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Kolkata

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8/5/15

A.R.A.
III

Additional Registrar of Assurances-III
Kolkata

Additional Registrar of Assurances-III
Kolkata

17 MAY 2015

Certified that the Document, the
Registration Fee, the Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances-III, Kolkata

DEED OF CONVEYANCE

1. Date: 08th day of May 2015
2. Place: KOLKATA
3. Parties:

28859

Asha Banka



DATE:	
AMOUNT:	5000/-
DATE:	7 MAY 2015
S. CHATTERJEE	
Licensed Stamp Vendor	
C.C. Road	
K.R.S. Sector-II	

BL-II
Sector-II
Kolkata-700091

[Handwritten signature]

07 MAY 2015

Biswajit Ashu

07 MAY 2015



1783

Biswajit Ashu



Identified by me -

Gour Shankar Agasthal
9/0 Late Thabav Mal Agasthal
158/5 Acharya Prafulla
Chandra Road,
Kolkata - 700 006
Business

Additional Registrar of Assurance
Kolkata

- 8 MAY 2015

3.1 **ARUN AGARWAL** son of Siddhi Gopal Agarwal by faith Hindu, by Nationality Indian, by Occupation Business, residing at 28/V/1A, Ramkrishna Samadhi Road, Kolkata 7000 054 (**Vendor**, which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and deemed to mean and included his successors-in-interest), having Pan No. ACVPA5174A, represented his constituted attorney Biswanath Agarwal son of Late Kedar Nath Agarwal by faith Hindu, by Nationality Indian, by Occupation Business, residing at residing at CD-114, Salt Lake City, Sector- I, Kolkata -700064 having Pan No. ADGPA9847C.

AND

3.2 **ASHA BANKA** wife of Satish Prasad Banka, by faith Hindu, by Nationality Indian, by Occupation House wife, residing at B L- II, Sector - II, Kolkata 700091, (**Purchaser**, which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and deemed to mean and included her successors-in-interest), having Pan No. ADAPA1165F.

Vendor and Purchaser collectively Parties.

NOW THIS CONVEYANCE WITNESSES:

4. **Subject Matter of Conveyance:**

4.1 **Said Property:** Land measuring 11.5 decimal more or less comprised in R.S./L.R Dag No. 595 corresponding R.S. Khatian No. 401, L.R. Khatian No. 1268 corresponding L.R. Khatian No. 4054, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat District Burdwan together with Pucka structure 166.5 square feet more or less [**Said Property**] described in the Third Schedule below **Together With** all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Property **Together With** all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property.

5. Representations, Warranties and Covenants of the Vendor :

5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 Ownership of Chowdhury Joad Ali son of Late Chowdhury Korban Ali : Chowdhury Joad Ali son of Late Chowdhury Korban Ali was the sole and absolute owner of the Land measuring 46 decimal more or less comprised in R.S./L.R Dag No. 595 corresponding R.S. Khatian No. 401, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 666 square feet more or less [Mother Land] described in the First Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Mother Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Mother Land.
- 5.1.2 Sale to Seikh Badre Alam son of Late Lal Mohammad: By a Deed of sale dated 22nd February 1952, Chowdhury Joad Ali son of Late Chowdhury Korban Ali, sold, transferred, conveyed and assigned the Mother Land to Seikh Badre Alam son of Late Lal Mohammad, thus the Seikh Badre Alam son of Late Lal Mohammad became the sole and absolute owner of the Mother Land.
- 5.1.3 Hiba- Bil- Iwaz [Gift] in favour of his sons Sekh Abdul Hakim and Sekh Omar Ambia : By a Deed of sale dated 5th April 1962, Seikh Badre Alam son of Late Lal Mohammad, Gifted , conveyed and assigned the Mother Land to Sekh Abdul Hakim and Sekh Omar Ambia, thus the Sekh Abdul Hakim and Sekh Omar Ambia became the sole and absolute owner of the Mother Land.

5.1.4 Sale to Anath Chandra alias Anath Nath Chandra son of Late Nilmoni Chandra: By a Deed of Sale dated 4th November 1969, registered in the office of the District registrar at Burdwan and recorded in Book No. I, Volume No. 78, Pages 70 to 75, being Deed No. 7527 for the year 1969, Sekh Abdul Hakim and Sekh Omar Ambia, sold, transferred, conveyed and assigned the Mother Land to Anath Chandra alias Anath Nath Chandra son of Late Nilmoni Chandra, thus the Anath Chandra alias Anath Nath Chandra son of Late Nilmoni Chandra became the sole and absolute owner of the Mother Land mutated his name under the L.R Khatian No. 1268 being Mutation Case Number 88/1970 and order was Passed by the Junior land Reforms officer, circle Office Galsi Burdwan being Land measuring 46 decimal more or less comprised in R.S./L.R Dag No. 595 corresponding R.S. Khatian No. 401, L.R. Khatian No. 1268, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 666 square feet more or less [Mother Land] described in the First Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Mother Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Mother Land.

5.1.5 Ownership of Anath Chandra alias Anath Nath Chandra son of Late Nilmoni Chandra : In the aforesaid Circumstances, Anath Chandra alias Anath Nath Chandra son of Late Nilmoni Chandra is the sole and absolute owner of the Land measuring 23 decimal more or less comprised in R.S./L.R Dag No. 595 corresponding R.S. Khatian No. 401, L.R. Khatian No. 1268, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 666 square feet more or less [Mother Land] described in the First Schedule below Together With all easement rights of adjoining public

road and all other rights, appurtenances and inheritances for access and user of the Mother Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Mother Land.

5.1.6 Sale to Arun Agarwal: By a Deed of sale dated 24th July 2000, registered in the office of the Additional District Sub Registrar, Galsi and recorded in Book No. I, Volume No. 63, Pages 133 to 142 being Deed No. 2239 for the year 2000, Anath Chandra alias Anath Nath Chandra son of Late Nilmoni Chandra, sold, transferred, conveyed and assigned the Land measuring 23 decimal more or less comprised in R.S./L.R Dag No. 595 corresponding R.S. Khatian No. 401, L.R. Khatian No. 1268, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 333 square feet more or less [Land] described in the Second Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Land Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Land to Arun Agarwal and mutated his name under the L.R Khatian No. 4054.

5.1.7 Ownership of Arun Agarwal [Vendor herein] : Arun Agarwal [Vendor herein] agreed to sale undivided Land measuring 11.5 decimal more or less comprised in R.S./L.R Dag No. 595 corresponding R.S. Khatian No. 401, L.R. Khatian No. 1268, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 166.5 square feet more or less [Said Property] described in the Third Schedule below Together With all easement rights of adjoining public road and all other rights, appurtenances and inheritances for access and user of the Said Property Together With all appurtenances including all customary and other rights of easements,

liberties, privileges, advantages and appendages for beneficial use of the Said Property.

5.1.8 **Absolute Owner:** In the manner stated above, the Vendor has become the sole and absolute owner of the Said Property and is in possession of the Said Property.

5.1.9 **True and Correct Representations:** The Vendor is the undisputed sole and absolute owner of the Said Property, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.8 above, the contents of which are all true and correct.

5.2 **Representations, Warranties and Covenants by the Vendor:** the Vendor represent, warrant and covenant as follows :

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Property and declares that the Said Property is not affected by any scheme of Gram Panchayat/ Municipal Authority or Government or any Statutory Body.

5.2.2 **No Excess Land :** The Vendor does not hold any excess vacant land under the Urban land [Ceiling and Regulation] Act 1976 or any excess Land under the West Bengal land Reforms Act 1955 or the West Bengal Estate Acquisition Act 1953.

5.2.3 **No Encumbrance by Act of the Vendor :** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **No Dues:** No Tax in respect of the Said Property is due to the local Authority and/or any other authority or authorities and no certificate Case is pending for realization of any dues from the Vendor.

5.2.5 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the Title Deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.6 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title

to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

- 5.2.7 **Free from all Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Will, Bargadars, Income Tax Attachment, Financial Institution charges, vesting, and liabilities whatsoever or howsoever made or suffered by the Vendor 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 Vendors' predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable. And that the Said Property or any part thereof is not affected by or subject to any charge lien lispendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any benami transaction or otherwise, any wakf or devseva, any attachment including attachment before judgement of any Court or authority, any right of way water light support drainage or any other easement with any person or property, any right of any person under any agreement, power of attorney either registered or otherwise, any burden or obligation other than payment of Khajana / Revenue or Govt. Body, any other encumbrance or any kind whatsoever or any decree or order including any injunction or prohibitory order.
- 5.2.8 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.9 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2.10 **Release of the Further Claims :** By executing this Deed of Conveyance in favour of the Purchaser, the Vendor has released and relinquished all their right, title and interest over the Said Property and the Vendor has got no further right title and/or interest in respect of the Said Property.

The Vendor shall not make any further claims and /or demands to the Purchaser in respect of the Said Property.

6. **Background:**

6.1 **Agreement to Sell and Purchase:** The basic agreement in the year 2011 and understanding between the parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any /every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representation, warranties and covenants mentioned in Clause 5.1 and 5.2 its sub-clauses above (collectively **Representations**) and relying on the aforesaid representations assurances declarations made and/or given by the vendor and believing the same to be true and acting on faith thereof, the purchaser agreed to purchase and acquire the Said Property from the Vendor absolutely and forever free from all encumbrances mortgages, charges, liens, lispendens, attachments, trusts, uses, tenancies, leases, occupancy, rights, restrictions, restrictive, covenants, bargadars, bhagchasis, acquisitions, requisitions, alignments, claims, demands, and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the Said Property at or for a mutually agreed and settled consideration of **Rs. 4,60,000/- [Indian Rupees Four Lacs and Sixty Thousand] only** on the terms conditions and covenants contained herein.

7. **Transfer:**

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor's ownership right, title and interest of whatsoever or howsoever nature in the Said Property, being Land measuring 11.5 decimal more or less comprised in R.S./L.R Dag No. 595 corresponding R.S. Khatian No. 401, L.R. Khatian No. 1268 corresponding L.R. Khatian No. 4054, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 166.5 square feet more or less [Said Property] described in the Third Schedule below Together With all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property together With all

appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property.

- 7.2 **Consideration and transfer:** While the conveyance and transfer of the Said Property is being made at or for a consideration of Rs. 4,60,000/- [Indian Rupees Four Lacs and Sixty Thousand] only paid by the purchaser to the Vendor, receipt whereof the vendor doth hereby as also by the Memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor do hereby grant sell convey transfer assign and assure unto and to the Purchaser herein All that piece and parcel Land measuring 11.5 decimal more or less comprised in R.S./L.R Dag No. 595 corresponding R.S. Khatian No. 401, L.R. Khatian No. 1268 corresponding L.R. Khatian No. 4054, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 166.5 square feet more or less [Said Property] described in the Third Schedule below **Together With** all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property hereunder written and hereinafter referred to as the "Said Property" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs, muniments, writings and evidences of title in any away relating to or connected with

the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, requisition, claims, demands and liabilities whatsoever or howsoever. .

8. Terms of Transfer:

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.3 **Absolute:** Absolute, irreversible and perpetual.

8.1.4 **Free from all Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Will, bargadars Income Tax Attachment, Financial Institution charges, vesting, and liabilities whatsoever or howsoever made or suffered by the Vendor 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 Vendors' predecessors-in-title and the title.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Property and all other appurtenances thereto including but not limited to

customary and other rights of easements for beneficial use of the Said Property.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendors' title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendor's own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of the Vendor and Vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Possession and Delivery of Possession:** That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the Said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendor have been using the same for the Vendors' personal use and cultivation Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified. The Vendor has confirmed to have duly made payment of the khajna in respect of the Said Property upto date, in the event it is found that any arrears exist, the same shall be made good by the Vendor on demand.

8.6 **Holding Possession:** The Vendor hereby covenants 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 Property and every part thereof and receive rents, issues and profits thereof and all other 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 Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.

- 8.7 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendors' in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue. The Vendor further agrees that in case of any dispute about the title of the Vendor representations and/or possession of the Purchaser, the Vendor shall be liable to compensate the Purchaser by refunding the entire amount of consideration together with other expenses incurred by the Purchaser.
- 8.8 **No objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly consents to the same and appoints the purchaser as the Constituted Attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of power and authority, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its 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 Said Property.

8.9 Photograph and fingerprints of the parties to this Deed of Conveyance is / are depicted in a separate sheet and annexed hereto and marked "A"

**First Schedule
(Mother Land)**

Bastu Land measuring 46 decimal more or less comprised in, J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 666 square feet more or less and Dag no and Khatian No as follows :

R.S./L .R.Da g No.	R.S. Khatian No.	L.R. No.	Khatian	At present status of Land	Total Area of Land in decimal
595	401	1268		Bastu	46

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and butted and bounded as follows:

DAG NO. 595

On the South : Plot No. 593/594
On the North : By Grant Trunk Road
On the East : Plot No. 596
On the West : Plot No. 591

**Second Schedule
(Land)**

Bastu Land measuring 23 decimal more or less comprised in J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 333 square feet more or less and Dag No and Khatian No as follows :

R.S./L .R.Da g No.	R.S Khatia n No.	L.R. Khatia n No.	L.R. Khatia n No.	At presen t status of Land	Total Area of Land in decimal	Ownersh p of Vendor
595	401	1268	4054	Bastu	46	23 decimal more or less

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Land and butted and bounded as follows:

DAG NO. 595

On the South : Plot No. 593/594

On the North : Road

On the East : Plot No. 596

On the West : Plot No. 591

**Third Schedule
(Said Property)
[Subject Matter of Sale]**

Bastu Land measuring 11.5 decimal more or less comprised in J.L.No.99, Mouza Galsi, Additional District Sub-Registration Office Galsi, District Registration Office Burdwan, Police Station Galsi, Street No. 2, under the Galsi Grayam Panchayat, District Burdwan together with Pucka structure 166.5 square feet more or less and Dag No and Khatian No as follows :

R.S./L .R.Da g No.	R.S Khat ian No.	L.R. Khatia n No.	L.R. Khatia n No.	At present status of Land	Total Area of Land in decimal	Sold to Purchase r
595	401	1268	4054	Bastu	46	11.5 decimal more or less

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property

9. Execution and Delivery:

9.1 In witness whereof the Vendor has executed and delivered this instrument of Conveyance on the day month and year given above.

SIGNED SEALED AND DELIVERED by
the withinnamed VENDOR at Kolkata in
the presence of:

Biswanath Agarwal

Biswanath Agarwal
as constituted attorney
of Arun Agarwal

1. *Gouri Shanker Agarwal*
S/o Late Jhabar Mal Agarwal
153/5, A. P. C. Road, Kolkata-6
2. *Debarshish Basak*
Advocate
High Court Calcutta

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 4,60,000/- [Indian Rupees Four Lacs and Sixty Thousand] only towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
Various cheque and cash	Various date		Rs. 4,60,000/-

[Indian Rupees Four Lacs and Sixty Thousand] only

Biswanath Agarwal

Biswanath Agarwal
as constituted attorney
of Arun Agarwal

[Vendor]

Witnesses:

1. *Gouri Shanker Agarwal*

2. *Debahini Basak*
Advocate
High court Calcutta

Drafted and prepared by me as per document produce before me and instruction from my client.

Moni Sankar Das

Advocate
High court Calcutta

71



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

Endorsement For Deed Number : I - 01363 of 2015
(Serial No. 04499 of 2015 and Query No. 1903L000006712 of 2015)

On 08/05/2015

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

Presented for registration at 14.25 hrs on :08/05/2015, at the Private residence by Biswanath Agarwal
Executant.

Executed by Attorney

Execution by

1. Biswanath Agarwal, son of Lt. Kedar Nath Agarwal , C D 114, Salt Lake City, Sec- I, Kolkata, District:-, WEST BENGAL, India, Pin :-700064 By Caste Hindu By Profession: Business,as the constituted attorney of Arun Agarwal is admitted by him.

Identified By Gouri Shankar Agarwal, son of Lt. J. Agarwal, 152/5, Acharya Prafulla Chandra Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession: Business.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 11/05/2015

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. 12015.00/-, on 11/05/2015

(Under Article : A(1) = 11924/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 11/05/2015)

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.-10,85,000/-

Certified that the required stamp duty of this document is Rs.- 54260 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 49300/- is paid , by the draft number 767695, Draft Date 08/05/2015, Bank : State Bank of India, ESPLANADE, received on 11/05/2015

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

(Handwritten signature)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III



B. S. ...



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Asha Banka



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring


Little

(Right Hand)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 322 to 343
being No 01363 for the year 2015.




(Sanatan Maity) 11-May-2015
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal