

05988/012

PD - 37

6400/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 005783

12734/m
 7657 008L
 22/5/m



Certified that the Document is admitted to Registration. The Stamp Sheet and the endorsement thereon attached to this document are the part of the Document.

26/5/m
 Additional Registrar of Assurances-II, Kolkata

Additional Registrar of Assurances II
 Kolkata

THIS DEED OF CONVEYANCE made on **25th** day of May, Two Thousand and Twelve **B E T W E E N MRS. RAJ AGARWAL** alias **RANILAWALA**, wife of Pawan Kumar Agarwal, by faith Hindu, by occupation House maker, residing at 42A, Harish Mukherjee Road, Kolkata-700 025, hereinafter referred to as "the **VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators and assigns) being the Party of the **FIRST PART : A N D PAWAN PROPERTIES**, a registered Partnership Firm, carrying on business and/or having its office at No.10/1D, Lal Bazar Street, Kolkata-700 001, having

1599/12
 24
 24
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High Court Original Side
 Suit No. CS 6A/85
 Exhib. 63
 Date 29/4/16



LA 540

TC. Filled in by
 LIC. Branch Office - 700 001.

EDICENT & CO.
 10, Park Road

NAME.....
 ADD.....
 Rs.....

26 APR 2012

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3/4 S. Roy Road, No-1



26 APR 2012

Suman



3750C

PAWAN PROPERTIES

Suman

Partner



3751C

Raj Agarwal



Asst

Vijay Dhanania
 S/o Late Shankelal Dhanania
 1, Lord Sinha Road
 Kolkata - 700 071
 Business

ADDITIONAL REGISTRAR
 ASSURANCES II, KOLKATA
 25 MAY 2012

CD

its Income Tax Pan No. AAKFP5902E hereinafter referred to as "the **PURCHASER**" represented by its one of the Partner namely **MR. SHYAM SUNDAR NANGALIA**, son of Late Bhuramull Nangalia, aged about 62 years, by faith Hindu, by occupation business, residing at 32C, New Road, Block - "B", 3rd Floor, Kolkata-700 027, P.S. - Alipore, (which term or expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include its present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators, nominees and assigns) of the Party of the **SECOND PART** :

W H E R E A S :

- A. In pursuance of and by virtue of a Deed of Conveyance dated March 21, 1947 and made between Satyanarain Garodia and others therein jointly referred to as the Vendors of the One Part and Md. Gulsaigal and Others therein collectively referred to as the Purchasers of the Other Part and registered at the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 38, Pages 64 to 69, Being No.1093 for the year 1947 the said Satyanarain Garodia and others for the consideration therein mentioned sold transferred and conveyed ALL THAT the Municipal Premises No.46A and 46B, Theater Road (now known as Shakespeare Sarani), Kolkata - 700 017 unto and in favour of the said Md. Gulsaigal and others.
- B. By virtue of a Deed of Conveyance dated May 6, 1957 and made between the said Md. Gulsaigal and Others therein collectively referred to as the Vendors of the One Part and (1) Shankar Lal Agarwal, (2) Ramjidas Agarwal, (3) Dinanath Agarwal and (4) Harkishandas Agarwal therein collectively referred to as the Purchasers of the Other Part and registered at the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 56,

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REGISTRAR OF ASSURANCES
KOLKATA
25 MAY 2012



Pages 117 to 123, Being No.1558 for the year 1957 the said Md. Gulsaigal and Others for the consideration therein mentioned sold transferred and conveyed ALL THAT the Municipal Premises No. 46A and 46B, Theatre Road (now known as 46, Shakespeare Sarani), Kolkata - 700 017 unto and in favour of the said (1) Sankar Lal Agarwal, (2) Ramjidas Agarwal, (3) Dinanath Agarwal and (4) Harkishan Das Agarwal absolutely and forever in equal undivided share of one-fourth each.

- C. In the events as recited hereinabove each of the said (1) Shankar Lal Agarwal (2) Ramjidas Agarwal (3) Dinanath Agarwal and (4) Har Kishan Das Agarwal thus became entitled to 1/4th equal share in the said Municipal Premises No. 46A and 46B, Theatre Road, Kolkata-700 017 which has since been renumbered as Municipal Premises No. 46, Shakespeare Sarani, Kolkata-700 017 (morefully and particularly mentioned and described in the First Schedule hereunder written) and shown delineated in the map or plan annexed hereto and (hereinafter referred to as the said Premises) are hereinafter referred to as the Original Owners.
- D. With an intent to undertake development of the said premises by causing a new building and/or buildings to be constructed thereon, the purchaser herein agreed to purchase and acquire and the said Original Owners agreed to sell and transfer the said premises to the Purchaser herein for the consideration and terms recorded in an agreement dated October 13, 1982 (hereinafter referred to as "the SAID AGREEMENT") registered in the office of the Registrar of Assurances, Kolkata in Book No. I, Volume No. 94, Pages 113 to 126, Being No.1285 for the year 1983.
- E. Consequent to non compliance of the said agreement certain dispute arose between the Purchaser herein and the said original owners and the Purchaser filed a suit being C.S. No.619 of 1985 in the Hon'ble High Court at Calcutta against the said original owners



REGISTRAR OF ASSURANCES-II, KOLKATA
25 MAY 2012

for specific performance of the said agreement (hereinafter referred to as the PURCHASER'S SUIT).

- F. During the pendency of the Purchaser's suit the said Shankar Lal Agarwal died intestate on May 28, 1994 and his wife Smt. Kalavati Devi died intestate on January 6, 1995 leaving them surviving their three sons namely 1. Mr. Bishwanath Agarwal alias Dhanania, 2. Mr. Youdhister Kumar Agarwal alias Dhanania and 3. Mr. Vijay Dhanania and four daughters namely 1. Mrs. Vidya Devi Chamaria, 2. Mrs. Premlata Agarwal, 3. Mrs. Urmila Agarwal and 4. Mrs. Raj Agarwal, as their heir and/or legal representatives.
- G. Upon the death of said Shankar Lal Agarwal and his wife Kalavati Devi the aforesaid heirs and/or legal representatives thus became entitled to his undivided $1/4^{\text{th}}$ share or interest into or upon the said premises each one of them being entitled to undivided $1/28^{\text{th}}$ share or interest into or upon the said premises and were substituted in the Purchaser's suit in the manner following :

<u>Name of the heirs of the Sankarlal Agarwal</u>	<u>Added defendants in Suit No. 619 of 1985</u>
Biswanath Agarwal alias Dhanania	1A
Youdhister Kumar Agarwal alias Dhanania	1B
Vijay Dhanania	1C
Smt. Vidya Devi Chamaria	1D
Smt. Premlata Agarwal	1E
Smt. Urmila Agarwal	1F
Smt. Raj Agarwal alias Ranilawala	1G

- H. During the pendency of the Purchaser's Suit one of the said original owner namely Ramjidas Agarwal being entitled to undivided one fourth share or interest into or upon the said



POST OFFICE
KOLKATA
23 MAY 2012



Premises filed a suit being C.S. No.148 of 2002 in the High Court, Calcutta for a declaration that the said Ramji Das Agarwal (since deceased) was entitled to an undivided 1/4th share or interest into or upon the said premises, partition and for other consequential reliefs (hereinafter referred to as the Partition Suit).

- I. A preliminary decree dated May 6, 2005 was passed in the said Partition Suit and a Commissioner of Partition was appointed by the Hon'ble High Court, Calcutta for partitioning the said premises amongst the heirs of the said original owners.
- J. By an order dated February 18, 2011 passed by the Hon'ble High Court, Calcutta the commissioner of partition was appointed as Receiver in the said Partition Suit. Youdhister Dhanania one of the co-owners claimed to be in occupation of a part or portion of the said Premises and he through his Counsel in Court undertook to vacate the portions in his occupation in the event of the entirety of the said Premises being sold in a vacant condition.
- K. By an Order dated April 4, 2011 passed by the Hon'ble High Court, Calcutta a direction was given to the Receiver not to disturb the possession of any of the parties in occupation of any part or portion of the said Premises.
- L. In discharge of the obligations assumed by the said Original Owners under the said agreement dated October 13, 1982 Dinanath Agarwal, Har Kishan Das Agarwal and some of the heirs of Ramji Das Agarwal and Shankarlal Agarwal entered into a Terms of Settlement with the Purchaser in the Purchaser's Suit on November 25, 2003 and an application was filed in the Hon'ble Court at Calcutta being G.A. No.4027 of 2003 in C.S. No.619 of 1985 whereupon a contested decree was passed by the Hon'ble High Court at Calcutta on July 29, 2004 (hereinafter referred to as the said decree).



THE ASSURANCE CO. OF INDIA LIMITED
CALCUTTA
25 MAY 2012

- M. The Vendor herein being a party to the said Terms of Settlement inter alia, agreed that the Vendor Mrs. Raj Agarwal @ Ranilawala will sell and transfer her undivided $1/3^{\text{rd}}$ share out of $1/28^{\text{th}}$ share or the interest held and/or belonging to her i.e. $1/84^{\text{th}}$ share or interest unto and upon the said premises in favour of the Purchaser and that the said Mr. Vijay Dhanania and Mrs. Premlata Agarwal will sell and transfer the entirety of their respective right title and interest unto and upon the said premises on the consideration mentioned in the said Terms of Settlement.
- N. The Purchaser has paid the entire purchase consideration to the Vendor herein, the receipt whereof the Vendor doth hereby acknowledge, admit and discharge the Purchaser of and from the same and every part thereof and also discharge the undivided shares of the Vendor in the said premises as mentioned herein in favour of the Purchaser.
- O. Subsequent to the aforesaid decree, (1) Mr. Biswanath Agarwal alias Dhanania, (2) Mr. Yudhister Kumar Agarwal alias Dhanania (3) Mrs. Vidya Devi Chamaria (4) Mrs. Urmila Agarwal and (5) the vendor (in respect of her balance $2/3^{\text{rd}}$ share) agreed to sell and transfer their respective right title and interest unto and upon the said premises unto and in favour of the Purchaser for the consideration and subject to the terms and conditions as contained and recorded in the said Terms of Settlement.
- P. The said Terms of Settlement was filed before the Hon'ble High Court at Calcutta in G.A. No.853 of 2011 and G.A. No.854 of 2011 whereupon this Hon'ble Court was pleased to pass a decree on March 23, 2011 in terms of the said Terms of Settlement.

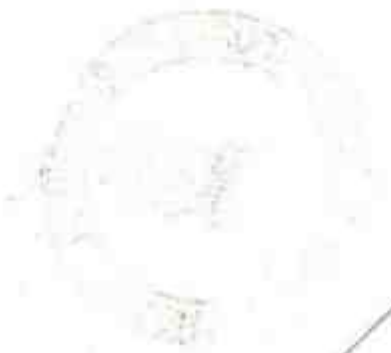


APPROVED BY THE
DIRECTOR GENERAL OF ASSURANCE
25 MAY 1919

- Q. Pursuant to and in terms of the said decree as mentioned hereinabove, the Vendor has now agreed to execute and register a Deed of Conveyance in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows

1. **THAT** in consideration of the Said Agreement and in further consideration of the decree dated July 29, 2004 and March 23, 2011 and in further consideration of a sum of Rs.6,50,000/- (Rupees six lacs fifty thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the said Vendor, (the receipt whereof the said vendor doth hereby as well as by the receipt hereunder written admit and acknowledge to have been received) the said vendor doth hereby sell transfer convey assure and assign unto and to the purchaser **ALL THAT** her undivided 1/3rd share or interest in the undivided 1/28th share or interest held by her i.e. 1/84th share or interest into or upon **ALL THAT** the Municipal Premises No.46, Shakespeare Sarani, Kolkata - 700 017 (previously known as 46A and 46B, Shakespeare Sarani) (hereinafter referred to as the undivided share morefully and particularly mentioned and described in the Second Schedule hereunder written) containing an area of 2 Bigha 0 Cottahs 08 Chittacks 20 Sq. ft. (be the same a little more or less) and/or the entirety of the right title and interest of the Owner into or upon the entirety of the said Premises **TOGETHER WITH** all buildings and structures situated and standing thereon (more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter referred to as the said Undivided Share) absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispensens



ARJUN K. SINGH
21, 455, RAJENDRA NAGAR, KOLKATA
25 MAY 2012

whatsoever **OR HOWSOEVER OTHERWISE** the said Undivided Share or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Undivided Share or any part or portion thereof belonging to or in anywise appertaining thereto or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and all the rents issues and profits of the said premises and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said Undivided Share or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anyways exclusively relates to or concerns the said Undivided Share and/or the said Premises or any part or portion thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor and/or Owner or any person or persons from whom the Vendor and/or the Owner can or may procure the same with or without any action or suit both at law or in equity **AND** further all right title and interest of the Vendor in the agreement dated October 13, 1982 stand extinguished in terms of the said decree dated July 29, 2004 **AND** the purchaser shall be entitled to take physical possession of the share of the vendor upon partition of the said premises amongst the co-owners thereof in place and stead of the vendor.



REGISTRAR
CHANDERNAGH, KOLKATA
25 MAY 2012

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- II. **AND** the Vendor do hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said undivided 1/84th share and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor do hereby covenant with the Purchaser that the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Undivided Share hereby granted sold conveyed transferred.
- III. **AND THAT NOTWITHSTANDING** any act deed or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful vendor of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Undivided Share hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has good right full and absolute power to grant sell convey transfer assure and assign the said Undivided Share hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions as aforesaid **AND THAT** the Vendor have put the Purchaser in their place and stead in the partition suit in respect of the of the said Undivided Share of the Vendor.
- IV. **AND** the Vendor have represented that undivided share hereby sold and transferred is free from all encumbrances and that the Vendor are legally competent to sell and transfer the same and



ADDITIONAL REGISTRAR
ASSURANCES, KOLKATA
25 MAY 2012

the Purchaser shall step into the shoes of the Vendor and shall be entitled to obtain possession of the shares of the Vendor from the other co-owners or from other persons and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust of the Vendor or from under or in trust for any of their predecessors in title **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by the Vendor 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 liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said Undivided Share by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or any of their predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said Undivided Share and/or premises relating to the period after the date of decree.

- V. **AND** the vendor hereby agree and confirm that the purchaser shall be entitled to obtain vacant possession of the said premises from the Commissioner of Partition/Receiver or any other person or persons who are in possession of the suit property for and on behalf of Vendor.
- VI. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said lands comprised in the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no



ADDITIONAL REGISTRAR
ASSURANCES-II, KOLKATA
25 MAY 2012

certificate proceedings and/or notice of attachment is subsisting under the Income Act, 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Vendor, for the acquisition of the said Undivided Share and/or premises or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendor has 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 Undivided Share and/or premises or any part thereof **AND THAT** no other suit and/or proceeding is pending in any court of law affecting the said Undivided Share and/or premises and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

- VII. **AND FURTHER THAT** the Vendor having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon the said Undivided Share and/or premises or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Undivided Share and every part thereof unto and to the use of the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT the messuage tenement and hereditaments **TOGETHER WITH** the piece and parcel of revenue redeemed land containing an area of 2 Bigha 0 Cottahs 8 Chittacks 20 sq. ft. (be the same a little more or less) whereon or any part whereof a partly two storied and several single storied units measuring about 24000 square feet are erected and built being Municipal Premises No.46, Shakespeare Sarani (earlier known as



REGISTRAR OF ASSURANCES II
CALCUTTA
25 MAY 2019

premises No.46A and 46B, Theatre Road), Kolkata-700 017 within Police Station Shakespeare Sarani within Ward No. 63 of The Kolkata Municipal Corporation in the South Division of Kolkata and butted and bounded as follows, that is to say :

- ON THE NORTH** : By Shakespeare Sarani;
ON THE SOUTH : By Premises No. 1, Auckland Square;
ON THE EAST : By Premises No. 48, Shakespeare Sarani
 (known as Kala Mandir); and
ON THE WEST : Partly by Premises No. 44, Shakespeare Sarani, (IDBI Building) and Partly premises No.2, Auckland Square;

OR HOWSOEVER OTHERWISE the said premises butted bounded called known numbered described and distinguished as hereinbefore stated and the situation whereof has been shown and delineated in the map or plan annexed hereto.

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID UNDIVIDED SHARE)

ALL THAT the Undivided 1/84th share or interest held by the **VENDOR** being 1/84th share or interest into or upon the said premises consisting of (i.e. Bastu Land 0.273 katha and semi commercial land 0.2095 katha, 120 sq. ft. residential pucca structure, 120 sq. ft. residential Tin Shed structure, 26 sq. ft. semi-commercial pucca structure, 26 sq. ft. semi-commercial Tin Shed structure, standing thereon) at the premises No.46, Shakespere Sarani, P.S. - Shakespere Sarani within the town of Kolkata morefully and particularly mentioned and described in the First Schedule hereinbefore written and/or the entirety of the right title and interest of the **VENDOR** into or upon the said premises.



REGISTRAR
FRANCES-II, KOLKATA
25 MAY 2012

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

SIGNED AND DELIVERED by the said **VENDOR** at Kolkata in the presence of :

Raj Agarwal
 PANNO. ACSPA8588R
 VENDOR

WITNESSES :

1. *Vijay Phauania.*
 1, Lord Sinha Road
 Kolkata-700071

2. *Dulal Anshu*
Uluberia, Howrah.

SIGNED AND DELIVERED by the **PURCHASER** at Kolkata in the presence of :

PAWAN PROPERTIES
[Signature]
 Partner
 (S.S. NANGALIA)

WITNESSES :

1. *Vijay Phauania*

2. *Dulal Anshu*
Uluberia, Howrah



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
25 MAY 2019

MEMO OF CONSIDERATION

RECEIVED of and from the within named **PURCHASER** the within mentioned sum of Rs.6,50,000/- being the entirety of the consideration amount payable to the Vendor under these presents as per memo below :

By several Cheques aggregating Rs.6,50,000/- drawn on Andhra Bank, (Kolkata Main Branch), Kolkata, at Ezra Street per details given below :-

Cheque No.	Dated	Amount
439979	18.11.2003	Rs. 1,25,000.00
819953	29.12.2004	Rs. 5,00,000.00
819992	08.09.2005	Rs. 1,55,000.00
		Rs. <u>7,80,000.00</u>

Less refund as per details given below :

Pay Order No.	Dated	Amount (Rs.)	
128889	22.12.11	45,000.00	
128891	23.12.11	40,000.00	
521325	22.12.11	45,000.00	Rs. 1,30,000.00
		<u>Total :</u>	Rs. <u>6,50,000.00</u>

(Rupees Six lakhs fifty thousand) only.

WITNESSES :

1. Vijay Ghansaria,
1, Lord Sinha Road
Kolkata-700 071

Raj Agarwal
VENDOR

2. Dulal Ghosh

Drafted by :

Aneeta Manoj
Singhvi Co.,
Advocates

High Court at Calcutta

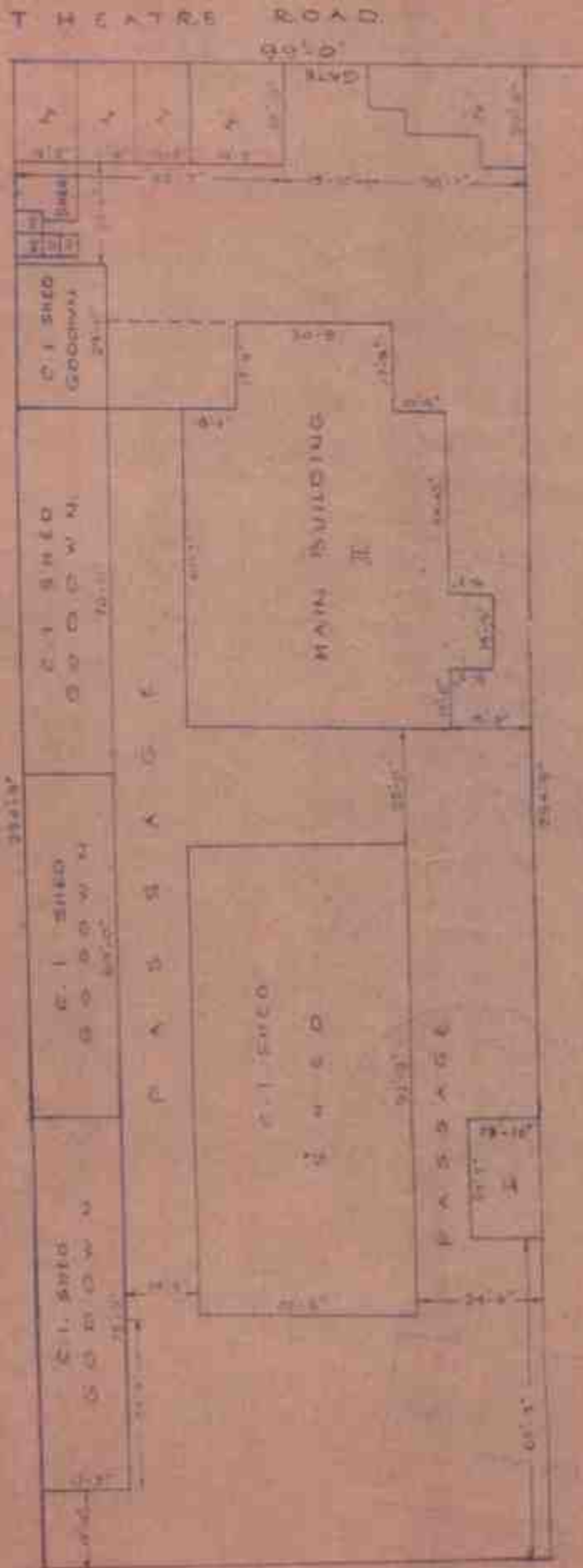


ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
23 MAY 2012

SITE PLAN OF PREMISES NO-46 SHAKESPEARE SARANI
EARLIER KNOWN AS 46A AND 46B SHAKESPEARE SARANI
KOLKATA-700017.

AREA OF LAND - 25-0X-8CH-205FT M/L

SCALE = NTS



Raj Agarwal
S.N. OF VENDOR

PANVAN PROPERTIES
[Signature]
Partner

SIG. OF PURCHASER

15

P.O. 37



↑
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
25 MAY 2012

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name S. S. NANGALIA

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name RAJ AGARWAL

Signature Raj Agarwal

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
25 MAY 2012



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 06400 of 2012
(Serial No. 05988 of 2012)

On

Payment of Fees:

On 25/05/2012

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

Presented for registration at 21.15 hrs on :25/05/2012, at the Private residence by Mr Shyam Sundar Nangalia ,Claimant.

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

Execution is admitted on 25/05/2012 by

1. Mrs Raj Agarwal Alias Rani Lawala, wife of Pawan Kumar Agarwal , 42 A, Harish Mukherjee Road, Kol, P.O. :- ,District-Kolkata, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : House wife
2. Mr Shyam Sundar Nangalia
Partner, Pawan Properties, 10/1 D, Lal bazar Street, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
. By Profession : Business

Identified By Vijay Dhanania, son of Late Shankarlal Dhanania, 1, Lord Sinha Road, Kol, P.O. :- ,District-Kolkata, WEST BENGAL, India, Pin :-700071, By Caste: Hindu, By Profession: Business

(Abani Kumar Dey)
ADDL REGISTRAR OF ASSURANCES-II

On 26/05/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 26/05/2012

Amount by Draft

Rs. 84234/- is paid , by the draft number 84234, Draft Date 09/05/2012, Bank Name State Bank of India, BUDGE BUDGE, received on 26/05/2012

(Under Article : A(1) = 84227/- on 26/05/2012)



(Abani Kumar Dey)
ADDL REGISTRAR OF ASSURANCES-II

26/05/2012 13:10:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 06400 of 2012
(Serial No. 05988 of 2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-76,57,006/-

Certified that the required stamp duty of this document is Rs.- 536000 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 536000/- is paid 23801509/05/2012 State Bank of India, BUDGE BUDGE, received on 26/05/2012

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 3650 to 3669
being No 06400 for the year 2012.



(Abani KumarDey) 12-June-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal