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D-10080/v3



8-00
14/8/13

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 319043

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

14. 11. 2013
Adl. District Sub-Registrar
Sonarpore, South 24 Parganas
19-08-2013

Vemo:- 1698/B
QD:- 20020/B

Adl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
19 AUG 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 14th day of AUGUST in the Christian year Two Thousand and Thirteen BETWEEN SRI JOYDEEP MAJUMDAR, son of Manik Majumdar, since deceased, by occupation- Business, by faith – Hindu, by Nationality –

নং 1426 তার 12/08/13 মূল্য 100/-

স্বাক্ষরিত
দ্বারা

Rajendra Kumar Agarwal
26, Mahamaya Mandir Road ; Kal & 4.

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেডার
সোনারপুর এ্যা.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগনা

✓
Rajendra Kumar Agarwal



VC
4071



✓
Rajendra Kumar Agarwal



VC
4072

Rajendra Kumar



VC
4073

✓
Addl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
19 AUG 2013

Bikash Agarwal



VC
4074

Rajkumar Agarwal

LOKESH JHA

S/O:- SRI SUMAN JHA.
35, Green park
South Kumrakhali
KOL - 700103.
acc. deliv. Service.

Indian, presently residing at 42/217, New Ballygaunge Road, P.S. Kasba, Kolkata-700039, herein referred to as the “**VENDOR**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

(1) **Mr. RAJENDRA KUMAR AGARWAL**, son of Bhagirath Agarwal, since deceased, **PAN: ACZPA7518C**, (2) **Mr. PARVEEN AGARWAL**, son of Rajendra Kumar Agarwal, **PAN: AGPPA1802M**, (3) **Mr. BIKASH AGARWAL**, son of Rajendra Kumar Agarwal, **PAN: AHAPA8484B**, (4) **Mr. RAJKUMAR AGARWAL**, son of Rajendra Kumar Agarwal, **PAN: AHAPA8485B**, all by faith Hindu, all by occupation Business, all are residing at “Windsor Greens”, Flat no. C/3A, 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata-700084, hereinafter jointly referred to as the “**PURCHASERS**”, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns).

AND WHEREAS by a registered Deed of Conveyance, executed on 12/10/2007 and registered on 22/04/2013, at ARA-I, Kolkata and recorded in Book No. 1, CD Volume No. 7, Pages – 8498 to 8514, being No. 03595 for the year 2013 one Pran Krishna Marik, son of Shyam Charan Marik, since deceased, described as vendor of the first part therein, and one Buddhiswar Naskar, son of Santosh Naskar, described as Confirming party of the second part therein, sold, transferred and conveyed Bastu land measuring 2.5 decimal equivalent to 1 Katha 8 Chatak 9 sq. ft. in Mouza: Barhans Fartabad, J.L. No. 47, R.S No. 7, Touzi no. 109, R. S. Dag no. 3174 under R. S. Khatian no. 153, ward no. 26 under Rajpur Sonarpur Municipality, P.S. and A.D.S.R. Sonarpur, Dist: 24 Parganas South with common easement right of 6 ft’ wide common passage unto Joydeep Majumdar, son of Manik Majumdar, since deceased,



4075

Jydeep Majumder



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described as Purchaser therein, Owner herein, for a valuable consideration mentioned therein, absolutely and forever and constructed 100 sq. ft. tin shed structure thereon.

AND WHEREAS by a registered Deed of Conveyance registered on 12/10/2007, at A. R. A.-I, Kolkata, in Book no. 1, Volume no. 1, Pages 1 to 15, being No. 12418 for the year 2007 said Pran Krishna Marik, son of Shyam Charan Marik, since deceased, described as vendor of the first part therein, and one Buddhishwar Naskar, son of Santosh Naskar, described as Confirming party of the second part therein, sold, transferred and conveyed Bagan land measuring 2 decimal equivalent to 1 Katha 3 Chatak 16 sq. ft. in Mouza: Barhans Fartabad, J.L. No. 47, R.S No. 7, Touzi no. 109, R. S. Dag no. 3177 under R. S. Khatian no. 604, ward no. 26 under Rajpur Sonarpur Municipality, P.S. and A.D.S.R. Sonarpur, Dist: 24 Parganas South with common easement right of 6 ft' wide common passage unto Joydeep Majumdar, son of Manik Majumdar, since deceased, described as purchaser of the third part therein, Owner herein, for a valuable consideration mentioned therein, absolutely and forever.

AND WHEREAS said **JOYDEEP MAJUMDAR**, Owner herein, thus became absolute owner of Bastu and Bagan land total measuring 2 Katha 11 Chatak 25 sq. ft, in Mouza: Barhans Fartabad, J.L. No. 47, R.S No. 7, Touzi no. 109, R. S. Dag no. 3174 and 3177 under R. S. Khatian no. 153 and 604, respectively, ward no. 26 under Rajpur Sonarpur Municipality, P.S. and A.D.S.R. Sonarpur, Dist: 24 Parganas South with common easement right of 6 ft' wide common passage fully mentioned in the first schedule hereunder written and free from all encumbrances liens and charges whatsoever.

AND WHEREAS Owner/Vendor was approached by the purchasers for purchasing the said Bastu and Bagan land measuring to 2 Katha 11 Chatak 25 sq. ft., be more or less, together with 100 sq. ft tin shed structure standing thereon in Mouza: Barhans Fartabad, J.L. No. 47, R.S



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No. 7, Touzi no. 109, R. S. Dag no. 3174 and 3177 under R. S. Khatian no. 153 and 604 ward no. 26 under Rajpur Sonarpur Municipality, P.S. and A.D.S.R. Sonarpur, Dist: 24 Parganas South with common easement right of 6 ft' wide common passage fully mentioned in the schedule hereunder written against payment of the full and final consideration of Rs. 45,00,000/- (Rupees Forty Five Lakh) only and the Vendor accepted the offer of the purchasers and selling the same and agree to execute and register a Deed of Conveyance.

NOW THIS INDENTURE WITNESSTH that in consideration of the agreement arrived at between the **VENDOR** and the **PURCHASERS** and in consideration of a sum of Rs.45,00,000/- (Rupees Forty Five Lakh) only of the lawful money of the Union of India well and truly paid by the **PURCHASERS** to the **VENDOR** being the full agreed consideration money (receipt whereof the **VENDOR** doth hereby admit and acknowledge and of and from the same And every part thereof doth hereby acquit, release and discharge of the said **PURCHASERS** and the said property and every part thereof the said Bastu and Bagan land measuring 2 Katha 11 Chatak 25 sq. ft., be more or less, together with 100 sq. ft tin shed structure standing thereon in Mouza: Barhans Fartabad, J.L. No. 47, R.S No. 7, Touzi no. 109, R. S. Dag no. 3174 and 3177 under R. S. Khatian no. 153 and 604 ward no. 26 under Rajpur Sonarpur Municipality, P.S. and A.D.S.R. Sonarpur, Dist: 24 Parganas South with common easement right of 6 ft' wide common passage fully mentioned in the schedule hereunder written and in the annexed plan hereto intended to be hereby conveyed as also the **VENDOR**) the **VENDOR** doth hereby grant, transfer, sell, convey, assign and assure unto the purchaser **ALL THAT** the said Bastu and Bagan land measuring 2 Katha 11 Chatak 25 sq. ft., be more or less, together with 100 sq. ft tin shed structure standing thereon in Mouza: Barhans Fartabad, J.L. No. 47, R.S No. 7, Touzi no. 109, R. S. Dag no. 3174 and 3177 under R. S. Khatian no. 153 and 604 ward no. 26 under Rajpur Sonarpur Municipality, P.S. and A.D.S.R. Sonarpur, Dist: 24 Parganas South with common easement right of 6 ft' wide common



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passage more fully set out and describe in the schedule hereunder written **TO HAVE AND TO HOLD** the lands hereditaments and premises hereby granted or expressed so to be unto and to the use of the said **PURCHASERS** absolutely and forever **OR HOWSOEVER** otherwise the said land messuage tenements and hereditaments and premises or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered and described or distinguished **TOGETHER** with all areas sewerage drains and benefits and advantages of paths Passages and ancient and other lights, liberties privileges appendages and easements appurtenances whatsoever to the said lands hereditaments and premises belonging or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest claim and demand whatsoever of the said **VENDOR** of in to and upon the said premises or any part thereof Together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said lands hereditaments and premises or any part thereof which now and or is or heretofore were or was or hereafter shall or may be in the possession or power or control of the **VENDOR** or any other persons or any other persons from whom the said vendor may procure the same without any action or suit And the **VENDOR** doth hereby for their heirs executors administrators representatives and assigns covenant with the **PURCHASERS THAT NOTWITHSTANDING** any act deed or thing made by **VENDOR** the vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled in fee simple in possession to the lands hereditaments and premises hereby granted or expressed so to be and every part thereof for an indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever as aforesaid the **VENDOR** has in his self good right full power and absolute authority to grant convey and transfer the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the said **PURCHASER** in manner aforesaid **AND** the **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy the said lands hereditaments and



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premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from the **VENDOR** or any person or persons lawfully or equitably claiming from under or in trust for him or from or under any of his ancestors or predecessors in title **AND** that free from all encumbrances whatsoever made or suffered by the **VENDOR** or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest in the said lands hereditaments and premises or any part thereof from under or in trust for his shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASER** do execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said lands hereditaments and premises and every part thereof unto and to the use of the **PURCHASER** in manner aforesaid as shall or may be reasonably required **AND** the **VENDOR** doth hereby covenant with **PURCHASER** his respective heirs, executors, administrators, representatives and assigns that they will indemnify the **PURCHASERS** their respective heirs, executors, administrators, representatives and assigns for a period not exceeding one year from the date of execution of these presents of the said property for all loss or damage, if any, suffered by the said purchasers for defects in title to the property sold herein on account of any adverse claim whatsoever raised by Kolkata Improvement Trust or any other or others local body or authority or authorities **AND** the **VENDOR** doth hereby covenant with the **PURCHASER** their respective heirs executors administrators representatives and assigns that the **VENDOR** his heirs and assigns will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the **PURCHASERS** their respective heirs executors administrators representatives and assigns produce or cause to be produced to her Solicitors or Agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings as aforesaid hereunder written for the purpose of showing his title to the lands



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hereditaments and premises hereby conveyed or expressed so to be or any part thereof **AND ALSO** at the like request and costs deliver or cause to be delivered unto the **PURCHASERS** their respective heirs executors administrators representatives and assigns such attested or other copies or extracts of or from the said Deeds and writings or any of them as they may require **AND** will in the meantime unless prevented by fire or accident as aforesaid shall keep the said deeds and writings safe unobliterated and uncanceled.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT Piece & parcel of Bastu land measuring **2 Katha 11 Chatak 25 sq. ft.**, more or less, together with 100 sq. ft. tin shed structure standing thereon in Mouza: Barhans Fartabad, Pargana: Medanmolla, **J.L. No. 47, R.S No. 7, Touzi no. 109, R.S. Dag no. 3174 and 3177 under R.S. Khatian no. 153 and 604 (the split up R.S. Khatian 153, R.S. Dag No. 3174 area of land 1 Cottah 8 Chattach 9 sq.ft. & R.S Khatian No. 604, R.S. Dag No. 3177 area of land 1 Cottah 3 Chattach 16 sq.ft.) total land of area of land 2 Cottah 11 Chattach 25 sq.ft. ward no. 28 (26) under Rajpur Sonarpur Municipality, P.S. and A.D.S.R. Sonarpur, District – South 24 Parganas (South) with common easement right of 6 ft' wide common passage and annexed plan hereto and butted and bounded by:**

On the North	:	Plot of R. S. Dag no. 3173
On the South	:	Plot of R. S. Dag no. 3176 & 3178
On the East	:	Plot of R. S. Dag no.3174 & 3176
On the West	:	Plot of R. S. Dag no. 3173 & 3177 6 ft' wide common passage



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Aadl. Dist Sub-Registrar
Sonarou, South 24 P.S.
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IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective names the day, month and year above written.

Signed and Delivered by the
VENDOR/PURCHASERS
 at Kolkata in the presence of :-

Rajiv M.
(Jydeep Majumder)
 14.08.2013

- 1) LOKESH JHA
 35, Green park
 South Kumrakhali
 Kol- 103

SIGNATURE OF THE VENDOR

- 2) *Rubendra Kumar Dasgupta*
 3A1, Regt Lt Senapati
 Senapati station Road
 Kolkata - 103.

Rajendra Kumar Agarwal
Rajendra Kumar
Bikash Agarwal
Rajendra Agarwal

SIGNATURE OF THE PURCHASERS

Drafted by me

Somenath Chakraborty
Senior writer ALP/130.
Alipia A.R. Office
Kol- 700027



Adl. Dist Sub-Registrar
Sonarpore, South 24 Pgs:
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MEMO OF CONSIDERATION

Received of and from the **PURCHASER** a sum of Rs. 45,00,000/- (Rupees Forty Five lakh) only being Rs.45,00,000/- consideration money in full payable under these presents and detailed are as follow:

<u>Cheque no.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
1. a) 547737	14.08.2013	AXIS	1,25,000/-
b) 547738	14.08.2013	AXIS	10,00,000/-
2. a) 097436	14.08.2013	AXIS	1,25,000/-
b) 097437	14.08.2013	AXIS	10,00,000/-
3. c) 237252	14.08.2013	AXIS	1,25,000/-
b) 237254	14.08.2013	AXIS	10,00,000/-
4) a) 013723	14.08.2013	AXIS	1,25,000/-
b) 013724	14.08.2013	AXIS	10,00,000/-
			<u>45,00,000/-</u>

TOTAL Rs. 45,00,000/-
(Rupees Forty Five lakh) only

WITNESS

1. LOKESH JHA
35, Green park
South Kumbhakani
K01-103.

2. Subendranandan Lalitha
3A1, Regent Senaripin
Senaripin station Road
Kotticallu 103.



SIGNATURE OF THE VENDOR





Additional District Registrar
Sonapatour, South 24 P.S.
19 AUG 2013



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Left Hand					
Right Hand					

NAME - RAJENDRA KUMAR ANAND

SIGNATURE Rajendra Anand



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Left Hand					
Right Hand					

NAME - RAJAN AGARWAL

SIGNATURE Rajan Agarwal



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Left Hand					
Right Hand					

NAME - BIKASH AGARWAL

SIGNATURE Bikash Agarwal



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Left Hand					
Right Hand					

NAME - RAJKUMAR AGARWAL

SIGNATURE Raj Kumar Agarwal



Adnl. Dist Sub-Registrar
Sonarpur, South 24 Parg.
19 AUG 2013



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Left Hand					
Right Hand					

NAME - Jaydeep Majumder
SIGNATURE - Jaydeep Majumder

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Left Hand					
Right Hand					

NAME -
SIGNATURE -

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Left Hand					
Right Hand					

NAME -
SIGNATURE -

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Right Hand					

NAME -
SIGNATURE -



Add. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
19 AUG 2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 10080 of 2013
(Serial No. 12381 of 2013 and Query No. 1608L000020020 of 2013)

On 14/08/2013

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

Presented for registration at 20.00 hrs on :14/08/2013, at the Private residence by Rajendra Kr. Agarwal , one of the Claimants.

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

Execution is admitted on 14/08/2013 by

1. Joydeep Majumdar, son of Manik Majumder , 42/217, New Ballygunge Road, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Business
2. Rajendra Kr. Agarwal, son of Bhagirath Agarwal , Windsor Greens , 26, Mahamaya Mandir Road , Mahamayatala, Thana:-Sonarpur, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
3. Parveen Agarwal, son of Rajendra Kr. Agarwal , Windsor Greens , 26, Mahamaya Mandir Road , Mahamayatala, Thana:-Sonarpur, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
4. Bikash Agarwal, son of Rajendra Kr. Agarwal , Windsor Greens , 26, Mahamaya Mandir Road , Mahamayatala, Thana:-Sonarpur, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
5. Rajkumar Agarwal, son of Rajendra Kr. Agarwal , Windsor Greens , 26, Mahamaya Mandir Road , Mahamayatala, Thana:-Sonarpur, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business

Identified By Lokesh Jha, son of Suman Jha, 35, Green Park , South Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Hindu, By Profession: Service.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/08/2013

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2



Add. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
19/6/2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 10080 of 2013
(Serial No. 12381 of 2013 and Query No. 1608L000020020 of 2013)

Rs. 49550/- is paid , by the draft number 433257, Draft Date 16/08/2013, Bank Name State Bank Of India, Boral, received on 19/08/2013

(Under Article : A(1) = 49489/- ,E = 14/- ,Excess amount = 47/- on 19/08/2013)

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.-45,00,000/-

Certified that the required stamp duty of this document is Rs.- 315020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 433249, Draft Date 16/08/2013, Bank : State Bank Of India, Boral, received on 19/08/2013
2. Rs. 49000/- is paid , by the draft number 433248, Draft Date 16/08/2013, Bank : State Bank Of India, Boral, received on 19/08/2013
3. Rs. 49000/- is paid , by the draft number 433247, Draft Date 16/08/2013, Bank : State Bank Of India, Boral, received on 19/08/2013
4. Rs. 49000/- is paid , by the draft number 433255, Draft Date 16/08/2013, Bank : State Bank Of India, Boral, received on 19/08/2013
5. Rs. 49000/- is paid , by the draft number 433254, Draft Date 16/08/2013, Bank : State Bank Of India, Boral, received on 19/08/2013
6. Rs. 20100/- is paid , by the draft number 433256, Draft Date 16/08/2013, Bank : State Bank Of India, Boral, received on 19/08/2013
7. Rs. 1000/- is paid , by the draft number 398579, Draft Date 19/08/2013, Bank : State Bank Of India, MAHAMAYATALA, received on 19/08/2013
8. Rs. 49000/- is paid , by the draft number 433253, Draft Date 16/08/2013, Bank : State Bank Of India, Boral, received on 19/08/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

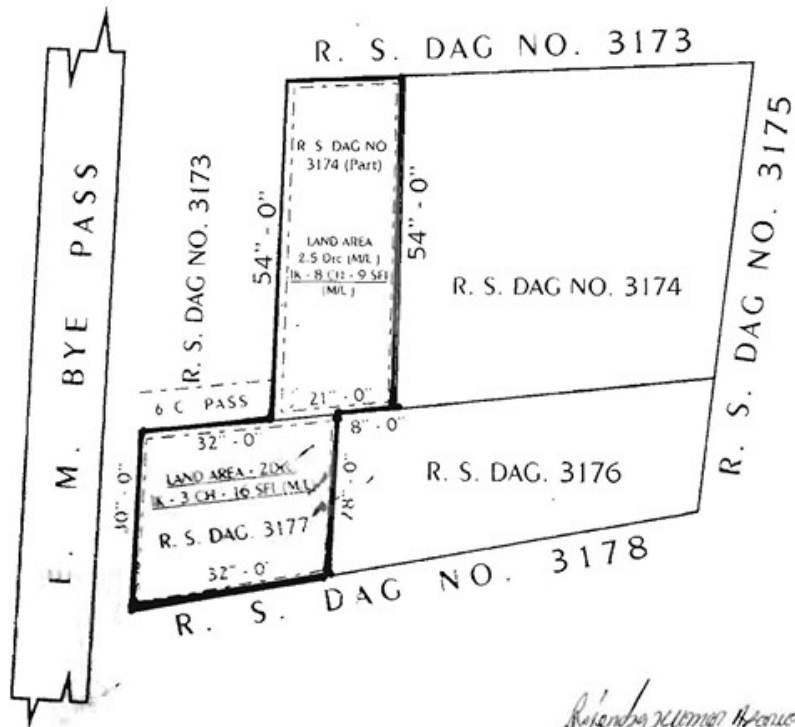
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2



Adml. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
19 AUG 2013

SITE PLAN OF R.S. DAG NO - 3174(p) & **3177** . AT MOUZA
 BARHAHS - FARTA BAD, STREET NO. - 2, J.I. NO - 47, P.S. SONARPUR, DIST
 24 PARGANAS (S.), UNDER RAJPUR SONARPUR MUNICIPALITY,
 SOLD AREA MARKED IN RED BORDER

SCALE - 1"=20"



Jaydeep Majumder
 SIG. OF VENDOR.
Jaydeep Majumder

Rajendra Kumar Agarwal
Rajendra Kumar Agarwal
Bikash Agarwal
Rajendra Kumar Agarwal
 SIG. OF PURCHASER.



Additional Sub-Registrar
Somalpur, South 24 Parganas
19 AUG 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 3894 to 3910
being No 10080 for the year 2013.



(Biswajit Dey) 20-August-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal