(8)

DEED OF CONVEYANCE

0010-VKA-050512
DATED 7TH MAY, 2012

☆☆☆☆☆☆☆

In Re: *Premises No. 562 S. N. Roy Road*
P. S.: NEW ALIPORE,
Kolkata – 700 053
R. S. Dag Nos. 1814, 1814/2210
1814/2211 & 1814/2212
MOUZA – SAHAPUR, J. L. No. 8,
Dist.: South 24 Parganas
LAND AREA – 3.5 COTTAH

☆☆☆☆☆☆☆

SUVRA CHATTERJEE & ORS., - VENDORS

AND

VIJAY KUMAR AGARWAL & ORS., - PURCHASERS

☆☆☆☆☆☆☆

REGISTRATION PARTICULARS					
BEING NO.	YEAR	BOOK NO.	CD VOL. NO.	PAGES	REGISTRAR
04259	2012	I	10	871-913	A.R.A. – I KOLKATA

☆☆☆☆☆☆☆

03718/12

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

V/c - 1175/12

F 638691

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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

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DEED OF CONVEYANCE
0010-VKA-060512
Dated: 7th day of May, 2012

B-E-T-W-E-E-N

SUVRA CHATTERJEE & ORS.,- VENDORS

A-N-D

VIJAY KUMAR AGARWAL & ORS., - PURCHASERS

In Re: Premises No. 562, S. N. Roy Road,
P.S.: New Alipore, Kolkata – 700 053
R. S. DAG NO. 1814, 1814/2210, 1814/2211, 1814,2212
MOUZA – SAHAPUR, J. L. NO. 8,
DIST.: SOUTH 24 PARGANAS
Land Area – 3.5 Cottah

001790

Serial No.....

Name.....

.....

Address.....

71, Pandit Sarani, (Rabindra Sarani)

Kolkata-700 073

07 APR 2012

Date..... Licensed Stamp Vendor

S. SARKAR

Arabinda Roy / Adl
Additional Police
Court
Kol - 24

- Vijaykumar Agarwal

2771C

- Vijaykumar Agarwal
(VIJAY KUMAR AGARWAL)

2772C

- Kusum Agarwal

2773C

- Manish Agarwal
(MANISH AGARWAL)
As Constituted Attorney
of Dwarka Prasad Agarwal

Identified by me

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2012

0010-VKA-060512

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the **7th** day of **MAY, 2012 [TWO THOUSAND TWELVE]**

B-E-T-W-E-E-N

1. **SUVRA CHATTERJEE**, wife of Samir Kumar Chatterjee and daughter of Bhupesh Chandra Bhattacharyya, residing at Balia [West], Garia, Kolkata – 700 084, represented by her Constituted Attorney namely – **Dilip Kumar Basak**, son of Late Rakhal Chandra Basak, residing at 10A, Sahitya Parishad Street, P.S.: Burtolla, Kolkata – 700 006 vide Power of Attorney dated 3rd day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3105 – 3112, Being No. 00269 for the year 2010;

2. **DEBI PROSAD BHATTACHARYYA**, son of Late Kamal Krishna Bhattacharyya, residing at 514/A, Mahendra Banerjee Road, Ramkrishna Pally, Behala, P.S.: Behala, Kolkata – 700 060 represented by her Constituted Attorney namely – **Mousumi Basak**, daughter of Shri Dilip Kumar Basak, residing at 10A, Sahitya Parishad Street, , P.S.: Burtolla, Kolkata – 700 006 vide Power of Attorney dated 4th day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3141 – 3149, Being No. 00273 for the year 2010;

3. **ASHOKE KUMAR BHATTACHARYYA**, son of Late Kamal Krishna Bhattacharyya, residing at Lamp Past No. 210/24, Arabinda Nagar, Chak Thakurani, Dhalipara, Kolkata – 700 104, represented by his Constituted Attorney namely – **Tamasa Banerjee**, wife of Saptarshee Banerjee and daughter of Shri Dilip Kumar Basak, residing at 60/31, Moore Avenue, P.S.: Regent Park, Kolkata – 700 040 vide Power of Attorney dated 3rd day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3113 – 3120, Being No. 00270 for the year 2010;

4. **MINATI BHATTACHARJEE**, wife of Late Rabindra Nath Bhattacharjee and daughter of Late Kamal Krishna Bhattacharyya, residing at 9/2, Mahamaya Lane, P.S.: Kalighat, Kolkata – 700 026 represented by her Constituted Attorney namely – **Debraj Basak**, son of Shri Dulip Kumar Basak, residing at 10A, Sahitya Parishad Street, P.S.: Burtolla, Kolkata – 700 006 vide Power of Attorney dated 3rd day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3097 – 3104, Being No. 00268 for the year 2010;

5. **DIPIKA SAMANTA**, wife of Madan Mohan Samanta and daughter of Late Kamal Krishna Bhattacharyya, residing at 127, Harisabha Math,, P.S.: Regent Park, Kolkata – 700 084 represented by her Constituted Attorney namely – **Dilip Kumar Basak**, son of Late Rakhal Chandra Basak, residing at 10A, Sahitya Parishad Street, P.S.: Burtolla, Kolkata – 700 006 vide Power of Attorney dated 3rd day of February, 2010 duly registered with the Office of the ADSR, Alipore,

2774C

(SUMIT AGARWAL)

2775C

(ASHWANI KUMAR AGARWAL)

2776C

(RASHMI DEVI AGARWAL)

2777C

(SANJAY KUMAR AGARWAL)

2778C

(RAVI KANT AGARWAL)

2779C

(ANITA DEVI AGARWAL)

2780C

(ANAND AGARWAL)

Identified by me

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 7 MAY 2012

South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3372 – 3379, Being No. 00294 for the year 2010;

6. **ATANU BHATTACHARYA**, son of Late Sankar Prosad Bhattacharyya, residing at 14/G/6, Naktala Road, Kolkata – 700 047 represented by his Constituted Attorney namely – **Tamasa Banerjee**, wife of Saptarshee Banerjee and daughter of Shri Dilip Kumar Basak, residing at 60/31, Moore Avenue, P.S.: Regent Park, Kolkata – 700 040 vide Power of Attorney dated 3rd day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3121 – 3128, Being No. 00271 for the year 2010;

7. **SOMA PATHAK**, wife of Monojit Pathan and daughter of Late Sankar Prosad Bhattacharyya, residing at 12, East Road, Jadavpur, Kolkata – 700 032 represented by her Constituted Attorney namely – **Tamasa Banerjee**, wife of Saptarshee Banerjee and daughter of Shri Dilip Kumar Basak, residing at 60/31, Moore Avenue, P.S.: Regent Park, Kolkata – 700 040 vide Power of Attorney dated 3rd day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3121 – 3128, Being No. 00271 for the year 2010;

8. **KAMAKHYA BHATTACHARJEE**, son of Late Kali Das Bhattacharjee, residing at 17/3, Karunamoyee Lane, Kolkata – 700 082 represented by his Constituted Attorney namely – **Tamasa Banerjee**, wife of Saptarshee Banerjee and daughter of Shri Dilip Kumar Basak, residing at 60/31, Moore Avenue, P.S.: Regent Park, Kolkata – 700 040 vide Power of Attorney dated 4th day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3364 – 3371, Being No. 00293 for the year 2010;

9. **RAMA MUKHERJEE**, wife of Late Tapan Mukherjee and daughter of Late Kali Das Bhattacharjee, residing at 14A, Guru Charan Road, P. S.: Regent Park, Kolkata – 700 070 represented by her Constituted Attorney namely – **Dilip Kumar Basak**, son of Late Rakhal Chandra Basak, residing at 10A, Sahitya Parishad Street, P.S.: Burtolla, Kolkata – 700 006 vide Power of Attorney dated 3rd day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3089 – 3096, Being No. 00267 for the year 2010;

10. **JAYA BHATTACHARJEE**, wife of Kali Kishore Bhattacharjee and daughter of Late Kali Das Bhattacharjee, residing at Village – Bhaluk Khulia, P.O.: Jhargram, Dist.: West Midnapore, West Bengal represented by her Constituted Attorney namely – **Debraj Basak**, son of Shri Duilip Kumar Basak, residing at 10A, Sahitya Parishad Street, P.S.: Burtolla, Kolkata – 700 006 vide Power of Attorney dated 10th day of February, 2010 duly registered with the Office of the ADSR, Jhargram, in Book No. IV, CD Volume No. 1, Pages 106 – 115, Being No. 00011 for the year 2010 AND

11 **SANTA BHATTACHARJEE**, wife of Late Shyama Prosad Bhattacharjee and daughter of Late Kali Das Bhattacharjee, residing at 362, Kalighat Road, P.S.: Kalighat, Kolkata – 700 026 represented by her Constituted Attorney namely – **Dilip Kumar Basak**, son of Late Rakhal Chandra Basak, residing at 10A, Sahitya

2781

Dilip Kumar Basak

(DILIP KUMAR BASAK)
As Constituted Attorney of
Surya Chatterjee, Dipika
Samanta, Rama Mukherjee &
Sunita Bhattacharjee

2782

Debraj Basak.

(DEBRAJ BASAK)
As Constituted Attorney of
Minati Bhattacharjee &
Jaya Bhattacharjee

278X

Mousumi Basak.

(MOUSUMI BASAK)
As Constituted Attorney
of Debi Prasad Bhattacharjee

2784

Tamasa Banerjee

(TAMASA BANERJEE)
As Constituted Attorney of
Ashok Kumar Bhattacharya,
Atanu Bhattacharya, Soma
Pathak, Kamakhya Bhattacharjee

Identified by me

ARUN TULSHAN
Son of Late Kishan Lal Tulshan
Flat 4D, Fort Mysore,
2, Prince Anwar Shah Road,
Kolkata - 700 033
Business

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
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Parishad Street, P.S.: Burtolla, Kolkata – 700 006 vide Power of Attorney dated 3rd day of February, 2010 duly registered with the Office of the ADSR, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, Pages 3081 – 3088, Being No. 00266 for the year 2010;
hereinafter jointly and collectively called and referred to as the ***VENDORS*** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and/or assigns] of the **ONE PART;**

A – N – D

1. **VIJAY KUMAR AGARWAL,** son of Late Ram Pratap Agarwal, by faith – Hindu, by Occupation – Business residing at 97, Somnath Lahiri Sarani [formerly 97, Tollygunge Circular Road], P.S.: New Alipore, Kolkata – 700 053;

2. **KUSUM DEVI AGARWAL,** wife of Shri Vijay Kumar Agarwal, by faith – Hindu, by Occupation – Housewife, residing at 97, Somnath Lahiri Sarani [formerly 97, Tollygunge Circular Road], P.S.: New Alipore, Kolkata – 700 053;

3. **DWARKA PRASAD AGARWAL,** son of Late Jagannath Agarwal, by faith – Hindu, by Occupation – Business, residing at P-547, Block 'N' New Alipore, P.S.: New Alipore, Kolkata – 700 053 represented by **Manish Agarwal**, son of Shri Dwarka Prasad Agarwal, residing at P-547, Block 'N' New Alipore, P.S.: New Alipore, Kolkata – 700 053 vide Power of Attorney dated 3rd May, 2012;

4. **SUMEET AGARWAL,** son of Shri Murari Lal Agarwal, by faith – Hindu, by Occupation – Business residing at 97, Somnath Lahiri Sarani [formerly 97, Tollygunge Circular Road], P.S.: New Alipore, Kolkata – 700 053;

5. **ASHWANI KUMAR AGARWAL,** son of Late Shyam Lal Agarwal, by faith – Hindu, by Occupation – Business, residing at P-547, Block 'N' New Alipore, P.S.: New Alipore, Kolkata – 700 053;

6. **RASHMI DEVI AGARWAL,** wife of Shri Kamlesh Kumar Agarwal, by faith – Hindu, by Occupation – Business, residing at P-547, Block 'N' New Alipore, P.S.: New Alipore, Kolkata – 700 053;

7. **SANJAY KUMAR AGARWAL,** son of Late Ram Pratap Agarwal, by faith – Hindu, by Occupation – Business residing at 97, Somnath Lahiri Sarani [formerly 97, Tollygunge Circular Road], P.S.: New Alipore, Kolkata – 700 053;

8. **RAVI KANT AGARWAL,** son of Late Ram Pratap Agarwal, by faith – Hindu, by Occupation – Business residing at 97, Somnath Lahiri Sarani [formerly 97, Tollygunge Circular Road], P.S.: New Alipore, Kolkata – 700 053;

9. **ANITA DEVI AGARWAL,** wife of Shri Ravi Kant Agarwal, by faith – Hindu, by Occupation – Housewife residing at 97, Somnath Lahiri Sarani [formerly 97, Tollygunge Circular Road], P.S.: New Alipore, Kolkata – 700 053; and

10. **ANAND AGARWAL,** son of Late Ram Pratap Agarwal, by faith – Hindu, by Occupation – Business residing at 97, Somnath Lahiri Sarani [formerly 97, Tollygunge Circular Road], P.S.: New Alipore, Kolkata – 700 053;

(SUMIT AGARWAL)

(ASHWANI KUMAR AGARWAL)

(RASHMIDEVI AGARWAL)

(SANJAY KUMAR AGARWAL)

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2012

hereinafter jointly and collectively called and referred to as the ***PURCHASERS*** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and/or assigns] of the **OTHER PART;**

W - H - E - R - E - A - S

A. The Vendors are the absolute Owners in respect of **ALL THAT** piece or parcel of land measuring **3 [Three] Cottah, 8 Chittack,** be the same a little more or less, **TOGETHER WITH** 200 Square residential structure erected on part or portion thereof, out of Total Land measuring 66.8 Decimal comprised in **R. S. Dag No. 1814/2212, 1814/2210, 1814/2211, and 1814** appertaining to **R. S. Khatian No. 704**, [corresponding to C. S. Dag No. 482 appertaining to C. S. Khatian No. 704] details as mentioned below, in **Mouza - Sahapur,** Pargana - Magura, J. L. No. 8, Touzi No. 93 and 101, Revenue Survey No. 179, the Municipal Premises Number of which being part of **Premises No. 562, S. N. Roy Road,** in the town of **Kolkata - 700 038**, within the jurisdiction of **Police Station: New Alipore [formerly – Behala]**, within the District of South 24 - Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward Number 118, assessed for Property Tax by the KMC under **Assessee Number 41-118-12-1314-4,** within the jurisdiction of Sub-Registration Office at Behala and District Registration Office at Alipore;

Sl.	C.S.Dag No.	R.S.Dag No.	C.S.Khatian No.	R.S.Khatian No.	Total Area in Dag Decimal	Nature of Land
1	1814/2212	1814/2212	482	704	27.000	Bastu
2	1814/2210	1814/2210	482	704	11.800	Bastu
3	1814/2211	1814/2211	482	704	11.500	Bastu
4	1814	1814	482	704	16.500	Bastu
				Total	66.8	

hereinafter called and referred to as the said Premises and more fully and particularly mentioned and described in the 1st Schedule hereunder written;

B. The **Vendors** have acquired the title of the said **PREMISES** as described and narrated in the **ABSTRACT OF TITLE** contained in the **2nd Schedule** hereunder written;

C. At or before execution of these presents the **Vendors** herein have assured, declared and represented to the Purchaser as follows (hereinafter collectively referred to as **The Representations);**

C.1 THAT the **Vendors** are the sole and absolute owner of the said **PREMISES** having acquired the title in respect of the same as described and narrated in the **ABSTRACT OF TITLE** contained in the **2nd Schedule** hereunder written;

C.2 THAT the said **PREMISES** is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi,

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– 7 MAY 2012

adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

C.3 THAT the **Vendors** hold free and marketable title in respect of the said **PREMISES;**

C.4 THAT save and except the **Vendors** nobody has any right, title and interest of any nature whatsoever and howsoever in the said **PREMISES;**

C.5 THAT the **Vendors** have not entered into any Agreement for Sale or lease or transfer in any other manner whatsoever in respect of the said **PREMISES** with any other person or persons save and except the **Purchasers** herein;

C.6 THAT the **Vendors** are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said **PREMISES** without any right or any claim whatsoever of any third party.

C.7 THAT the said **PREMISES** or any part or portion thereof is not subject to any notice of acquisition or requisition neither the **Vendors** have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;

C.8 THAT the **Vendors** [or **Vendors'** predecessor-in-interest] nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation or in respect of the **PREMISES** or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said **PREMISES** for passing and re-passing between any points within the **PREMISES** or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land;

C.9 THAT no part or portion of the said **PREMISES** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;

C.10 THAT the **Vendors** are in possession, power or control of the documents of title and further confirm that no document of title has been delivered, deposited or handed over by the **Vendors** or any predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

C.11 THAT the **Vendors** have agreed to indemnify and keep indemnified the **Purchasers** against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and

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– 7 MAY 2012

expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the **Vendors** of any nature whatsoever and properties of the **Vendors** shall be liable and responsible for discharge of the indemnity.

C.12 THAT the **Vendors** are lawfully seized and possessed of or otherwise well and sufficiently to the said **PREMISES** described in the **1st Schedule** hereunder written;

C.13 THAT the **Vendors** are fully entitled and legally capable to sell and transfer the said **PREMISES** described in the **1st Schedule** hereunder written in favour of the **Purchasers;**

C.14 THAT each of the **Vendor** has executed Power of Attorney in favour of his / her Constituted Attorney as per details shown against his / her name aforesaid. All the said Powers of Attorney are valid and subsisting in full force and virtue and the Vendors doth hereby declare that they have neither cancelled, revoked, withdrawn and/or made inoperative the said Power of Attorney nor the Vendors have threatened nor issued a notice to their respective Constituted Attorney of their intention to do so till this date;

D. Having decided to sell and dispose of the said **PREMISES** the **Vendors** approached the **Purchasers** and made the aforesaid **Representations** to the **Purchasers** and offered to sell and transfer the said **PREMISES** in favour of the **Purchasers** at or for a **TOTAL CONSIDERATION** of **Rs.21,00,000/- [Rupees Twenty One Lacs]** only and the **Purchasers** relying upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof the **Purchasers** have accepted the offer of the **Vendors** and agreed to purchase and acquire the said **PREMISES** from the **Vendors** at or for a **TOTAL CONSIDERATION** and an Agreement for Sale dated 14th day of June, 2010 was executed by and between the Vendors and the Purchasers and the said Agreement for Sale was duly registered with the Office of the Additional Registrar of Assurances – I, Kolkata, in Book No. I, CD Volume No. 15, Pages 2430 – 2475, Being No. 0594 for the year 2010;

E. Now the said **Premises** is being sold, transferred and conveyed in favour of the **Purchasers** on the terms and conditions hereinafter recorded;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that pursuant to the **Representations** and Offer made by the **Vendors** to the **Purchasers** and the **Purchasers,** having relied upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendors** and pursuant to the said Agreement for Sale dated 14th day of June, 2010 and in **Total Consideration** of a sum of **Rs.21,00,000/- [Rupees Twenty One Lacs]** of the lawful money of the Union of India well and truly paid by the **Purchasers** to the **Vendors** through their respective Constituted Attorneys at or before the execution of these presents (the receipt whereof the **Vendors** through their respective Constituted Attorneys doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **Purchasers** and the said **PREMISES** hereby intended to be sold transferred and

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conveyed), the **Vendors** doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **Purchasers** the said **PREMISES** the said **Premises** being **ALL THAT** piece or parcel of land measuring **3 [Three] Cottah, 8 Chittack,** be the same a little more or less, **TOGETHER WITH** 200 Square residential structure erected on part or portion thereof, out of Total Land measuring 66.8 Decimal comprised in **R. S. Dag No. 1814/2212, 1814/2210, 1814/2211, and 1814** appertaining to **R. S. Khatian No. 704**, [corresponding to C. S. Dag No. 482 appertaining to C. S. Khatian No. 704] details as mentioned below, in **Mouza - Sahapur,** Pargana - Magura**, J. L. No. 8**, Touzi No. 93 and 101, Revenue Survey No. 179, the **Municipal Premises Number of which being part of Premises No. 562, S. N. Roy Road,** in the town of **Kolkata - 700 038**, within the jurisdiction of **Police Station: New Alipore [formerly – Behala]**, within the District of South 24 - Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward Number 118, assessed for Property Tax by the KMC under **Assessee Number 41-118-12-1314-4,** within the jurisdiction of Sub-Registration Office at Behala and District Registration Office at Alipore;

Sl.	C.S.Dag No.	R.S.Dag No.	C.S.Khatian No.	R.S.Khatian No.	Total Area in Dag Decimal	Nature of Land
1	1814/2212	1814/2212	482	704	27.000	Bastu
2	1814/2210	1814/2210	482	704	11.800	Bastu
3	1814/2211	1814/2211	482	704	11.500	Bastu
4	1814	1814	482	704	16.500	Bastu
				Total	66.8	

hereinafter called and referred to as the said Premises and more fully and particularly mentioned and described in the ***1st Schedule*** hereunder written 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 structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **PREMISES** and every part or portion 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 Vendors into or upon and in respect of the said **PREMISES** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **PREMISES** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **PREMISES** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchasers** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

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AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

a. **THAT NOTHWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **PREMISES** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;

b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of his/her ancestors or predecessors-in-title the **Vendors** have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **PREMISES** and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchasers** in the manner aforesaid;

c. **THAT NOTWITHSTANDING** anything contained herein, the said **PREMISES** shall always be put to use for such purposes as the **Purchasers** deem fit and proper in accordance with law;

d. **AND THAT** the said **PREMISES** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said land together with structures appurtenant thereto hereby sold in the manner aforesaid.

e. **AND THAT** the **Purchasers** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title.

f. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said **PREMISES** together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchasers** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **PREMISES** unto and to the use and benefit of the said **Purchasers** forever

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in the manner as aforesaid, as the said **Purchasers** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchasers** against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the **Vendors** or any breach of the covenants hereunder contained;

g. **AND ALSO** the **Vendors** had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said **PREMISES** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

h. **AND THAT** the **Vendors** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchasers' name in the records of Block Land & Land Revenue Officer and/or the Kolkata Municipal Corporation and/or also with such other statutory body or bodies.

i. **AND** the **Vendors** doth hereby further covenant and assure the **Purchasers** that he/she/they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **Purchasers** are dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **Vendors** shall and will indemnify the **Purchasers** entirely for the losses and damages to be suffered by it in respect of the said **PREMISES** together with structures appurtenant thereto hereditament and premises hereby sold.

j. **AND THAT** the **Purchasers** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendors** or any person or persons lawfully or equitably claiming as aforesaid.

k. **AND FURTHER THAT** the **Vendors** doth hereby declare and confirm that he/she/they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.

l. **AND FURTHER THAT** the **Vendors** shall and will pay all outstanding Property Tax of Kolkata Municipal Corporation and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendors or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.

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m. **AND** the **Vendors** have agreed to indemnify and keep the **Purchasers**, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings;

n. **AND THAT** the **Vendors** also declare and confirm that he/she/they are in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.

o. **AND THAT** the **Vendors** herein declare and confirm that the said ***Premises*** more fully and particularly mentioned and described in the **1st Schedule** hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

AND THE VENDORS doth hereby assure and covenant with the **Purchasers** that in the event of there being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and have agreed to keep the **Purchasers** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation;

AND THAT the **Vendors** never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **Vendors** for the acquisition or the said **PREMISES** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the **Vendors** have no knowledge of issue of any of 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 **PREMISES** or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **PREMISES** or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **Vendors** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **PREMISES** or any part or portion thereof from through under or in trust for the **Vendors** shall and will from time to time and at all times hereafter at the request and costs of the **Purchasers** make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **PREMISES** and every part or portion thereof unto and to the use the **Purchasers** as shall or may be reasonably required.

AND FURTHER THAT by this Deed of Conveyance the **Purchasers** have acquired the said ***Premises*** jointly and each of the **Purchasers** shall have the following undivided share or interest in the said ***Premises*** as mentioned against his / her name below:

Sl.	Purchaser No.	Name	Share in the Premises
1	1	VIJAY KUMAR AGARWAL	1/8
2	2	KUSUM DEVI AGARWAL	1/8
3	3	DWARKA PRASAD AGARWAL	1/8
4	4	SUMEET AGARWAL	1/8

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5	5	ASHWANI KUMAR AGARWAL	1/8
6	6	RASHMI DEVI AGARWAL	1/8
7	7	SANJAY KUMAR AGARWAL	1/16
8	8	RAVI KANT AGARWAL	1/16
9	9	ANITA DEVI AGARWAL	1/16
10	10	ANAND AGARWAL	1/16
			1

AND FURTHER THAT Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

Simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchaser** the actual, physical, vacant and peaceful possession of the said **PREMISES;**

AND IT IS HERBY FURTHER AGREED AND DECLARED by and between the parties hereto that the **Purchasers** as the Constituted Attorneys and/or Authorized Representatives of the **Vendors** are hereby authorized and shall be entitled:

1. To defend, manage and maintain the said **PREMISES** and to pursue the plan to be sanctioned by the Competent Authority;

2. To cause the Building Plans to be revalidated/modified/altered and to pay fees, costs, charges for such sanction / revalidation / modification / alteration of the Building Plans to be sanctioned by the Competent Authority.

3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyed and soil-tested of the said **PREMISES** as necessary and for that purpose to make all necessary correspondences with the authorities concerned.

4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said **PREMISES** and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in this regard.

5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said **PREMISES**, the sanction of the said plan of the said **PREMISES** and/or change in use and character of the said **PREMISES** in the Land Records of the Govt. of West Bengal;

6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction

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of the plan and other papers and documents as may be required by the necessary authorities.

7. To receive the excess amount of fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.

8. To utilize or shift or connect the existing utilities in the said **PREMISES** in such manner as the Attorneys may deem fit and proper.

9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Premises or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said **PREMISES** or any part thereof).

10. To appear and represent and sign on behalf of the **Vendors** before all Authorities including those under the Municipality for fixation and/or finalisation of the annual valuation of the said **PREMISES** and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.

11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the Said **PREMISES** and obtaining sanction plan.

12. For all or any of the purposes hereinbefore stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.

13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, C.M.D.A., Metro Railway or any other statutory authority or authorities which may be found to be required for the purpose of applying and/or obtaining sanction plan from the KMC in respect of the said Premises and to do all other things ancillary thereto.

14. To prepare and sign all necessary Deed of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, C.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.

15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said Premises.

16. To obtain mutation of the said Premises in the records of the KMC and the office of the B.L. & L.R.O. or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents

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as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;

17. To obtain change in use and character of the land contained in the said Premises from the Office of the B.L.& L.R.O. and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;

18. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendors could do in person.

19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

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1st SCHEDULE
(*SAID PREMISES*)

ALL THAT piece or parcel of land measuring **3 [Three] Cottah, 8 Chittack,** be the same a little more or less, **TOGETHER WITH** 200 Square residential structure erected on part or portion thereof, out of Total Land measuring 66.8 Decimal comprised in **R. S. Dag No. 1814/2212, 1814/2210, 1814/2211, and 1814** appertaining to **R. S. Khatian No. 704**, [corresponding to C. S. Dag No. 482 appertaining to C. S. Khatian No. 704] details as mentioned below, in **Mouza - Sahapur,** Pargana - Magura**, J. L. No. 8**, Touzi No. 93 and 101, Revenue Survey No. 179, the **Municipal Premises Number of which being part of Premises No. 562, S. N. Roy Road,** in the town of **Kolkata - 700 038**, within the jurisdiction of **Police Station: New Alipore [formerly – Behala]**, within the District of South 24 - Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward Number 118, assessed for Property Tax by the KMC under **Assessee Number 41-118-12-1314-4,** within the jurisdiction of Sub-Registration Office at Behala and District Registration Office at Alipore:

Sl.	C.S.Dag No.	R.S.Dag No.	C.S.Khatian No.	R.S.Khatian No.	Total Area in Dag Decimal	Nature of Land
1	1814/2212	1814/2212	482	704	27.000	Bastu
2	1814/2210	1814/2210	482	704	11.800	Bastu
3	1814/2211	1814/2211	482	704	11.500	Bastu
4	1814	1814	482	704	16.500	Bastu
				Total	66.8	

upon payment of proportionate annual revenue and/or taxes as payable to the Government of West Bengal at the Office of the B.L. & L.R.O., T M Block, as also upon payment of proportionate taxes with the Kolkata Municipal Corporation **OR HOWSOEVER OTHERWISE** the said **PREMISES** 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, which is butted and bounded in the manner following:-

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ON THE NORTH	:	By part of Premises No. 562 S N Roy Road;
ON THE SOUTH	:	By part of Premises No. 125 S N Roy Road;
ON THE EAST	:	By part of Premises No. 562 S N Roy Road;
ON THE WEST	:	By S. N. Roy Road;

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2nd SCHEDULE
(ABSTRACT OF TITLE)

The **Vendors** have acquired the title in respect of **ALL THAT** piece or parcel of land measuring **66.8 Decimal,** be the same a little more or less, **TOGETHER WITH Tiles Shed** structures and **Pucca Residential Dwelling Units** erected on part or portion thereof, comprised in **R. S. Dag No. 1814/2212, 1814/2210, 1814/2211, and 1814** appertaining to **R. S. Khatian No. 704**, [corresponding to C. S. Dag No. 482 appertaining to C. S. Khatian No. 704] details as mentioned below, in **Mouza - Sahapur,** Pargana - Magura**, J. L. No. 8**, Touzi No. 93 and 101, Revenue Survey No. 179, the **Municipal Premises Number of which being part of Premises No. 562, S. N. Roy Road,** in the town of **Kolkata - 700 038**, within the jurisdiction of **Police Station: New Alipore [formerly – Behala]**, within the District of South 24 - Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward Number 118, assessed for Property Tax by the KMC under **Assessee Number 41-118-12-1314-4,** within the jurisdiction of Sub-Registration Office at Behala and District Registration Office at Alipore:

Sl.	C.S.Dag No.	R.S.Dag No.	C.S.Khatian No.	R.S.Khatian No.	Total Area in Dag Decimal	Nature of Land
1	1814/2212	1814/2212	482	704	27.000	Bastu
2	1814/2210	1814/2210	482	704	11.800	Bastu
3	1814/2211	1814/2211	482	704	11.500	Bastu
4	1814	1814	482	704	16.500	Bastu
				Total	66.8	

in the manner following and the said ***Premises*** is a part or portion of this ***Large Premises*** measuring **66.8 Decimal:**

1. At all material times one Parbati Charan Shiromoni [Bhattacharyya] during his lifetime was absolutely seized and possessed of and/or otherwise well, truly and sufficiently entitled to as the Sole Patta Holder in respect of **ALL THAT** piece and parcel of Land measuring **0.668 Acre [66.8 Decimal] equivalent to 29,098 Square Feet** or **2 Bigha 6 Chittack and 28 Square Feet**, be the same a little more or less, TOGETHER WITH Structures, Sheds and Dwelling Units erected on part or portion thereof, in Mouza - Sahapur, District: 24 Parganas, free from all encumbrances [hereafter said ***Large PREMISES***];
2. While he was seized and possessed of the said *Large Premises* the said Parbati Charan Shiromoni [Bhattacharyya] [hereafter ***Parbati Charan***] died intestate in the year 1897 and the said *Parbati Charan* being a Hindu governed by Dayabhaga School of Hindu Law left behind his three sons namely - [1] Upendra Chandra Bhattacharyya [hereafter ***Upendra***] [2] Mahendra Chandra Smritiratna [Bhattacharyya] [hereafter ***Mahendra***] and [3] Barada Chandra Bhattacharyya [hereafter ***Barada***] as his sole and absolute legal heirs and successors, who

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inherited the said *Large Premises* in equal 1/3rd share each SUBJECT TO Right of Residence thereat of the widow of the said *Parbati Charan* namely - Saraswati Devi [hereafter ***Saraswati***]. Each of the aforesaid heir of *Parbati Charan* acquiring the share as mentioned against his name as follows:

Sl.	Name of the Heir	Relation with Parbati Charan	Quantum of Share Received in the said *Large Premises*
1	*Upendra*	Son	1/3rd
2	*Mahendra*	Son	1/3rd
3	*Barada*	Son	1/3rd
		Total	1

3. Upon the death of the said *Saraswati* in the year 1899 her interest in the said *Large Premises* vested equally in three sons of Late Parbati Charan and Saraswati namely - [1] *Upendra* [2] *Mahendra* and [3] *Barada* as the reversionary heirs and as a result they became the absolute owners thereof;

4. During the Cadastral Settlement the said [1] *Upendra* [2] *Mahendra* and [3] *Barada* got their names mutated in respect of the said *Large Premises* under Khatian No. 704 in the Record of Rights [R.O.R. - C. S. PARCHA] issued and finally published by the Block Land and Land Reforms Officer;

In re: 1/3rd share of *Upendra*

5. While he was seized and possessed of his 1/3rd share in the said *Large Premises* the said *Upendra* died intestate in the year 1919 and the said *Upendra* being a Hindu governed by Dayabhaga School of Hindu Law left behind his six sons namely - [1] Biresh Chandra Bhattacharyya [hereafter ***Biresh***] [2] Bhabesh Chandra Bhattacharyya [hereafter ***Bhabesh***] [3] Jagadish Chandra Bhattacharyya [hereafter ***Jagadish]*** [4] Bhupesh Chandra Bhattacharyya [hereafter ***Bhupesh***] [5] Ramesh Chandra Bhattacharyya [hereafter ***Ramesh***] and [6] Dinesh Chandra Bhattacharyya [hereafter ***Dinesh***] as his sole and absolute legal heirs and successors, who inherited the said 1/3rd share in the said *Large Premises* of Late *Upendra* in equal share each SUBJECT TO Right of Residence thereat of the widow of the said Upendra namely - Tarak Mohini Devi. Each heir of the said Late Upendra acquired 1/18th share in the said *Large Premises* as follows:

Sl.	Name of the Heir	Relation with *Upendra*	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Biresh***	Son	1/6th of 1/3rd	1/18th
2	***Bhabesh***	Son	1/6th of 1/3rd	1/18th
3	***Jagadish***	Son	1/6th of 1/3rd	1/18th
4	***Bhupesh***	Son	1/6th of 1/3rd	1/18th
5	***Ramesh***	Son	1/6th of 1/3rd	1/18th

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6	***Dinesh***	Son	1/6th of 1/3rd	1/18th
		TOTAL		1/3rd

6. In the year 1922, 1930 and 1935, the said ***Biresh***, ***Ramesh*** and ***Dinesh*** respectively died intestate and being bachelor at the time of their respective death their 1/18th share each in the said *Large Premises* was acquired by their brothers namely - [1] ***Bhabesh***, [2] ***Jagadish*** [3] ***Bhupesh*** equally and in view of this [1] ***Bhabesh*** [2] ***Jagadish*** and [3] ***Bhupesh*** became absolute Owners in respect of 1/9th share each in the said *Large Premises* as under:

Sl.	Name of the Heir	Relation with *Biresh Ramesh & Dinesh*	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Bhabesh***	Brother	1/18th	Own - 1/18th + 1/18th = 1/9th
2	***Jagadish***	Brother	1/18th	Own - 1/18th + 1/18th = 1/9th
3	***Bhupesh***	Brother	1/18th	Own - 1/18th + 1/18th = 1/9th
			Total	1/3rd

7. Upon the death of the said Tarak Mohini Devi [hereafter ***Tarak Mohini***] in the year 1946 her interest in the said *Large Premises* vested equally in abovenamed three sons of Late *Upendra* and ***Tarak Mohini*** namely - [1] ***Bhabesh*** [2] ***Jagadish*** [3] ***Bhupesh*** as the reversionary heirs;

8. On or about 4th October, 1960 the said ***Bhabesh***, son of Late ***Upendra*** died intestate and being bachelor at the time his death his 1/9th share in the said *Large Premises* was acquired by his two brothers namely - [1] ***Jagadish*** and [2] ***Bhupesh*** equally, each of them acquiring the following share in the said *Large Premises:*

Sl.	Name of the Heir	Relation with *Bhabesh*	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Jagadish***	Brother	1/18th	Own - 1/18th + 1/18th recd from Biresh Ramesh & Dinesh + 1/18th from Bhabesh = 1/6th
2	***Bhupesh***	Brother	1/18th	Own - 1/18th + 1/18th recd from Biresh Ramesh & Dinesh + 1/18th from Bhabesh = 1/6th
			TOTAL	1/3rd

9. On or about 4th September, 1977 the said ***Jagadish*** died intestate leaving him surviving his wife namely - Labanya Devi [hereafter ***Labanya***] as his sole and absolute heir and successor who inherited his entire 1/6th share in the said *Large Premises;*

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10. On or about 4th June, 1980 the said ***Labanya*** died intestate and since there were no issue from the wedlock between her and ***Jagadish*** the 1/6th share of ***Jagadish*** held by her was acquired by the only Brother of ***Jagadish*** alive namely ***Bhupesh.*** As a result the said ***Bhupesh*** became the sole and absolute owner of ***1/3rd share*** in the said *Large Premises* previously held by ***Upendra;***

11. Upon the death of ***Bhupesh*** on or about 12th November, 1989 and subsequently upon the death of his wife namely - Puspa Rani on or about 30th October, 2007 the said ***1/3rd*** share of ***Bhupesh*** in the said *Large Premises* was acquired by their only daughter namely - Suvra Chatterjee [nee Bhattacharjee] wife of Samir Kumar Chatterjee [hereafter ***Suvra***];

In re: 1/3rd share of *Mahendra*

12. While he was seized and possessed of his ***1/3rd share*** in the said *Large Premises* the said ***Mahendra*** died intestate in the year 1944 and the said ***Mahendra*** being a Hindu governed by Dayabhaga School of Hindu Law left behind his two sons namely - [1] Jiban Krishna Bhattacharyya [hereafter ***Jiban***] and [2] Kamal Krishna Bhattacharyya [hereafter ***Kamal***] as his sole and absolute legal heirs and successors, who inherited the said 1/3rd share in the said *Large Premises* of Late ***Mahendra*** in equal share each SUBJECT TO Right of Residence thereat of the widow of the said ***Mahendra*** namely - Matangini Devi [hereafter ***Matangini***];

13. However, with the promulgation of The Hindu Succession Act,, 1956 the right of the said ***Matangini*** got crystallized and as a result the ***1/3rd share*** of ***Mahendra*** was acquired by the following heirs, each heir acquiring the quantum of share mentioned against his / her name:

Sl.	Name of the Heir	Relation with ***Mahendra***	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Matangini***	Wife	1/3rd of 1/3rd	1/9th
2	***Jiban***	Son	1/3rd of 1/3rd	1/9th
3	***Kamal***	Son	1/3rd of 1/3rd	1/9th
			TOTAL	1/3rd

14. In the year 1956 the said ***Matangini*** died intestate leaving her surviving her two sons namely - ***Jiban*** and ***Kamal*** as her sole and absolute heirs and successors who inherited her 1/9th share in the said *Large Premises*, each acquiring quantum of share mentioned against his name:

Sl.	Name of the Heir	Relation with ***Mahendra***	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Jiban***	Son	1/2 of 1/9th	Own - 1/9th + recd from Matangini - 1/18th = 1/6th
2	***Kamal***	Son	1/2 of 1/9th	Own - 1/9th + recd

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				from Matangini - 1/18th = 1/6th
			Total	1/3rd

15. The said ***Jiban*** was married with Sushma Devi [hereafter ***Sushma***] but there were no issues from their wedlock. The said Jiban died intestate in the year 1976 and the said ***Sushma*** died intestate in the year 1995 resulting in their 1/6th share going to ***Kamal*** and consequently he became the sole and absolute owner in respect of 1/3rd share previously held by ***Mahendra;***

16. The said ***Kamal*** was married with Probhabati Bhattacharyya [hereafter ***Probhabati***]. With the intestate death of ***Kamal*** and ***Probhabati*** on or about 12th February, 1989 and 10th March, 2005 respectively the ***1/3rd share of Kamal*** devolved upon the following sons and daughters of ***Kamal*** and ***Probhabati,*** each person acquiring the quantum of share mentioned against his / her name:

Sl.	Name of the Heir	Relation with ***Kamal***	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Sankar Prosad Bhattacharyya*** [hereafter ***Sankar***]	Son	1/5th of 1/3rd	1/15th
2	***Debi Prosad Bhattacharyya*** [hereafter ***Debi Prosad***]	Son	1/5th of 1/3rd	1/15th
3	***Ashoke Kumar Bhattacharyya*** [hereafter ***Ashoke***]	Son	1/5th of 1/3rd	1/15th
4	***Minati Bhattacharjee*** [hereafter ***Minati***]	Daughter	1/5th of 1/3rd	1/15th
5	***Deepika Samanta*** [hereafter ***Deepika***]	Daughter	1/5th of 1/3rd	1/15th
			Total	1/3rd

17. The said ***Sankar*** was married with Sabita Bhattacharjee. However, before the death of ***Sankar*** the said Sabita Bhattacharjee died on 10th September, 2007 and subsequently ***Sankar*** died intestate on or about 30th December, 2007 leaving him surviving one son namely - Atanu Bhattacharyya [hereafter ***Atanu***] and one daughter namely - Soma Pathak [hereafter ***Soma***] as his sole and absolute heirs and successors who inherited his 1/15th share in the said *Large Premises* equally, thus each one of them acquiring 1/30th share therein;

18. Thus the ***1/3rd share of Mahendra*** devolved upon the following persons:

Sl.	Name	Quantum of Share in the said *Large Premises*
1	***Debi Prosad***	1/15th
2	***Ashoke***	1/15th

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 7 MAY 2012

3	***Minati***	1/15th
4	***Deepika***	1/15th
5	***Atanu***	1/30th
6	***Soma***	1/30th
	Total	1/3rd

In re: 1/3rd share of *Barada*

19. While he was seized and possessed of his ***1/3rd share*** in the said *Large Premises* the said ***Barada*** died intestate in the year 1950 and the said ***Barada*** being a Hindu governed by Dayabhaga School of Hindu Law left behind his only sons namely - Kali Das Bhattacharyya [hereafter ***Kalidas***] as his sole and absolute legal heir and successor, who inherited the said 1/3rd share in the said *Large Premises* of Late ***Barada*** SUBJECT TO Right of Residence thereat of the widow of the said ***Barada*** namely - Sarat Kumari Devi [hereafter ***Sarat Kumari***];

20. However, with the promulgation of The Hindu Succession Act,, 1956 the right of the said ***Sarat Kumari*** got crystallized and as a result the ***1/3rd share*** of ***Barada*** was acquired by the following heirs, each heir acquiring the quantum of share mentioned against his / her name:

Sl.	Name of the Heir	Relation with ***Barada***	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Sarat Kumari***	Wife	1/2 of 1/3rd	1/6th
2	***Kalidas***	Son	1/2 of 1/3rd	1/6th
			Total	1/3rd

21. The said ***Sarat Kumari*** died intestate in the year 1965 and her ***1/6th share in the said Large Premises*** devolved upon her only son - Kalidas and as a result ***Kalidas*** became the sole owner in respect of ***1/3rd share of the said Barada***;

22. The said ***Kalidas*** died intestate on or about 6th December, 1984 leaving him surviving his wife namely - Protima Bhattacharyya [hereafter ***Protima***] and two sons namely - [1] Kamakhya Bhattacharyya [hereafter ***Kamakhya***] and [2] Prasanta Bhattacharyya [hereafter ***Prasanta***] and three daughter namely - [1] Rama Mukherjee [hereafter ***Rama***], [2] Jaya Bhattacharjee [hereafter ***Jaya***] and [3] Santa Bhattacharjee [hereafter ***Santa***] as his sole and absolute heirs and successors who inherited his 1/6th share in the said *Large Premises* jointly, each person acquiring the quantum of share mentioned against his or her name below:

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OF ASSURANCES-I, KOLKATA
– 7 MAY 2012

Sl.	Name of the Heir	Relation with ***Kalidas***	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Protima***	Wife	$1/6^{th}$ of 1/3rd	$1/18^{th}$
2	***Kamakhya***	Son	$1/6^{th}$ of 1/3rd	$1/18^{th}$
3	***Prasanta***	Son	$1/6^{th}$ of 1/3rd	$1/18^{th}$
4	***Rama***	Daughter	$1/6^{th}$ of 1/3rd	$1/18^{th}$
5	***Jaya***	Daughter	$1/6^{th}$ of 1/3rd	$1/18^{th}$
6	***Santa***	Daughter	$1/6^{th}$ of 1/3rd	$1/18^{th}$
			Total	$1/3^{rd}$

23. The said ***Prasanta*** died intestate in the year 1987 and at the time of his death he was a bachelor and as such his $1/18^{th}$ share devolved upon his mother namely - ***Protima*** and in view of this ***Protima*** got $1/18^{th} + 1/18^{th} = 1/9^{th}$ share in the said *Large Premises*;

24. In the year 2003 the said ***Protima*** died intestate and her $1/9^{th}$ share devolved upon her one son namely - ***Kamakhya*** and three daughters namely - [1] ***Rama***, [2] ***Jaya*** and [3] ***Santa***, each acquiring the quantum of share mentioned against his / her name:

Sl.	Name of the Heir	Relation with ***Kalidas***	Quantum of Share received	Quantum of Share in the said *Large Premises*
1	***Kamakhya***	Son	$1/4^{th}$ of $1/9^{th}$	$1/36^{th}$
2	***Rama***	Daughter	$1/4^{th}$ of $1/9^{th}$	$1/36^{th}$
3	***Jaya***	Daughter	$1/4^{th}$ of $1/9^{th}$	$1/36^{th}$
4	***Santa***	Daughter	$1/4^{th}$ of $1/9^{th}$	$1/36^{th}$
			Total	$1/9^{th}$

25. Thus the ***1/3rd share of Barada*** devolved upon the following persons:

Sl.	**Name**	**Quantum of Share in the said** *Large Premises*
1	***Kamakhya***	Recd from Kalidas $1/18^{th}$ Recd from Protima $1/36^{th} = 1/12^{th}$
2	***Rama***	Recd from Kalidas $1/18^{th}$ Recd from Protima $1/36^{th} = 1/12^{th}$
3	***Jaya***	Recd from Kalidas $1/18^{th}$ Recd from Protima $1/36^{th} = 1/12^{th}$
4	***Santa***	Recd from Kalidas $1/18^{th}$ Recd from Protima $1/36^{th} = 1/12^{th}$
	Total	$1/3^{rd}$

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 7 MAY 2012

26. Thus the following persons became the sole and absolute Owners of the said *Large Premises*, each person holding the quantum of share mentioned against his / her name:

Sl.	Original Heirs of Parbati Charan	Quantum held by these heirs of Parbati Charan	Present Owner - Name	Quantum of Share held now	Total
1	***Upendra***	1/3rd	1. Suvra	1/3rd	**1/3rd**
2	***Mahendra***	1/3rd	2. Debi Prosad	1/15th	
			3. Ashoke	1/15th	
			4. Minati	1/15th	
			5. Deepika	1/15th	
			6. Atanu	1/30th	
			7. Soma	1/30th	
			Sub Total		**1/3rd**
3	***Barada***	1/3rd	8. Kamakhya	1/12th	
			9. Rama	1/12th	
			10. Jaya	1/12th	
			11. Santa	1/12th	
			Sub Total		**1/3rd**
		1		**TOTAL**	**1**

27. The aforesaid Vendors have got their names mutated as the Owners of the said *Large Premises* in the records of the Kolkata Municipal Corporation and upon grant of such mutation the said *Large Premises* was known and numbered as 562, S. N. Roy Road, Kolkata - 700 038, within the jurisdiction of Police Station - Behala, within the Municipal limits of Ward No. 118 of the KMC and are being assessed for Property Tax by the KMC under Assessee Number 41-118-12-1314-4;

28. The Vendors are also in uninterrupted and unchallenged khas possession of the said *Large Premises*;

29. The Vendors are seized and possessed of the said *Large Premises* and are well truly and sufficiently entitled to the same and the said *Premises* is a part of the said *Large Premises*;

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2012

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

Signed Sealed and Delivered by the Vendors and the Purchasers hereto at Kolkata in the presence of Witnesses named below:-

VENDORS		
Sl.	**Vendors' Name**	**Signature**
1	SUVRA CHATTERJEE PAN CARD OF DILIP KUMAR BASAK AEFFB0627K	For & on behalf of Suvra Chatterjee Dilip Kumar Basak Constituted Attorney
2	DEBI PROSAD BHATTACHARYYA PAN CARD OF MOUSUMI BASAK AOAPB8565K	For & on behalf of Debi Prosad Bhattacharyya Mousumi Basak Constituted Attorney
3	ASHOKE KUMAR BHATTACHARYYA PAN CARD OF TAMASA BANERJEE APUPB0325A	For & on behalf of Ashoke Kumar Bhattacharyya Tamasa Banerjee Constituted Attorney
4	MINATI BHATTACHARJEE PAN CARD OF DEBRAJ BASAK AEFPB0627K	For & on behalf of Minati Bhattacharjee Debraj Basak Constituted Attorney
5	DIPIKA SAMANTA PAN CARD OF DILIP KUMAR BASAK AEFFB0627K	For & on behalf of Dipika Samanta Dilip Kumar Basak Constituted Attorney
6	ATANU BHATTACHARYA PAN CARD OF TAMASA BANERJEE APUPB0325A	For & on behalf of Atanu Bhattacharya Tamasa Banerjee Constituted Attorney

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 7 MAY 2012

7	SOMA PATHAK PAN CARD OF TAMASA BANERJEE APUPB0325A	For & on behalf of Soma Pathak Tamasa Banerjee Tamasa Banerjee Constituted Attorney
8	KAMAKHYA BHATTACHARJEE PAN CARD OF TAMASA BANERJEE APUPB0325A	For & on behalf of Kamakhya Bhattacharjee Tamasa Banerjee Tamasa Banerjee Constituted Attorney
9	RAMA MUKHERJEE PAN CARD OF DILIP KUMAR BASAK AEFFB0627K	For & on behalf of Rama Mukherjee Dilip Kumar Basak Dilip Kumar Basak Constituted Attorney
10	JAYA BHATTACHARJEE PAN CARD OF DEBRAJ BASAK AEFPB0627K	For & on behalf of Jaya Bhattacharjee Debraj Basak Constituted Attorney
11	SANTA BHATTACHARJEE PAN CARD OF DILIP KUMAR BASAK AEFFB0627K	For & on behalf of Santa Bhattacharjee Dilip Kumar Basak Dilip Kumar Basak Constituted Attorney

PURCHASERS		
Sl.	Purchasers' Name	Signature
1	VIJAY KUMAR AGARWAL PAN CARD No. ADCFA9881G	
2	KUSUM DEVI AGARWAL PAN CARD No. AFSPA8990E	Kusum Agarwal

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 7 MAY 2012

3	DWARKA PRASAD AGARWAL PAN CARD No. ADHPA8404C	For & on behalf of Dwarka Prasad Agarwal Manish Agarwal Manish Agarwal Constituted Attorney
4	SUMEET AGARWAL PAN CARD No. ADAPA1564C	
5	ASHWANI KUMAR AGARWAL PAN CARD No. ADCPA8073G	
6	RASHMI DEVI AGARWAL PAN CARD No. ADLPA8073G	
7	SANJAY KUMAR AGARWAL PAN CARD No. ADCPA9854F	Sanjay Agarwal
8	RAVI KANT AGARWAL PAN CARD No. ADCPA9853C	
9	ANITA DEVI AGARWAL PAN CARD No. ACRPA8067A	Anita Agarwal
10	ANAND AGARWAL PAN CARD No. ACLPA2251N	

WITNESSES:

Signature_____

Name: Arun Tulshan

Father's Name: Kishan Lal Tulshan

Address Flat 4D, Fort Mysore, 4th Floor

2, Prince Anwar Shah Road, Kolkata – 700 033

Signature_____

Name: Tapan Kumar Saha

Father's Name: Sarbeswar Saha

Address: No.1 Colony, Palpara,

Gobardanga, P.S.: Habra, Dist.: North 24 Parganas, West Bengal

☆☆☆☆☆☆☆☆☆☆☆☆☆

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 7 MAY 2012

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.21,00,000/- [Rupees Twenty One Lacs]** towards the within mentioned TOTAL CONSIDERATION for sale and transfer of the said **PREMISES** as per **MEMO OF CONSIDERATION** herein below:

MEMO OF CONSIDERATION

Sl.	Date	Mode of Payment			Amount	Amount	Bank	In favour of / Paid to
		Cheque No.	Bank Draft No.	Cash	Rs.	Rs.		
1	14.06.10	306141	X	X	10,20,000/-		Union Bank	Dilip Kumar Basak
2	07.05.12	X	X	Cash	1,70,000/-			~do~
					11,90,000/-	11,90,000/-		
3	14.06.10	306142	X	X	3,90,000/-		Union Bank	Tamasa Banerjee
4	07.05.12	X	X	Cash	55,000/-			~do~
					4,55,000/-	4,55,000/-		
5	14.06.10	306143	X	X	2,70,000.00		Union Bank	Debraj Basak
6	07.05.12	X	X	Cash	45,000/-			~do~
					3,15,000/-	3,15,000/-		
7	14.06.10	306144	X	X	1,20,000/-		Union Bank	Mousumi Basak
	07.05.12	X	X	Cash	20,000/-		~do~	~do~
					1,40,000/-	1,40,000/-		
						2,10,000.00		

(Rupees Twenty One Lacs only)

VENDORS		
Sl.	Vendors' Name	Signature
1	SUVRA CHATTERJEE	For & on behalf of Suvra Chatterjee Dilip Kumar Basak Dilip Kumar Basak Constituted Attorney
2	DEBI PROSAD BHATTACHARYYA	For & on behalf of Debi Prosad Bhattacharyya Mousumi Basak. Mousumi Basak Constituted Attorney

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2012

3	ASHOKE KUMAR BHATTACHARYYA	For & on behalf of Ashoke Kumar Bhattacharyya Tamasa Banerjee Tamasa Banerjee Constituted Attorney
4	MINATI BHATTACHARJEE	For & on behalf of Minati Bhattacharjee Debraj Basak. Debraj Basak Constituted Attorney
5	DIPIKA SAMANTA	For & on behalf of Dipika Samanta Dilip Kumar Basak Dilip Kumar Basak Constituted Attorney
6	ATANU BHATTACHARYA	For & on behalf of Atanu Bhattacharya Tamasa Banerjee Tamasa Banerjee Constituted Attorney
7	SOMA PATHAK	For & on behalf of Soma Pathak Tamasa Banerjee Tamasa Banerjee Constituted Attorney
8	KAMAKHYA BHATTACHARJEE	For & on behalf of Kamakhya Bhattacharjee Tamasa Banerjee Tamasa Banerjee Constituted Attorney
9	RAMA MUKHERJEE	For & on behalf of Rama Mukherjee Dilip Kumar Basak Dilip Kumar Basak Constituted Attorney

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2012

10	JAYA BHATTACHARJEE	For & on behalf of Jaya Bhattacharjee Debraj Basak Debraj Basak Constituted Attorney
11	SANTA BHATTACHARJEE	For & on behalf of Santa Bhattacharjee Dilip Kumar Basak Dilip Kumar Basak Constituted Attorney

WITNESSES:

Signature_____

Name: Arun Tulshan

Father's Name: Kishan Lal Tulshan

Address Flat 4D, Fort Mysore, 4th Floor

2, Prince Anwar Shah Road, Kolkata – 700 033

Signature_____

Name: Tapan Kumar Saha

Father's Name: Sarbeswar Saha

Address: No.1 Colony, Palpara,

Gobardanga, P.S.: Habra, Dist.: North 24 Parganas, West Bengal

Prepared in my Office

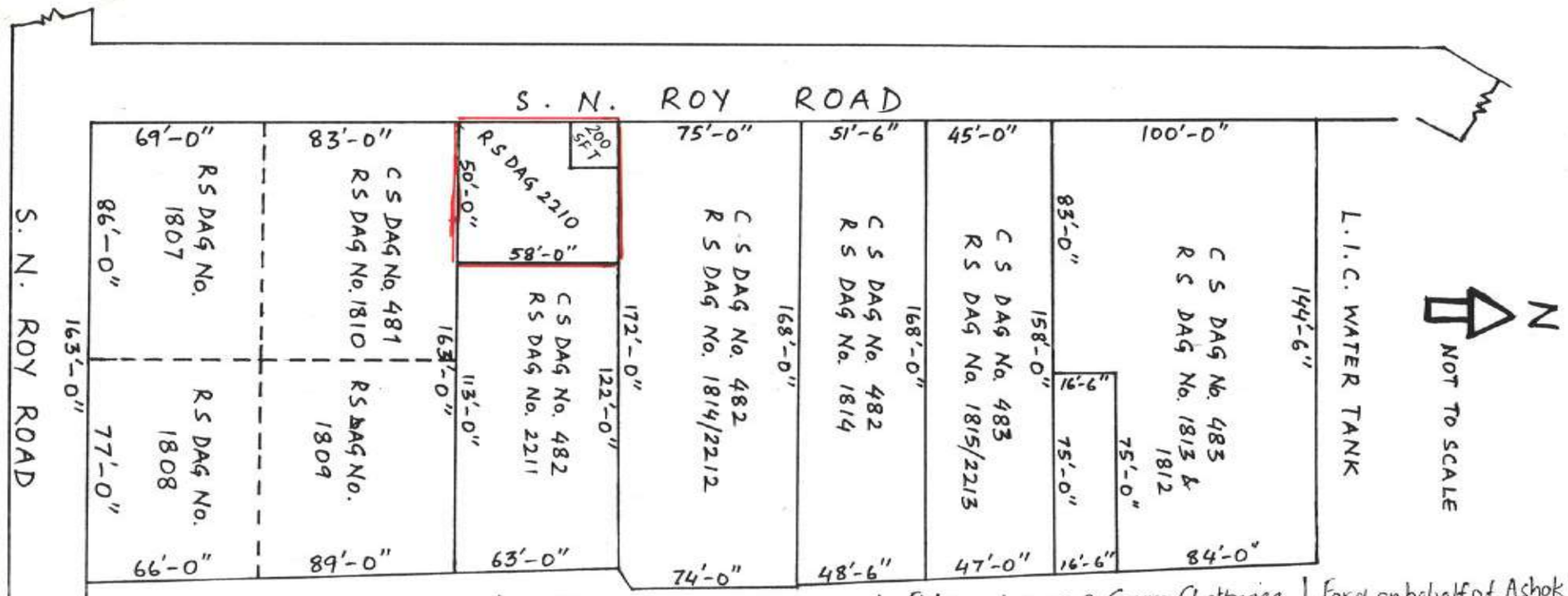
K. C. Kumar
Advocate
High Court, Calcutta

~~Arabindo Roy, Advocate~~
~~Alipore Police Court - Kolkata - 700 027~~
~~Regn. No. F-1158/2005~~

10/3.5

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 7 MAY 2012

DEED PLAN FOR PREMISES NO. 562, S. N. ROY ROAD, KOLKATA – 700 038
POLICE STATION – NEW ALIPORE [FORMERLY – BEHALA], CORRESPONDING TO
C. S. DAG NO. 482, R. S. DAG NO. 1814/2210 IN MOUZA – SAHAPUR, PARGANA - MAGURA,
J. L. No. 8, TOUZI NO. 93 and 101, REVENUE SURVEY No. 179, DIST.: SOUTH 24 PARGANAS,
KOLKATA MUNICIPAL CORPORATION WARD NO. 118, KMC ASSESSEE No. 41-118-12-1314-4
LAND AREA – 3 [THREE] COTTAH, 8 [EIGHT] CHITTACK NOT TO SCALE



For & on behalf of Minati Bhattacharjee & Jaya Bhattacharjee

Debraj Basak.

Debraj Basak,
Constituted Attorney

For & on behalf of Debi Prosad Bhattacharyya

Mousumi Basak.

Mousumi Basak,
Constituted Attorney

For & on behalf of Surra Chatterjee, Pipika Samanta, Rama Mukherjee & Santa Bhattacharjee

Dilip Kumar Basak

Dilip Kumar Basak
Constituted Attorney

For & on behalf of Ashok Kumar Bhattacharyya, Atanu Bhattacharya Soma Pathak, Kamakhya Bhattacharjee

Tamasa Banerjee

Tamasa Banerjee
Constituted Attorney

3 Manish Agarwal
4 Sunit Agarwal
5 Renuka
6 Rajesh Agarwal
7 Sanjay Agarwal
8 Gauri Agarwal
9 Anita Agarwal
10 Manoj Agarwal

Vijay Kumar Agarwal
12 Kusum Agarwal

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
– 7 MAY 2012

PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	DILIP KUMAR BASAK		Signature	Dilip Kumar Basak		

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	MOUSUMI BASAK		Signature	Mousumi Basak		

PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	TAMASA BANERJEE		Signature	Tamasa Banerjee		

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	DEBRAJ BASAK		Signature	Debraj Basak		

PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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	Left Hand					
Name	VIJAY KUMAR AGARWAL		Signature	Vijay Kumar Agarwal		

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
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Name	KUSUM DEVI AGARWAL		Signature	Kusum Agarwal		

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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Name	MANISH AGARWAL		Signature	Manish Agarwal		

PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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Name	SUMEET AGARWAL		Signature			

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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	Left Hand					
Name	ASHWANI KUMAR AGARWAL		Signature			

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
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	Left Hand					
Name	RASHMI DEVI AGARWAL		Signature			

PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
Name	SANJAY AGARWAL	Signature	Sanjay Agarwal			

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
Name	RAVI KANT AGARWAL	Signature	Ravi Agarwal			

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
Name	ANITA DEVI AGARWAL	Signature	Anita Agarwal			

PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
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	Left Hand					
Name	ANAND AGARWAL		Signature			

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		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
Name			Signature			

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	Right Hand					
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
Name			Signature			

Government Of West Bengal

Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 04259 of 2012

(Serial No. 03718 of 2012)

On 07/05/2012

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

Presented for registration at 16.30 hrs on :07/05/2012, at the Private residence by Vijay Kumar Agarwal , one of the Claimants.

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

Execution is admitted on 07/05/2012 by

1. Sumit Agarwal, son of Murari Lal Agarwal , 97, Somnath Lahiri Sarani, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
2. Vijay Kumar Agarwal, son of Ram Pratap Agarwal , 97, Somnath Lahiri Sarani, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
3. Sanjay Kumar Agarwal, son of Ram Pratap Agarwal , 97, Tollugunj Circular Road, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
4. Ravi Kant Agarwal, son of Lt. Ram Pratap Agarwal , 97, Somnath Lahiri Sarani, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
5. Anand Agarwal, son of Lt. Ram Pratap Agarwal , 97, Somnath Lahiri Sarani, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
6. Ashwani Kumar Agarwal, son of Lt. Shyam Lal Agarwal , N, P-547, New Alipore, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
7. Rashmi Devi Agarwal, wife of Kamalesh Kumar Agarwal , N, P-547, New Alipore, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
8. Kusum Devi Agarwal, wife of Vijay Kumar Agarwal , 97, Tollugunj Circular Road, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : House wife
9. Anita Devi Agarwal, wife of Ravi Kant Agarwal , 97, Somnath Lahiri Sarani, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : House wife

ADDITIONAL REGISTRAR OF ASSURANCES-I KOLKATA
17 MAY 2012

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Identified By Arun Tulshan, son of Lt. Kishan Lal Tulshan, Fort Mysore, Flat No:4 D, 2, Pr Anwar Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Manish Agarwal, son of Dwarka Prasad Agarwal , N, P-547, New Alipore, Kolkata, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053 By Caste Hindu By Profession: Business,as the constituted attorney of Dwarka Prasad Agarwal is admitted by him
2. Dilip Kumar Basak, son of Lt. Rakhal Chandra Basak , 10 A, Sahitya Parishad Street, Kolkata, Thana:-Burtola, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Suvra Chatterjee 2. Dipika Samanta 3. Santa Bhattacharjee 4. Rama Mukherjee is admitted by him.
3. Debraj Basak, son of Dilip Kumar Basak , 10 A, Sahitya Parishad Street, Kolkata, Thana:-Burtola, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Minati Bhattacharjee 2. Jaya Bhattacharjee is admitted by him.
4. Tamasa Banerjee, wife of Saptarshee Banerjee , 60/13, Moore Avenue, Kolkata, Thana:-Regent Park, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040 By Caste Hindu By Profession: House wife,as the constituted attorney of 1. Ashoke Kumar Bhattacharjee 2. Kamakhya Bhattacharjee 3. Atanu Bhattacharya 4. Soma Pathak is admitted by him.
5. Mousumi Basak, daughter of Dilip Kumar Basak , 10 A, Sahitya Parishad Street, Kolkata, Thana:-Burtola, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006 By Caste Hindu By Profession: Others,as the constituted attorney of Debi Prasod Bhattacharyya is admitted by him

Identified By Arun Tulshan, son of Lt. Kishan Lal Tulshan, Fort Mysore, Flat No:4 D, 2, Pr Anwar Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033, By Caste: Hindu, By Profession: Business.

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 09/05/2012

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.-72,75,500/-

Certified that the required stamp duty of this document is Rs.- 153495 /- and the Stamp duty paid as: Impresive Rs.- 500/-

ADDITIONAL REGISTRAR OF ASSURANCES I KOLKATA
17 MAY 2012

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government Of West Bengal

Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 04259 of 2012

(Serial No. 03718 of 2012)

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 11/05/2012

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 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 11/05/2012

(Under Article : A(1) = 80025/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 11/05/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid72163103/05/2012State Bank of India, GOLPARK, received on 11/05/2012
2. Rs. 49000/- is paid72163003/05/2012State Bank of India, GOLPARK, received on 11/05/2012
3. Rs. 49000/- is paid87010204/05/2012State Bank of India, ASHUTOSH MUKHERJEE RD-KOLKATA, received on 11/05/2012
4. Rs. 6000/- is paid85081409/05/2012State Bank of India, PARK STREET, received on 11/05/2012

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 11/05/2012

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

ADDL. REGISTRAR OF ASSURANCE-I KOLKATA
17 MAY 2012

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA