

469

F 888

500Rs.



28/11/87  
58000  
2-14  
20000  
11,800  
A 209.00  
6  
16  
Paid

Stamp duty under the Indian Stamp Act, 1899 and other provisions of the Mysore Stamp Provisions Act, 1956, Schedule I, A. No. 224  
Stamp duty under L.S. Act 10/10  
Stamp duty under M.S.P. Act 400  
Tax 1000  
2410

market value 58000  
stamp duty required 4070  
Stamp duty Paid 2110  
Deficit Stamp Duty 1660  
Certified that deficit Stamp duty of Rs 1660 is paid by S. B. I. / Howrah / Bankers Cheque No. MB 21/2/97  
273452

*[Signature]*  
Additional District  
Sub-Registrar, Howrah  
A 209.00  
E 7.00  
216.00  
110.00

*[Signature]*  
A 918.00  
misc. 21/2/97  
21/2/97

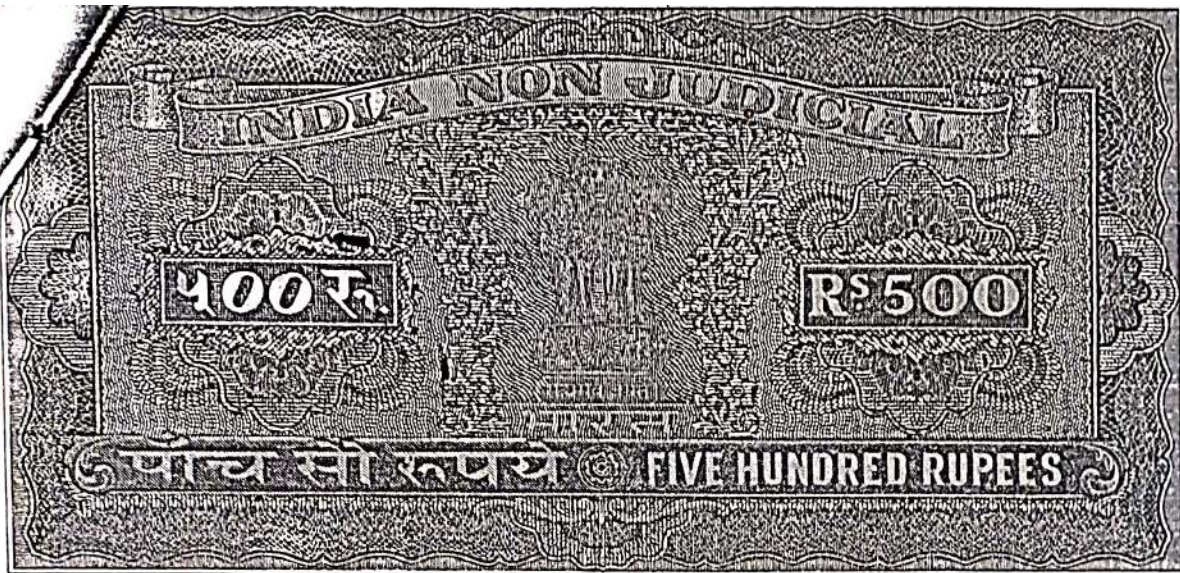
: DEED OF SALE :

THIS DEED OF SALE made this 28<sup>th</sup> day of <sup>January</sup> ~~May~~, One thousand nine hundred ninety <sup>Seven</sup> ~~two~~ BETWEEN SRI ANAND KUMAR AGARWAL son of Parmanand Agarwal, by faith-Hindu, by occupation Business, residing at 268, G.T.Road, Liluah, District.Howrah, Party of the FIRST PART, hereinafter called the VENDOR (which term shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, representatives and assigns).

contd..p/2

Verified  
22/2/98  
9/1/37-1998  
ANS  
18/1/88

Agarwal  
Anand Kumar



- 2 -

A N D

✓ SRI PRAMOD KUMAR AGARWAL son of Parmanand Agarwal, by faith Hindu, by occupation-Business, residing at 268/2/C, G.T.Road, P.S. Bally, District.Howrah, Party of the SECOND PART, herein-after called the PURCHASER (which term shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, representatives and assigns).

cpmtd...p/3

500Rs.

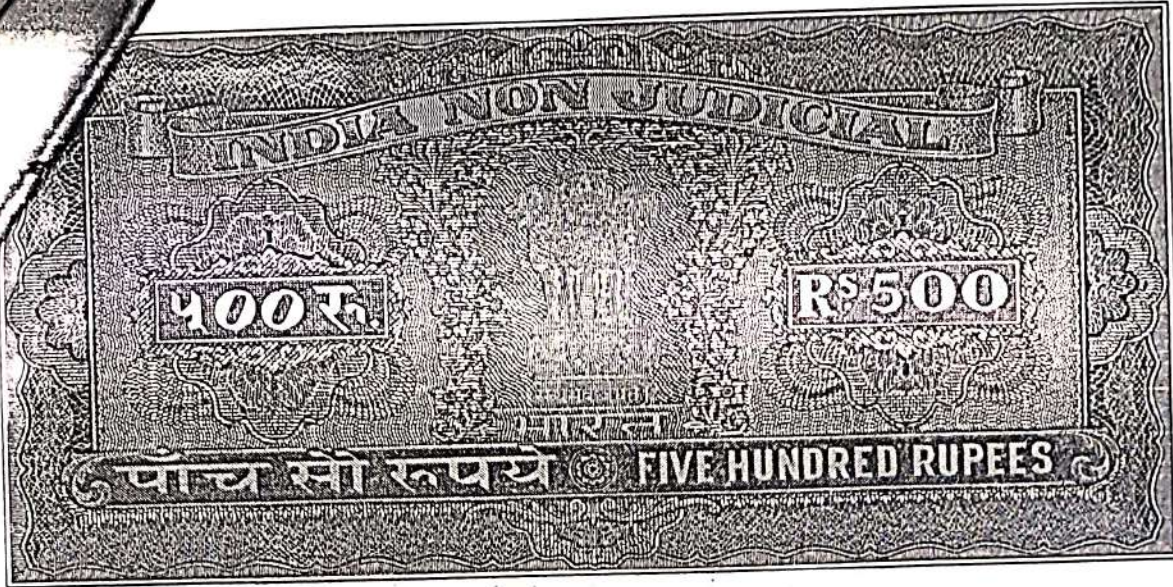


- 3 -

WHEREAS the Present Vendor Anand Kumar Agarwal Purchased ALL THAT piece and parcel of land with structure

contd...p/4

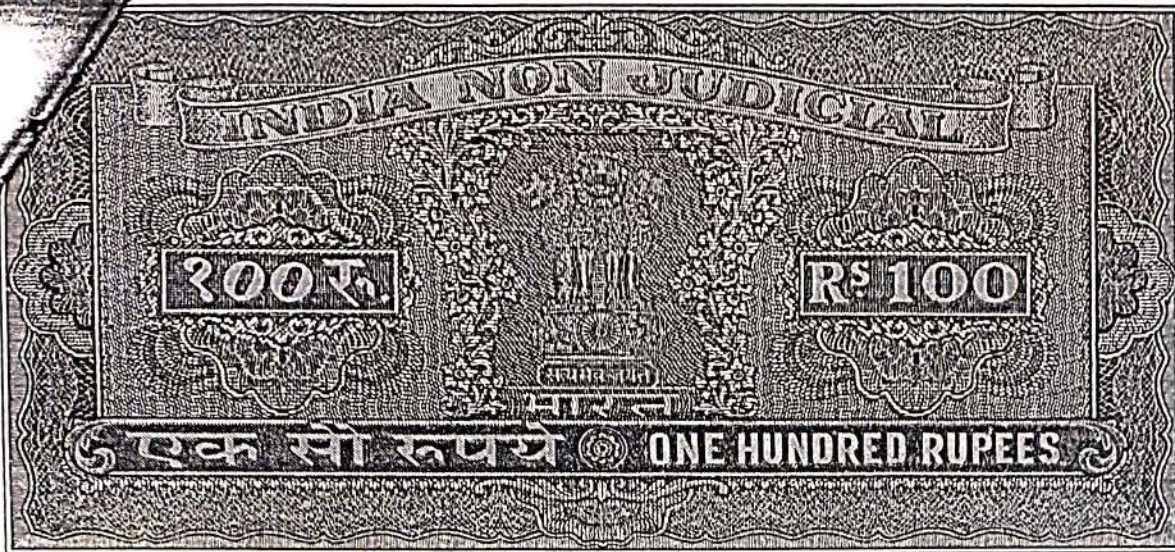
500Rs.



measuring about 2 Cottah 6 Chittak 28 Square Feet  
being a little more or less out of holding No. 268/2B,

contd...p/5

100Rs.

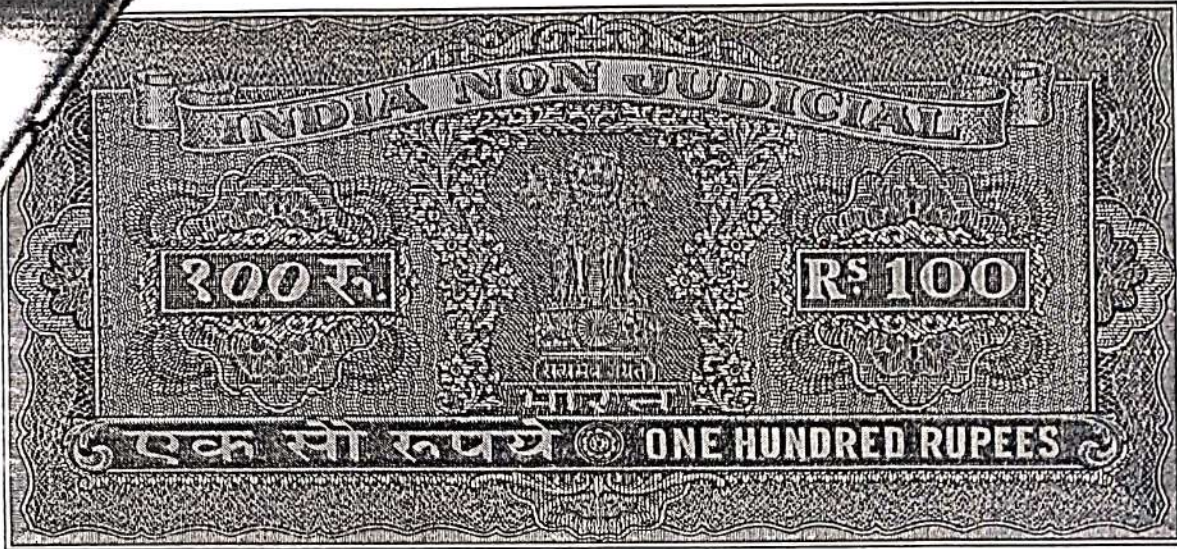


- 5 -

formerly known as 61/2B, Grand Trunk Road, Liluah,  
Police Station-Bally, District.Howrah, from

contd...p/6

100Rs.

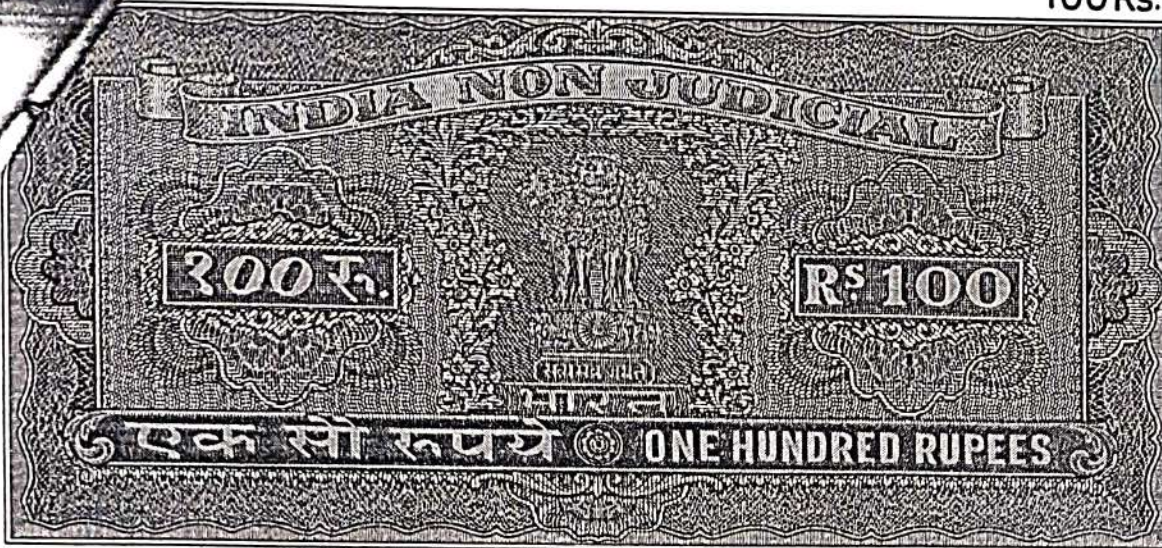


- 6 -

Prashan Kumar Agarwal by a registered deed of  
Sale registered with the Office of the Additional

contd..p/7

100Rs.



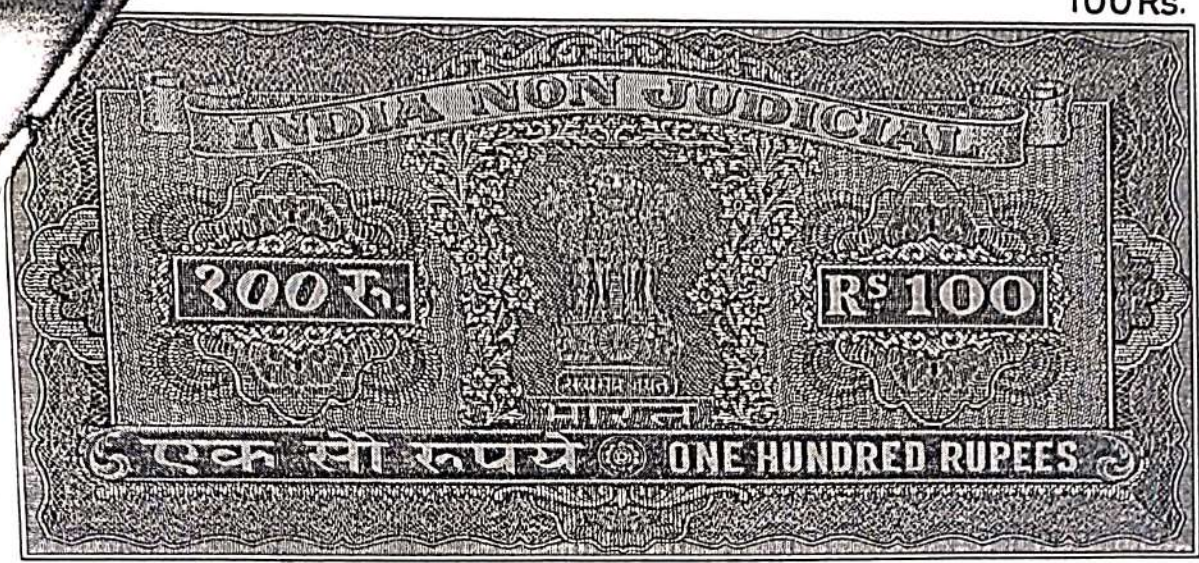
- 7 -

District Sub-Registrar, Vide Deed No. 4081 in the  
year 1993.

WHEREAS the Present Vendor Anand Kumar Agarwal

contd..p/8

100Rs.



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also Purchased 14 Cottahs 2 Chittaks 5 Square feet  
out of holding No. 61/2, Grand Trunk Road, Liluah,  
Police Station-Bally, District Howrah from one

contd...p/9





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Smt. Sita Devi Berlia wife of Sri Guru Dayal Berlia  
by a registered Deed of Sale registered with the  
office of

contd...p/10

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WHEREAS thus Mr. Anand Kumar Agarwal purchased in aggregate 16 Cottahs 8 Chittaks 33 Sq.ft. out of holding No. 268/2B, and also out of holding No. 61/2, G.T.Road, Liluah, Police Station-Bally, District.Howrah.

WHEREAS the present Vendor has already sold transferred and conveyed the entire lands purchased by him out of the two holdings aforesaid save and except land measuring 41'ft. 7" inch in length and 8ft. in width being 335 sft. out of holding No. ~~268/2/B~~ G.T.Road, Liluah, Police Station Bally, District.Howrah as fully described in the Schedule hereunder and also shown and delineated in the sketch map annexed hereto within RED border and hereinafter called the said property.

WHEREAS the Vendor is fully seized and possessed of and/or well and sufficiently entitled to said property free from all encumbrances charges and lien.

WHEREAS the Vendor was interested to sell the said property and was in search of a prospective buyer.

WHEREAS the Purchaser approached the Vendor and made a proposal to purchase the said property and offered to pay Rs. 20,000/- (Rupees twenty thousand) only as total consideration money.

WHEREAS the Vendor considering the quantum of consideration money fair, reasonable and completely in confirmity with the market price accepted.

WHEREAS the said property is free from all encumbrances, charges and liens and the Vendor has got free, clear and marketable title therein.

contd. p/11

NOW THIS DEED WITNESSETH AS FOLLOWS :-

That in pursuance of the said Agreement and in consideration of Rs. 20,000/- (Rupees twenty thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same release and discharge the Purchaser for ever and the said property) the said Vendor as absolute owner doth hereby grant, convey, sell, transfer assign and assure unto and in favour of the Purchasers free from all encumbrances ALL THAT piece and parcel of land measuring 41' ft. 7" inch. in length and 8' ft. 1/4 width being 335 Sq.ft. out of holding No. 268/2/B G.T.Road, Liluah, Police Station Bally, District.Howrah as fully described in Schedule hereunder and also shown and delineated in the sketch map annexed hereto within RED Border and hereinafter called the said property TOGETHER WITH all ways, paths, water courses, lights, liberties privileges easements right and appurtenances annexed thereto whatsoever the said property land belongs or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND all the estates, right, title, interest claim and demand whatsoever of the Vendor into or upon the said and every part thereto TO HAVE AND TO HOLD the same unto and to the use of the Purchaser and his heirs, executors, successors, representatives and assigns absolutely and for ever AND the Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things thereto before executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances or defects in title whatsoever and that the Vendor has full power and absolute

authority to sell the said property in manner aforesaid AND the Purchaser shall henceforth peaceably and quietly hold possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from the Vendor or any person or persons claiming through or under them and further that the Vendor covenants with the Purchaser to save harmless indemnify and keep indemnified the Purchasers from or against all encumbrances, charges and equities whatsoever and the Vendor further covenants with that he will at the request and costs of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly assuring conveying the said property and to every portion thereof in manner aforesaid according to the true intent and meaning of these presents That none except purchaser will have any right of easement over the said property of any nature whatsoever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the property land with structure measuring 41'ft - 7" inch in length and 8'ft in width being 335 Sq.ft. out of holding No. 268/2/B.G.T.Road, Liluah, P.S. Bally, District.Howrah, as shown and delineated in the sketch map annexed hereto within RED Border along with all rights of easements and appurtenances and butted and bounded as follows :-

ON THE NORTH : Land & Building of Smt Narayani Devi of Prasa  
ON THE SOUTH : Land & Building of S.K. Chowdhary & others.  
ON THE EAST : Land & Building of B.C. Chowdharia.  
ON THE WEST : Land & Structure of PRAMOD.Kr. AGARWAL

Arund Kumar Agarwal

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IN WITNESSES WHEREOF the Vendor has set and subscribed his hands on the date, month and year first above written.

SIGNED SEALED AND DELIVERED  
BY THE VENDOR ABOVE NAMED  
IN PRESENCE OF :-

1) SATYA NADYAN CHOWDHARY,  
61/2 GT Road, Lohok How

Anand Kumar Aggarwal

2) Omprakash Singh,  
Howrah Court  
Howrah

MEMO OF CONSIDERATION :

RECEIVED a sum of Rs. 20,000/- (Rupees twenty thousand) only from within named Purchaser being the amount of total consideration money in the manner as follows :-

Anand Kumar Aggarwal

Drafted by me :-

S. Singh  
Advocate.

Typed by me :-

Narsud Alam

SUBJECT DEED PLAN AT HOLDING NO. 253/2/B AT ROAD H  
MUNAH P.S. BALLY DIST. HOWRAH.

SCALE - 20' = 1 INCH

AREA 335 SFT SHOWN IN RED BORDER

VENDOR JANAKUMAR AGARWAL

PURCHASER PRAMOD KUMAR AGARWAL



*Pranab Kumar Agarwal*

LAND & BUILDING OF  
SMT. NARAYAN DEBI &  
SMT. DUS DEBI

LAND & STRUCTURE  
OF PRAMOD KUMAR  
AGARWAL

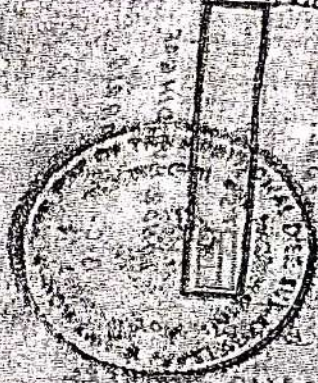


LAND & BUILDING OF  
D.C. CHATTERJEE

LAND & BUILDING OF  
S. CHANDRASEKAR & OTHERS



*J. D. [Signature]*  
Additional District Registrar  
Howrah



Additional District Registrar  
Howrah

Registered Of *[Signature]*  
In Book No. *18*  
Volume No. *10*  
Page *888* to *18*  
P. No. *888*  
For the Year 19 *92*