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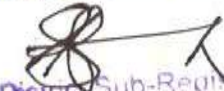
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

Z 666154

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

14 MAR 2019

**DEED OF CONVEYANCE**

DATED: 14th DAY OF MARCH, 2019  
MANISH AGARWAL - VENDOR  
AND

ACCUTECH DEVELOPERS LLP.,  
ACCUTECH INFRASTRUCTURE LLP., -  
PURCHASERS

RE: UNDIVIDED 1/8TH SHARE OR INTEREST  
IN 17.5 COTTAH LAND  
COMPRISED IN PREMISES NO.  
562B, S. N. ROY ROAD,  
P.S.: NEW ALIPORE,  
KOLKATA - 700 038

16806

31 MAY 2018

Sl. No.....Date.....  
Name.....  
Add.....  
AMT..... (100)


Kishore Dhar  
Advocate  
C.M.M Court, Calcutta

  
SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



~~District Sub-Registrar-II  
Alipore, South 24 Parganas~~

14 MAR 2019

  
ARUN TULSHAN  
Son of Late Kishan Lal Tulshan  
Flat 4D, FORT MYSORE,  
2, Prince Anwar Shah Road,  
Kolkata - 700 033  
P.S: CHARU MARKET  
Business

## **DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this the 14<sup>th</sup> day of MARCH, 2019 [TWO THOUSAND NINETEEN]

### **B - E - T - W - E - E - N**


**MANISH AGARWAL**, son of Late Dwarka Prasad Agarwal, (holding AADHAR Card No. 5854 3521 9107, PAN Card No. **ACHPA8923F** and Mobile No. 98749 97171), Indian Citizen, by faith - Hindu, by occupation - Business, residing at P - 547, Block 'N', New Alipore, P. O. & P. S.: New Alipore, Kolkata - 700053, hereinafter called and referred to as the '**VENDOR**' [which term or expression shall unless excluded by or repugnant to the subject or context deem to mean and include his heirs, successors, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

### **A - N - D**

**ACCUTECH REALTORS LLP**, registered under **LLPIN NUMBER AAG - 7985**, with the Ministry of Corporate Affairs, Government of India, as a Limited Liability Partnership under the Limited Liability Partnership Act, 2008, having its Registered Office at 23A, Shakespeare Sarani, Post Office & Police Station: Shakespeare Sarani, Kolkata - 700 017, holding Income Tax **PAN Number ABFFA6395N**, represented by one of its Designated Partner namely - **MAYANK AGARWAL**, [holding DIN Number 01943834 AADHAR Card No. 8994 0481 6533, PAN Card No. **AGBPA6924G** and Mobile No. 98316 01234], aged about 32 years, son of Late Vijay Kumar Agarwal, Indian National, by faith Hindu, by Occupation: Business, residing at 11, Kundan Lal Saigal Sarani [formerly - P - 749, Block 'P', New Alipore], Post Office & Police Station - New Alipore, Kolkata - 700053; [hereinafter collectively called and referred to as the "**PURCHASER**" which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include all its Partners and each of their Partners' respective heirs, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

### **W - H - E - R - E - A - S**



  
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- A. Said Premises: ALL THAT** piece or parcel of land measuring **3 [Three] Cottah, 8 [Eight] Chittack**, be the same a little more or less, TOGETHER WITH 1 [one] RTDH Unit measuring about 200 Square feet 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 **Premises No. 562A, 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 41-118-12-1897-0, within the jurisdiction of Sub-Registration Office at Behala and District Registration Office at Alipore, falling under the Road Zone James Long Sarani - Buro Shibtala Main Road / Premises NOT located on Road) and District Registration Office at Alipore, South 24 Parganas:

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	482	1814/2212	704	704	27.000	Bastu
2	482	1814/2210	704	704	11.800	Bastu
3	482	1814/2211	704	704	11.500	Bastu
4	482	1814	704	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 **1<sup>st</sup> Schedule** hereunder written;

- B. Subject matter of this Deed of Conveyance: ALL THAT Undivided 1/8 share or interest** in the said **Premises** i.e. piece or parcel of land measuring **7 Chittack**, equivalent to 315 Square Feet, TOGETHER WITH RTDH measuring 25 Square Feet, be the same a little more or less, lying and situate at and being Premises No. 562A, S. N. Roy Road, in the town of Kolkata - 700 038, within the jurisdiction of Police Station -



  
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New Alipore [formerly – Behala], within the District of South 24 Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 118, assessed for property tax by the KMC under Assessee Number **41-118-12-1897-0**, [said ***Undivided 1/8 share or interest in the said Premises***] more fully and particularly mentioned and described in the **2<sup>nd</sup> Schedule** hereunder written;

- C.** The Vendors have acquired the title of the said ***Undivided 1/8 share or interest in the said PREMISES*** as described and narrated in the **ABSTRACT OF TITLE** contained in the **3rd Schedule** hereunder written;
- D.** At or before execution of these presents the **Vendors** herein have assured, declared and represented to the Purchasers as follows (hereinafter collectively referred to as **The Representations**);
- D.1 THAT the **Vendors** are the sole and absolute owner of the said ***Undivided 1/8 share or interest in the said Premises*** having acquired the title in respect of the same as described and narrated in the **ABSTRACT OF TITLE** contained in the **3rd Schedule** hereunder written;
- D.2 THAT the said ***Undivided 1/8 share or interest in 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, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;
- D.3 THAT the **Vendors** hold free and marketable title in respect of the said ***Undivided 1/8 share or interest in the said Premises***;
- D.4 THAT save and except the **Vendors** nobody has any right, title and interest of any nature whatsoever and howsoever in the said ***Undivided 1/8 share or interest in the said Premises***;



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- D.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 **Undivided 1/8 share or interest in the said Premises** with any other person or persons save and except the **Purchasers** herein;
- D.6 THAT the **Vendors** are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said **Undivided 1/8 share or interest in the said Premises** without any right or any claim whatsoever of any third party.
- D.7 THAT the said **Undivided 1/8 share or interest in 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;
- D.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;
- D.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;
- D.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



*[Signature]*  
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any predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

- D.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 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.
- D.12 THAT the **Vendors** are lawfully seized and possessed of or otherwise well and sufficiently to the said **Undivided 1/8 share or interest in the said Premises** described in the **2nd Schedule** hereunder written;
- D.13 THAT the **Vendors** are fully entitled and legally capable to sell and transfer the said **Undivided 1/8 share or interest in the said Premises** described in the **2nd Schedule** hereunder written in favour of the **Purchasers**;
- E. Having decided to sell and dispose of the said *Undivided 1/8 share or interest in the said Premises* the Vendors approached the Purchasers and made the aforesaid Representations to the Purchasers and offered to sell and transfer the said *Undivided 1/8 share or interest in the said Premises* in favour of the Purchasers at or for a **TOTAL CONSIDERATION of Rs.9,50,000/- [Rupees Nine Lakh Fifty Thousand]** 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 *Undivided 1/8 share or interest in the said Premises* from the Vendors at or for a TOTAL CONSIDERATION as aforesaid;
- F. Now the said *Undivided 1/8 share or interest in 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 in **Total Consideration** of a



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sum of **Rs.9,50,000/- [Rupees Nine Lakh Fifty Thousand]** only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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 *Undivided 1/8 share or interest in the said Premises* hereby intended to be sold transferred and conveyed), the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers the said *Undivided 1/8 share or interest in the said Premises* being **ALL THAT Undivided 1/8 share or interest** in the said *Premises* i.e. piece or parcel of land measuring 7 Chittack, equivalent to 315 Square Feet, TOGETHER WITH RTDH Unit measuring 25 Square Feet, be the same a little more or less, lying and situate at and being Premises No. 562A, 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 No. 118, assessed for property tax by the KMC under Assessee Number 41-118-12-1897-0, [said *Undivided 1/8 share or interest in the said Premises*] more fully and particularly mentioned and described in the *2<sup>nd</sup> 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 ***Undivided 1/8 share or interest in 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 ***Undivided 1/8 share or interest in 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 ***Undivided 1/8 share or interest in 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



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law or in equity **TO HAVE AND TO HOLD** said ***Undivided 1/8 share or interest in 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;

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

- a. THAT NOTWITHSTANDING 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 *Undivided 1/8 share or interest in 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 *Undivided 1/8 share or interest in 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 *Undivided 1/8 share or interest in 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 *Undivided 1/8 share or interest in 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,



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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 *Undivided 1/8 share or interest in 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 *Undivided 1/8 share or interest in the said Premises* unto and to the use and benefit of the said Purchasers forever 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 *Undivided 1/8 share or interest in 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.




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- 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 is 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 *Undivided 1/8 share or interest in 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 *Undivided 1/8 share or interest in the said Premises* more fully and particularly mentioned and described in the *2nd 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



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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 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 Purchasers the actual, physical, vacant and peaceful possession of the said *Undivided 1/8 share or interest in the said Premises*;



**1<sup>st</sup> SCHEDULE  
(SAID PREMISES)**

**ALL THAT** piece or parcel of land measuring **3 [Three] Cottah, 8 [Eight] Chittack**, be the same a little more or less, **TOGETHER WITH 1 [one] Residential Dwelling Unit** measuring about 200 Square feet 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 Premises No. 562A, 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 41-118-12-1897-0**, within the jurisdiction of Sub-Registration Office at Behala and District Registration Office at Alipore, falling under the Road Zone James Long Sarani - Buro Shibtala Main Road / Premises NOT located on Road) and District Registration Office at Alipore, South 24 Parganas:

Sl.	C.S.Dag No.	R.S.Dag No.	C.S.Khatian No.	R.S.Khatian No.	Total Area in Dag [Decimal]
1	482	1814/2212	704	704	27.000
2	482	1814/2210	704	704	11.800



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3	482	1814/2211	704	704	11.500
4	482	1814	704	704	16.500
				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:-

ON THE NORTH : By part of Premises No. 125 S N Roy Road;  
 ON THE SOUTH : By Premises No. 562B 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 - Road Width 20 feet;



### 2<sup>nd</sup> SCHEDULE

**(Undivided 1/8 share or interest in the said Premises)**

**ALL THAT Undivided 1/8 share or interest** in the said **Premises** i.e. piece or parcel of land measuring **7 Chittack**, equivalent to 315 Square Feet, TOGETHER WITH RTDH Unit (structure 5 years old) measuring 25 Square Feet, be the same a little more or less, lying and situate at and being Premises No. 562A, 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 No. 118, assessed for property tax by the KMC under Assessee Number **41-118-12-1897-0**;



### 3<sup>rd</sup> SCHEDULE (ABSTRACT OF TITLE)

The **Vendors** have acquired the title in respect of the said **Undivided 1/8 share or interest** in the said **Premises** more fully and particularly mentioned and described in the 2nd Schedule aforesaid in the manner following:-



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1. By a Deed of Conveyance dated 7th May, 2012 duly registered before the Additional Registrar of Assurances, Kolkata in Book No. I, CD Volume No. 10, Pages 871 to 913, under Being No. 04259 for the year 2012 Suvra Chatterjee & Ors., [Vendors] sold transferred and conveyed the said Premises in favour of the following Purchasers, each of them acquiring the quantum of share as mentioned against his / her name:

Sl.	Purchasers 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	SUMIT AGARWAL	1/8
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

2. While he was seized and possessed of the said 1/8th share in the said Premises the said Vijay Kumar Agarwal died on 29.04.2015. Prior to his death he executed his last Will and Testament dated 10.11.2014 which was duly probated in the High Court at Calcutta vide P.L.A. Case No. 302 of 2017 on 28.07.2018. In terms of the said will the said 1/8th share of Late Vijay Kumar Agarwal was inherited by his two sons namely [1] Rachit Agarwal and [2] Mayank Agarwal equally i.e. each of them getting 1/16th share therein;
3. While he was seized and possessed of the said 1/8th share in the said Premises the said Dwarka Prasad Agarwal died intestate on 17.08.2012 and his wife namely Taramani Devi Agarwal died intestate on 27.11.2013. As a result his 1/8th share was inherited by his son Manish Agarwal;
4. By a Deed of Gift dated 1st September, 2015 duly registered before the Office of the DSR - II, Alipore, South 24 Parganas, in Book No. I, Volume No. 1602, Pages 110377 to 110395 under Being No. 160209185 for the year 2015 the said Ashwani Kumar Agarwal made a Gift of his 1/8th share in the said Premises in favour of Kamlesh Agarwal [the Vendor No. 1 herein];
5. Thus the following persons became the Present Owners in respect of the said Premises, each of them holding the quantum of share as mentioned against his / her name:



~~District Sub-Registrar-II  
Alipore, South 24 Parganas~~

14 MAR 2019

Sl.	Present Owner No.	Name	Share in the Premises
1	1	KUSUM DEVI AGARWAL	1/8
2	2	RACHIT AGARWAL	1/16
3	3	MAYANK AGARWAL	1/16
4	4	MANISH AGARWAL	1/8
5	5	SUMIT AGARWAL	1/8
6	6	KAMLESH AGARWAL	1/8
7	7	RASHMI DEVI AGARWAL	1/8
8	8	SANJAY KUMAR AGARWAL	1/16
9	9	RAVI KANT AGARWAL	1/16
10	10	ANITA DEVI AGARWAL	1/16
11	11	ANAND AGARWAL	1/16
			1

6. The Present Owners got their name mutated in the records of the Kolkata Municipal Corporation vide Mutation Certificate dated 13.06.2018 and have paid the KMC Property Tax regularly;




**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	Manish Agarwal PAN CARD <b>ACHPA8923F</b> ,	<i>Manish Agarwal</i>



  
District Sub-Registrar-II  
Alipore, South 24 Parganas

14 MAR 2019

PURCHASER		
Sl.	Purchasers' Name	Signature
1	ACCUTECH REALTORS LLP PAN <b>ABFFA6395N</b> Mayank Agarwal Partner PAN <b>AGBPA6924G</b>	<b>ACCUTECH REALTORS LLP</b>  Partner

**WITNESSES:**

Signature \_\_\_\_\_



Name: Arun Tulshan

Father's Name: Late Kishan Lal Tulshan

Address: Flat 4D, Fort Mysore,

2, Prince Anwar Shah Road, Kolkata  
700 033

Signature: \_\_\_\_\_



Name: Rajan Sharma

Father's Name Satya Narayan Sharma

Address 24, Uma Charan Bhattacharjee Lane

Howrah - 711 101



**RECEIVED** of and from the within named Purchasers the within mentioned sum of **Rs.9,50,000/- [Rupees Nine Lakh Fifty Thousand]** only towards the within mentioned TOTAL CONSIDERATION for sale and transfer of the said Undivided 1/8 share of the said **PREMISES** as per **MEMO OF CONSIDERATION** herein below:

**MEMO OF CONSIDERATION**

Sl.	Date	Cheque No.	Bank / Branch	Favouring	Amount [Rs.]
1	14.03.19	000009	Bandhan Bank Shakespeare Sarani	Manish Agarwal	9,50,000/-
				TOTAL	9,50,000/-

[Rupees Nine Lakh Fifty Thousand] only



District Sub-Registrar-II  
Alipore, South 24 Parganas

14 MAR 2019



VENDOR		
Sl.	Vendors' Name	Signature
1	Manish Agarwal PAN CARD <b>ACHPA8923F</b>	<i>Manish Agarwal</i>

**WITNESSES:**

Signature \_\_\_\_\_



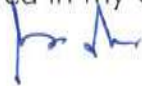
Name: Arun Tulshan

Father's Name: Late Kishan Lal Tulshan

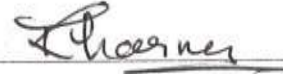
Address: Flat 4D, Fort Mysore,

2, Prince Anwar Shah Road, Kolkata  
700 033

Prepared in my Office

Bapi Das, Advocate,  
127, Sarat Ghosh Garden Road  
Kolkata - 700 031  
Regn. No. WB - 613/2001

Signature: \_\_\_\_\_



Name: Rajan Sharma

Father's Name Satya Narayan Sharma

Address 24, Uma Charan Bhattacharjee Lane

Howrah - 711 101

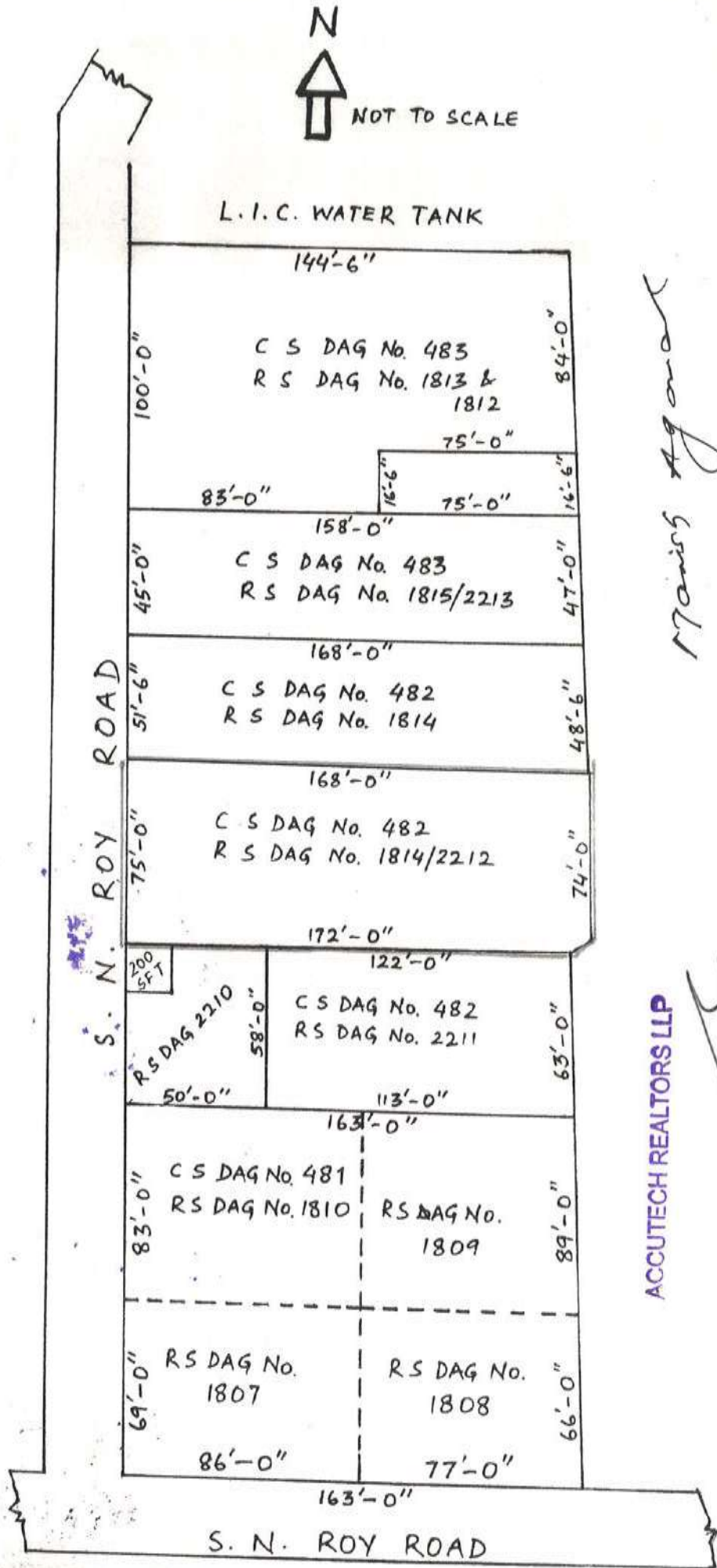


~~District Sub-Registrar-II  
Alipore, South 24 Parganas~~

14 MAR 2019

DEED PLAN FOR PREMISES NO. 562B, S. N. ROY ROAD, KOLKATA - 700 038 POLICE STATION - NEW ALIPORE [FORMERLY - BEHALA], CORRESPONDING TO C. S. DAG NO. 482, R. S. DAG NO. 1814/2212 KHATIAN NO. 704 IN MOUZA - SAHAPUR, J. L. No. 8, TOUZI NO. 93 and 101, REVENUE SURVEY No. 179, DIST.: SOUTH 24 PARGANAS, KOLKATA MUNICIPAL CORPORATION WARD NO.118,

LAND AREA - 17 [SEVENTEEN] COTTAH, 8 [EIGHT] CHITTACK NOT TO SCALE



*Mahesh Aggarwal*

ACCUTECH REALTORS LLP  
*Partner*



~~District Sub-Registrar-II  
Alipore, South 24 Parganas~~

14 MAR 2019

## 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	Manish Agarwal		Signature		

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand				
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Name	Mayank Agarwal		Signature		



~~District Sub-Registrar-II  
Alipore, South 24 Parganas~~

14 MAR 2019

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-037529468-1

Payment Mode Online Payment

GRN Date: 13/03/2019 15:05:14

Bank : Union Bank of India

BRN : 33116182

BRN Date: 13/03/2019 03:07:09

**DEPOSITOR'S DETAILS**

Id No. : 16020000405336/2/2019  
[Query No./Query Year]

Name : Mayank Agarwal  
Contact No. : 03322892323 Mobile No. : +91 9831601234  
E-mail : finance@simaaya.in  
Address : 11 Kundan Lal Saigal Sarani Kolkata  
Applicant Name : Mr Arun Tulshan  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020000405336/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	57025
2	16020000405336/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	9539

**Total**

**66564**

In Words : Rupees Sixty Six Thousand Five Hundred Sixty Four only



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1215/80008/00123

Manish Agarwal (মনীশ আগারওয়াল)  
547, BLOCK-N, New Alipore, Kolkata,  
West Bengal - 700053

আপনার আধার সংখ্যা/Your Aadhaar No.:

5854 3521 9107



আধার-সাধারণ মানুষের অধিকার



1947  
1800 X0 1947



help@uidai.gov.in



www.uidai.gov.in

Validity unknown

Digitally signed by Manish Agarwal  
Date: 2015.03.11 12:42:01 IST

- আধার পর্যায়ে দেশে দল।
- আধার আপডেটের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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भारत सरकार  
GOVERNMENT OF INDIA



মনীশ আগারওয়াল  
Manish Agarwal  
জন্মতারিখ/ DOB: 23/04/1973  
পুরুষ / MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

547, ব্লক এন, নিউ আলিপুর,  
কলকাতা,  
পশ্চিম বঙ্গ - 700053

Address:

547, BLOCK-N, New Alipore, Kolkata,  
West Bengal - 700053

5854 3521 9107

আধার-সাধারণ মানুষের অধিকার

5854 3521 9107

Aadhaar-Aam Admi ka Adhikar

Date: 11/03/2015



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACHPA8923F



नाम / Name  
MANISH AGARWAL

पिता का नाम / Father's Name  
DWARKA PRASAD AGARWAL

जन्म की तारीख / Date of Birth  
23/04/1973

*Manish Agarwal*  
हस्ताक्षर / Signature



20022019



भारत सरकार  
GOVERNMENT OF INDIA



मयंक अगारवाल

Mayank Agarwal

जन्मतिथि/ DOB: 21/03/1986

पुंस्व / MALE



8994 0481 6533

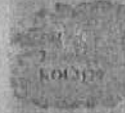
आधार - साधारण मानुषेर अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAYANK AGARWAL  
VIJAY KUMAR AGARWAL  
21/03/1986  
Permanent Account Number  
AGBPA6924G



*Mayank Agarwal*  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ACCUTECH REALTORS LLP



29/06/2016  
Permanent Account Number  
ABFFA6395N

13/7/2016

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ACCUTECH INFRASTRUCTURE LLP



29/06/2016

Permanent Account Number

ABFFA6488E

15/07/2016

### Major Information of the Deed

Deed No :	I-1602-02176/2019	Date of Registration	14/03/2019
Query No / Year	1602-0000405336/2019	Office where deed is registered	
Query Date	09/03/2019 8:28:53 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arun Tulshan 2, Prince Anwar Shah Road,Thana : Charu Market, District : South 24-Parganas, WEST BENGAL, PIN - 700033, Mobile No. : 9830142221, Status :Attorney of Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4304] Other than Immovable Property, Cancellation [Rs : 2/-]	
Set Forth value		Market Value	
Rs. 9,50,000/-		Rs. 9,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 57,125/- (Article:23)		Rs. 9,539/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone : (J.L.Sarani -- Buro Shibtala Main Road/Premises not Located on Road) , Premises No: 562A, , Ward No: 118 Pin Code : 700038



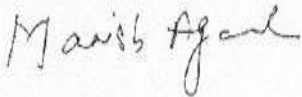
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Chatak	9,40,000/-	9,40,000/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					.7219Dec	9,40,000 /-	9,40,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	25 Sq Ft.	10,000/-	10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 25 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>25 sq ft</b>	<b>10,000 /-</b>	<b>10,000 /-</b>	

Major Information of the Deed :- I-1602-02176/2019-14/03/2019



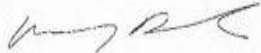
**Seller Details :**

S. No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Manish Agarwal</b> Son of Late Dwarka Prasad Agarwal Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office			
	14/03/2019		LTI 14/03/2019	14/03/2019
P-547, Block-N , New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACHPA8923F, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Accutech Realtors LLP</b> 23A, Shakeshepeare Sarani, P.O:- Shakeshepeare Sarani, P.S:- Shakeshepeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: ABFFA6395N, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Mayank Agarwal (Presentant)</b> Son of Late Vijay Kumar Agarwal Date of Execution - 14/03/2019, , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office			
	Mar 14 2019 11:32AM		LTI 14/03/2019	14/03/2019
11, Kundan Lal Saigal Sarani, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGBPA6924G Status : Representative, Representative of : Accutech Realtors LLP (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
------	-------	--------------	-----------

Major Information of the Deed :- I-1602-02176/2019-14/03/2019

<b>Mr Arun Tulshan</b> Son of Late K L Tulshan 2, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033			
	14/03/2019	14/03/2019	14/03/2019

Identifier Of Mr Manish Agarwal, Mr Mayank Agarwal

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Manish Agarwal	Accutech Realtors LLP-0.721875 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Manish Agarwal	Accutech Realtors LLP-25.00000000 Sq Ft

### Endorsement For Deed Number : I - 160202176 / 2019

**On 14-03-2019**

#### 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.

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

Presented for registration at 11:25 hrs on 14-03-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Mayank Agarwal ,.

#### 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 9,50,000/-

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

Execution is admitted on 14/03/2019 by Mr Manish Agarwal, Son of Late Dwarka Prasad Agarwal, P-547, Block-N , New Alipore, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Identified by Mr Arun Tulshan, , Son of Late K L Tulshan, 2, Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2019 by Mr Mayank Agarwal, partner, Accutech Realtors LLP, 23A, Shakeshpere Sarani, P.O:- Shakeshpere Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr Arun Tulshan, , Son of Late K L Tulshan, 2, Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,539/- ( A(1) = Rs 9,500/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,539/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 3:07AM with Govt. Ref. No: 192018190375294681 on 13-03-2019, Amount Rs: 9,539/-, Bank: Union Bank of India ( UBIN0530166), Ref. No. 33116182 on 13-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1602-02176/2019-14/03/2019



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 57,025/- and Stamp Duty paid by Stamp Rs 100/-, b, Online = Rs 57,025/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 16806, Amount: Rs.100/-, Date of Purchase: 31/05/2018, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 3:07AM with Govt. Ref. No: 192018190375294681 on 13-03-2019, Amount Rs: 57,025/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 33116182 on 13-03-2019, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1602-02176/2019-14/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 77457 to 77489

being No 160202176 for the year 2019.



*Sa*

Digitally signed by Samar Kumar  
Pramanick  
Date: 2019.03.15 16:45:37 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 15/03/2019 16:45:32  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)