) PAN NO.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Sale:**

- 4.1. **Premises:** ALL THAT piece and parcel of Land measuring an area about 7 Cottah 7 Chittack 12 sq.ft. more or less having Riayati Sithitiban Satta together with R.T shed Structure standing thereon measuring 100 sq.ft. more or less, situated and lying at Mouza Garfa, R.S. Dag No. 1782 and 1783 under present R.S. Khatian No.712 within the District South 24 Parganas, Police Station Kasba, now Garfa, being Municipal Premises No. 100/A/2, Purbachal Main Road, Kolkata 700078, Ward No.106 together with right to lay or erect underground or overhead telephone lines, electrical lines, gas lines, sewers, drains etc and to do so whatsoever also is necessary or may be require the connection under or over the Premises and / or said common passage Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Premises, more fully and particularly described in the Schedule below (hereinafter referred to as "said Premises").

**5. Background, Representation, Warranties and Covenants of the Vendors:**

**5.1. Representations, warranties and convents on chain of title:**

- 5.1.1. **Ownership of Nabajan Payeda:** Nabajan Payeda was the sole and absolute owner of the landed property at Mouza Garfa in respect of Dag Nos. 1782 and 1783 under the present Khatian No.712, P.S. Kasba, District 24 Parganas along with other Property (**Mother Land**).
- 5.1.2. **Demise of Nabanjan Payeda and Devolution of Interest:** Nabanjan Payeda died intestate, leaving behind his legal heirs his 3 sons namely [1] Md. Yakub, [2] Md. Islam and [3] Md. Isaik and his only widow Mussat



Maleka Bibi inherited his right, title and interest in the Mother Land in accordance with Mohammedan Law / Muslim Law in the following Manner:

Name of Heir	Relationship
Md. Yakub	Son
Md. Islam	Son
Md. Isaik	Son
Mussat Maleka Bibi	Widow

- 5.1.3. **Ownership of [1] MD. Yakub, [2] Md. Islam and [3] Md. Isaik [4] Mussat Maleka Bibi:** In the aforesaid circumstances [1] MD. Yakub, [2] Md. Islam and [3] Md. Isaik [4] Mussat Maleka Bibi became the joint owners of the Mother Land in accordance with Mohammedan Law / Muslim Law.
- 5.1.4. **Sale to Bahadur Kumar Mondal :** By a registered Deed of Conveyance dated 29<sup>th</sup> January 1958, [1] MD. Yakub, [2] Md. Islam and [3] Md. Isaik [4] Mussat Maleka Bibi sold the land measuring 47 decimal more or less out of Mother Land to one Bahadur Kumar Mondal, who became the owner of land measuring 47 decimal more or less out of Mother Land.
- 5.1.5. **Ownership of Bahadur Kumar Mondal:** In the aforesaid circumstances Bahadur Kumar Mondal was the sole and absolute owner of the Land measuring 47 decimal more or less out of Mother Land. The said Bahadur Kumar Mondal recorded his name in the Government Revenue Sereata.
- 5.1.6. **Sale of Dwipendra Nath Moitra and Soumendra Nath Moitra:** By a Deed of Sale dated 14<sup>th</sup> July 1958 and registered in the office of the Sub Registrar at Alipore, and recorded in Book No. I, Volume No. 104, Pages 254 to 257 Being Deed No. 6421 for the year 1958, Bahadur Kumar Mondal conveyed, transferred and sold the said portion of mother Land [Land] to the Dwipendra Nath Moitra and Soumendra Nath Moitra, who became the joint owners of Land and they mutated their name under the



Khatian No. 712 which is finally Published under Sub Section [2] of Sec 51A of the West Bengal Land Reforms act 1955 [West Bengal Act X of 1956].

- 5.1.7. **Sale to Hi- Rise Properties and Constructions Private Limited:** By a Deed of sale dated 19<sup>th</sup> December 1989 and registered in the office of the Sub-Registrar, Calcutta and recorded in Book No.1 , Volume No. 309, Pages 158 to 168, Being Deed No. 14141 for the year 1989, the said Dwipendra Nath Moitra and Soumendra Nath Moitra absolutely sold, conveyed and transferred an area about an area about 8 Cottah 3.5 Chittack having Riayati Sithitiban situated and lying at Mouza Garfa, R.S. Dag No. 1782 and 1783 under present R.S, Khaitan No.712 within the District South 24, Parganas, Police Station Kasba, [hereinafter referred to as "**the Said Land**"] to one Hi- Rise Properties and Constructions Private Limited, Private Limited Company incorporated under the Companies Act, 1965, having its registered office at 25A, Camac Street, Room No. 305, Police Station Park Street, Kolkata 700016 who became the absolute owner of said Land and mutated its name under the Khatian No. 712 which is finally Published under Sub- Section [2] of Sec 51A of the West Bengal Land Reforms Act 1955 [West Bengal Act X of 1956]
- 5.1.8. **Sale to Vendors:** By a Deed of Sale dated 11<sup>th</sup> July 2008 and registered in the office of the Additional Registrar of Assurances – I, Kolkata and recorded in Book No. I, Volume No.61, Pages 4266 to 4280, being Deed No. 10919 for the year 2008, Hi- Rise Properties and Constructions Private Limited sold, transferred, conveyed and assigned the said land jointly and severally to Subham Realty Private Limited , Tirupati Galleria Private Limited and HTC Realtors Private Limited (the Vendors herein). The Vendors, thus, became the joint owners of the Said Land.
- 5.1.9. **Ownership of Vendors:** In the Circumstances, the Vendors have become the joint owners of the Premises free from all encumbrances and its/ has mutated its name in the assessment records of the Kolkata Municipal Corporation (formerly Calcutta Municipal Corporation) as the owner of the Premises described in the First Schedule below.



5.1.10. **Absolute Owner:** In the manner stated above, the Vendors have become the joint owners of the Said Land and are in possession of the Said Land. The Vendors, Witness and Identifier of this Conveyance declare that the Vendors/ Owners of the Said Land are well known to his/him/them and further declare that she/he/they take the responsibility to indemnify the Purchaser in this regard.

5.1.11. **True and Correct Representations:** The Vendor are the only undisputed owners of the Premises, Such ownership having been acquired in the manner stated in Clause 5.1.1 to 5.1.10 above, the contents of which are all true and correct.

## 5.2 **Representations, Warranties and covenants on encumbrances:**

5.2.1 **No Acquisition/ Requisition:** The Vendors till date have not received any notice from any authority for acquisition or requisition of the Premises and declares that the Premises is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

5.2.2 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Premises or any Part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to sell:** the Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the premises to the Purchaser.

5.2.4 **Free From all Encumbrances:** The Premises is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachment, lispendens, uses, debutters, trust, prohibitions, Income Tax attachment, financial institution charges and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully,



rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and title of the Vendors in the Premises is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Premises is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of any Court or any other statutory authority prohibiting the vendors from selling, transferring and/or alienating the Premises or any part thereof.

## 6. Basic Understanding :

6.1 **Agreement to Sell and Purchase:** Before entering into the present execution the Vendors have made available to the Purchaser all the title deeds, papers, plans, etc as available with the Vendor in respect of the said land, and the Purchaser after being satisfied about the titles and rights of the Vendors, the Purchaser is agreeable to buy and Vendors are agreeable to sell the said land free from all encumbrances for a legal consideration, based on the representations, warranties and covenants' mentioned in Clause 5 and its sub-clause above (collectively Representations).

## 7. Transfer:

7.1 **Conveyance:** The Vendors hereby sell, convey and transfer the entirety of Vendors right title and interest of whatsoever or howsoever nature in the Premises, being **ALL THAT** piece and parcel of Bastu Land measuring an area about 7 Cottah 7 Chittack 12 sq.ft. more or less out of 8 Cottah 3.5 Chittack having Riayati Sithitiban Satta together with R.T shed Structure measuring 100 sq.ft. more or less standing thereon situated and lying at Mouza Garfa, P.S Dag No. 1782 and 1783 under present R.S Khatian No.712 within the District South 24 Parganas, Police Station Kasba, being the portion of Municipal Premises No. 100/A/2, Purbachal Main Road,



Kolkata 700078, Ward No. 106 together with right to lay or erect underground or overhead telephone lines, electrical lines, gas lines, sewers, drains etc. as may be lawfully permissible and to do so whatsoever also is necessary or may be required the connection under or over the Premises and /or said common passage Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Premises, collectively described in the Second Schedule below(collectively Premises) to the Purchaser, free from all encumbrances and with vacant and peaceful possession.

- 7.2 **Consideration:** The sale, conveyance and transfer of the Premises is being made in consideration of a sum of Rs 86,00,000/-(Rupees Eighty Six Lakhs only) paid to the Vendors (as per memo of consideration), the entirety of which has been received by the Vendors and to admit and acknowledge the same, the Vendors have executed the Receipt and Memo of Consideration below.

## 8. Terms of Transfer:

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.2 **Sale:** A sale within the meaning of Transfer of Property Act, 1882
- 8.3 **Absolute:** Absolute, irreversible and perpetual.
- 8.4 **Free from encumbrances:** Free from all encumbrances of any And every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispens, uses, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.
- 8.5 **Together with all Other Appurtenances:** All other rights the Vendors have in the Premises and all other appurtenances including but limited to customary Premises.



**8.1.5 Subject to:**

**8.1.5.1 Transfer of Property Act:** All obligations and duties of Vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

**8.1.5.2 Delivery of Possession:** Khas, vacant and peaceful possession of the Premises has been handed over by the Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.

**8.1.5.3 Outgoings:** All Municipal taxes, surcharge, outgoings and levies to said land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

**8.1.5.4 Holding Possession:** The Vendors hereby covenant that the Purchaser shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the said land and every part thereof and receive rents, issues and profits thereof and all benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any persons lawfully or equitably claiming any right or Estate therein from under or in trust from Vendors.

**8.1.5.5 Indemnity:** The Vendors hereby covenants that the Vendors or any Person claiming under her in law, trust



and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or her successors-in-interest, of from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or her successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.

8.1.5.6 **Further Acts:** The Vendors hereby covenant that the Vendor or any Person claiming, under her, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and /or her successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Premises.

**FIRST SCHEDULE**

**(Premises)**

ALL THAT piece and parcel of Land measuring an area about 8 cottah 3.5 chittak having Riayati Sithitiban Satta together with R.T shed Structure measuring 100 sq.ft. more or less standing thereon situated and lying at Mouza Garfa, R.S Dag No. 1782 and 1783 under present R.S Khatian No. 712 within the District South 24 Parganas, Police Station Kasba, at present Garfa being Municipal Premises No. 100/A/2, Purbachal Main Road, Kolkata-700078, Ward No.106, and butted and bounded as follows:

On the North	Land of Ajit Poddar
On the East	Land of Uthan Pada Sardar
On the South	24ft wide Purbachal Main Road
On the West	10ft wide Road.



**SECOND SCHEDULE****[Subject Matter of Sale]**

ALL THAT piece and parcel of Bastu Land measuring an area about 7 Cottah 7 Chittack 12 sq.ft. more or less out of 8 Cottah 3.5 Chittack, more or less, having Riayati Sithitiban Satta together with R.T shed Structure measuring 100 sq.ft. more or less, Standing thereon situated and lying at Mouza Garfa, R.S Dag No. 1782 and 1783 under present R.S Khatian No. 712 within the District South 24 Parganas, Police Station Kasba, at Present Garfa, being the portion of Municipal Premises No. 100/A/2, Purbachal Main Road, Kolkata- 700078, Ward No.106, delineated in the Plan annexed and bordered in colour Red thereon and butted and bounded as follows:

On the North	Remaining portion of the Premises.
On the East	Land of Uthan Pada Sardar
On the South	24ft wide Purbachal Main Road
On the West	12 ft wide Road.

Together with right to lay or erect underground or overhead telephone lines, electrical lines, gas lines, sewers, drains etc and to do so whatsoever also is necessary or may be require the connection under or over the Premises and /or said common passage Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Premises.



**IN WITNESS HEREOF** the parties hereto have set and subscribed their hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED** by the VENDORS:

in presence of the Witness:-

1. Sarab Talukder  
13, Halfee main Rd  
Kot - 78

**Subham Realty Pvt. Ltd.**

Sanyam Kumar Ghosh  
Director

2. Biswajit Gaha (FOR **M/S. SUBHAM REALTY PRIVATE LIMITED**)  
7B, K. S. Roy Road.  
Kot - 81

VENDOR  
**Tirupati Galleria Pvt. Ltd.**

[Signature]  
Director

(FOR **M/S. TIRUPATI GALLERIA PRIVATE LIMITED**)

VENDOR

**HTC REALTORS PVT. LTD.**

Rajesh Kumar Sengupta  
Director

(FOR **M/S. HTC REALTORS PRIVATE LIMITED**)

VENDOR

**SIGNED SEALED AND DELIVERED** by the  
PURCHASERS :in presence of

**KNA HOUSING DEVELOPMENT PVT. LTD.**  
Rajal Kumar Saha  
Director

WITNESSES:-

1. Sarab Talukder

**KNA HOUSING DEVELOPMENT PVT. LTD.**  
Amor Saha  
Director

**KNA HOUSING DEVELOPMENT PVT. LTD.**  
Niraj Kumar Saha  
Director

2. Biswajit Gaha

(FOR **KNA HOUSING DEVELOPMENT PRIVATE LTD**)  
PURCHASERS

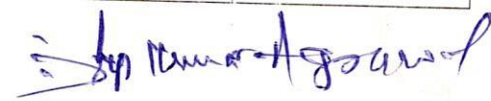
[Signature]  
[Signature]  
Kolkata - 700 017



**MEMO OF CONSIDERATION**

**RECEIVED** the within mentioned sum of Rs.86,00,000/- (rupees eighty six lakhs only) from the withinnamed Purchasers for sale of the second Schedule property mentioned above by way of Cheque/ RTGS subject to encashment

<u>Cheque No./ RTGS</u>	<u>Dated</u>	<u>Drawn on</u>	<u>In favour of</u>	<u>Amount(Rs)</u>
RTGS	25/07/2012		Subham Realty (P) Ltd	7,00,000/-
RTGS	25/07/2012		Tirupati Galleria (P) Ltd	7,00,000/-
RTGS	25/07/2012		HTC Relators (P) Ltd	7,00,000/-
RTGS	30/07/2012		Subham Realty (P) Ltd	3,00,000/-
RTGS	30/07/2012		Tirupati Galleria (P) Ltd	3,00,000/-
RTGS	30/07/2012		HTC Relators (P) Ltd	3,00,000/-
RTGS	30/07/2012		Subham Realty (P) Ltd	6,00,000/-
RTGS	30/07/2012		Tirupati Galleria (P) Ltd	6,00,000/-
RTGS	30/07/2012		HTC Relators (P) Ltd	6,00,000/-
RTGS	01/08/2012		Subham Realty (P) Ltd	3,00,000/-
RTGS	01/08/2012		Tirupati Galleria (P) Ltd	3,00,000/-

Rajesh Kumar Sengupta   
Sanjay Kumar Choudhary

RTGS	01/08/2012		HTC Relators (P) Ltd	3,00,000/-
239828	08/08/2012	State Bank of India	Subham Realty (P) Ltd	6,00,000/-
RTGS	09/08/2012		Subham Realty (P) Ltd	5,00,000/-
RTGS	09/08/2012		HTC Relators (P) Ltd	6,00,000/-
RTGS	09/08/2012		Tirupati Galleria (P) Ltd	6,00,000/-
611802	17/08/2012	State Bank of India	Tirupati Galleria (P) Ltd	3,00,000/-
611801	17/08/2012	State Bank of India	HTC Relators (P) Ltd	3,00,000/-

86,00,000/-  
(Rupees Eighty Six Lakhs only)

**Subham Realty Pvt. Ltd.**

*Sanjay Kna Choudhary*  
**Director**

**Tirupati Galleria Pvt. Ltd.**

*[Signature]*  
**Director**

**HTC REALTORS PVT. LTD**

*Rajesh Kumar Jayoti*  
**Director**

**KNA HOUSING DEVELOPMENT PVT. LTD.**

*Kajal Kumar Saha*  
**Director**

Signed by within named Vendors

*Meeta K. Saha*  
**Director**

**KNA HOUSING DEVELOPMENT PVT. LTD.**

*Amor Saha*  
**Director**






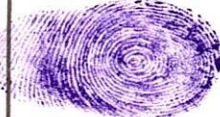




Witness:

Signed by within named Purchaser

1. *Sanib Talukder*

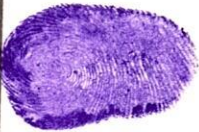









2. *Biswajit Guha.*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

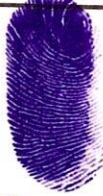









Name .....

Signature Dejal Kumar Su'25

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name .....

Signature Miloy Kumar

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature Amor Saha

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....












Signature Sib Kumar Agarwal



		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					




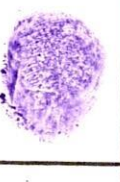
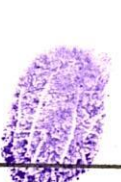

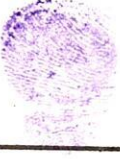

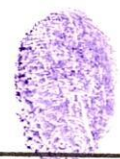
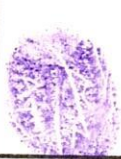
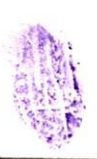
Name .....

Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature *Sanjay Kumar Choudhary*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name *Rajesh Kumar Jagaria*

Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

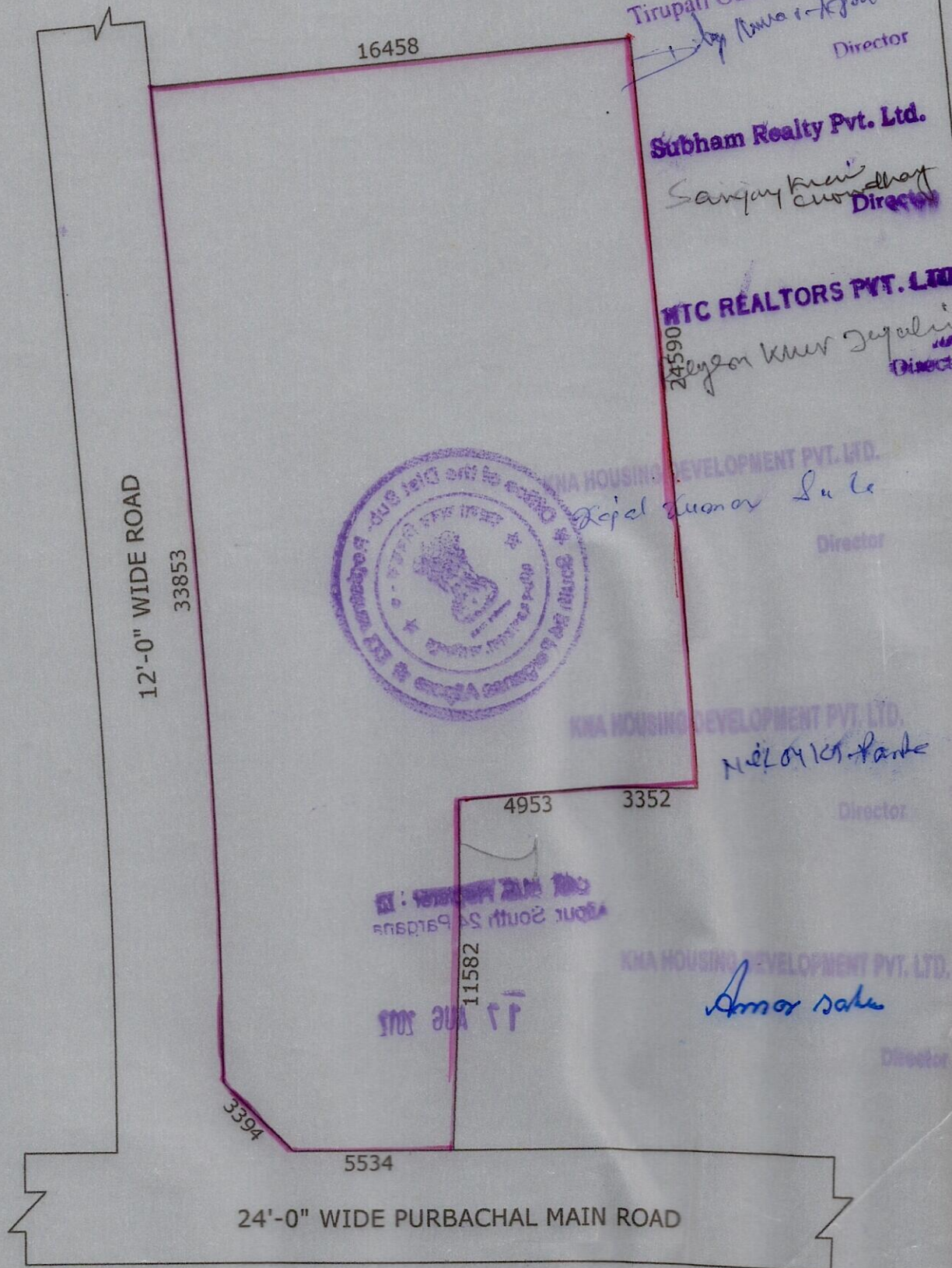
Name .....

Signature .....



SITE PLAN OF A PLOT A PART OF PREMISES NO. 100 / A / 2, PURBACHAL  
MAIN ROAD, WARD NO. 106, BOROUGH-XII

AREA OF LAND - 07KH - 07 CH - 12 SQ.FT.  
AREA OF LAND IS SHOWN BY RED BORDER LINE\_\_\_\_  
SCALE - 1:200





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 2051 to 2073  
being No 07622 for the year 2012.




(Ashoke Kumar Biswas) 23-August-2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal

**Sub-Registrar - III**  
South 24 Parganas











**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 08100 / 2012, Deed No. (Book - I , 07622/2012)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Amar Saha 121/24/ E, North Purbachal Kalitala Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	 17/08/2012	 LTI 17/08/2012	<i>Amar Saha</i> 17/08/12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sanjay Kumar Chowdhury Address -Punwani Chambers , 4th Floor, 7 B, K. S. Roy Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 17/08/2012	 LTI 17/08/2012	<i>Sanjay Kumar Chowdhury</i>
2	Dilip Kumar Agarwal Address -Punwani Chambers , 4th Floor, 7 B, K. S. Roy Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 17/08/2012	 LTI 17/08/2012	<i>Dilip Kumar Agarwal</i>
3	Rajesh Kumar Jajodia Address -Shantiniketan , 9th Floor, 8, Camac Street, Kolkata, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 17/08/2012	 LTI 17/08/2012	<i>Rajesh Kumar Jajodia</i>
4	Kajal Kumar Sinha Address -Chowki Gram, MURSHIDABAD, Thana:-Farakka, P.O. :- ,District:-Murshidabad, WEST BENGAL, India, Pin :-742212	Self	 17/08/2012	 LTI 17/08/2012	<i>Kajal Kumar Sinha</i>







*(Signature)*  
**Dist. Sub-Registrar - II**  
**Alipur, South 24 Parganas**

**(Rajendra Prasad Upadhyay)**  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**  
**Office of the D.S.R. - III SOUTH 24-PARGANAS**



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 08100 / 2012, Deed No. (Book - I , 07622/2012)**

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Niloy Kumar Pande Address -Jafar Gunge, MURSHIDABAD, Thana:-Farakka, P.O. :-Jafar Gunge ,District:-Murshidabad, WEST BENGAL, India, Pin :-742204	Self	 17/08/2012	 LTI 17/08/2012	<i>Niloy Kumar Pande</i>
6	Amar Saha Address -121/24/ E, North Purbachal Kalitala Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 17/08/2012	 LTI 17/08/2012	<i>Amar Saha</i>

**Name of Identifier of above Person(s)**

Rajib Talukder  
13, Haltu Main Road, Kolkata, Thana:-Kasba, P.O. :-  
,District:-South 24-Parganas, WEST BENGAL, India,  
Pin :-700078

**Signature of Identifier with Date**

*Rajib Talukder*  
*17/8/12*



*Rajendra Prasad Upadhyay*  
District Sub-Registrar - III  
South 24 Parganas

**(Rajendra Prasad Upadhyay)**  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**  
**Office of the D.S.R. - III SOUTH 24-PARGANAS**





**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07622 of 2012**  
**(Serial No. 08100 of 2012)**

**On**

**Payment of Fees:**

**On 17/08/2012**

**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, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 17/08/2012

Amount by Draft

Rs. 113302/- is paid , by the draft number 696785, Draft Date 17/08/2012, Bank Name State Bank of India, KALIKAPUR, received on 17/08/2012

( Under Article : A(1) = 113256/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 17/08/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,02,96,562/-

Certified that the required stamp duty of this document is Rs.- 720780 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 715780/- is paid, by the draft number 696788, Draft Date 17/08/2012, Bank Name State Bank of India, KALIKAPUR, received on 17/08/2012

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

Presented for registration at 13.58 hrs on :17/08/2012, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Sri Amar Saha , one of the Claimants.

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

Execution is admitted on 17/08/2012 by

1. Sri Sanjay Kumar Chowdhury  
Director, Subham Realty Pvt. Ltd., Punwani Chambers , 4th Floor, K. S. Roy Road, Kolkata,  
Thana:-Hare Street , P.O. :- District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Business



District Sub-Registrar - III  
South 24 Parganas

( Rajendra Prasad Upadhyay )  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

EndorsementPage 1 of 2

17/08/2012 15:16:00





**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07622 of 2012**  
**(Serial No. 08100 of 2012)**

2. Sri Dilip Kumar Agarwal  
Director, Tirupati Galleria Pvt. Ltd., Punwani Chambers , 4th Floor, 7 B, K. S. Roy Road, Kolkata,  
Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Business
3. Sri Rajesh Kumar Jajodia  
Director, H T C Realtors Pvt. Ltd., Shantiniketan , 9th Floor, 8, Camac Street, Kolkata, Thana:-Park  
Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.  
, By Profession : Business
4. Sri Kajal Kumar Sinha  
Director, M/s Kna Housing Development Pvt. Ltd ( P A N - A A E C K 8105 F ), 129/1 B, Purbachal  
Kalitala Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,  
Pin :-700078.  
, By Profession : Business
5. Sri Niloy Kumar Pande  
Director, M/s Kna Housing Development Pvt. Ltd ( P A N - A A E C K 8105 F ), 129/1 B, Purbachal  
Kalitala Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,  
Pin :-700078.  
, By Profession : Business
6. Sri Amar Saha  
Director, M/s Kna Housing Development Pvt. Ltd ( P A N - A A E C K 8105 F ), 129/1 B, Purbachal  
Kalitala Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,  
Pin :-700078.  
, By Profession : Business  
Identified By Rajib Talukder, son of Late Dilip Kr Talukder, 13, Haltu Main Road, Kolkata,  
Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste:  
Hindu, By Profession: Business.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



*Rajendra Prasad Upadhyay*  
District Sub-Registrar - I.  
South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
EndorsementPage 2 of 2

17/08/2012 15:16:00