



पश्चिम बंगाल WEST BENGAL

808843

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.

Addl. District Sub-Registrar  
Sonarour, South 24 Parganas

27 SEP 2010

DEED OF CONVEYANCE

THIS INDENTURE made this the 27<sup>th</sup> day of September Two Thousand Ten (2010) BETWEEN (1) SRI NARENDRA NATH NASKAR, (2) SRI SHYAMAL NASKAR and (3) SRI RABIN NASKAR, all are sons of Late Palan Chandra Naskar, all are by faith- Hindu, by Nationality- Indian, by occupation- Agriculture and Business, all are residing at Barhans Fartabad, P.S. Sonarpur, District South 24-Parganas, hereinafter jointly called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART.

230

06/02/10

परिष्कार  
नाम

Sri. Rajendra Kumate Agarwal.  
Kamalgazi ; P.O. Narendrapur 201-103

शुद्धर कुमार सरकारी  
स्ट्याम्प डेन्डार  
मानारपुर ए.डि.एस.आर अफिस  
जिल्हा १४ परगणा



Swadhin Pandey  
(SWADHIN PANDHEY)

S/o - Lt. Ahi Kisan Pandey

AE 310 (B10K)  
Saltlake Cal-64

Bissinim

Adm. Dist. Sub-Registrar  
South 24 Pgs.

2.7 SEP 2010

**AND**

(1) **SRI RAJENDRA KUMAR AGARWAL**, son of Late Bhagirath Mal Agarwal, (2) **SRI PARVEEN AGARWAL**, (3) **SRI BIKASH AGARWAL** and (4) **SRI RAJ KUMAR AGARWAL**, 2-4 are sons of Sri Rajendra Kumar Agarwal, all are by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at "Narendra Baban", Kamalgazi, P.O. Narendrapur, P.S. Sonarpur, District-South 24-Parganas, Kolkata- 700 103, hereinafter called and 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 respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Palan Chandra Naskar (since deceased) got some properties by virtue of a Deed of Gift from the then owner Sri Braja Mohan Naskar by and under a Deed of Gift which was registered in the year 1962 before the office of the S.R. Barui pur and recorded in its Book No. I, Volume No. 68, Pages from 19 to 31, Being No. 4879 for the year 1962 and said Palan Chandra Naskar also got some properties by virtue of Revisional Settlement records of rights of Mouza- Barhans Fartabad, J.L. No. 47 under P.S. Sonarpur, District South 24-Parganas.

**AND WHEREAS** thus the said Palan Chandra Naskar became the absolute owner of land measuring more or less 3 Chattaks 28 Sq.ft. out of 3 decimals in R.S. Dag No. 3185 appertaining to R.S. Khatian No. 263 together with other properties of Mouza- Barhans Fartabad, J.L. No. 47, under P.S. Sonarpur, District South 24-Parganas.



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**AND WHEREAS** in course of enjoying the said properties said Palan Chandra Naskar died intestate leaving behind his three sons namely Sri Narendra Nath Naskar (Vendor No. 1 herein), Sri Shyamal Naskar (Vendor No. 2 herein) and Sri Rabin Naskar (Vendor No. 3 herein) and wife Smt. Sarala Bala Naskar and daughter Smt. Durga Pailan, wife of Sri Satya Pailan as his sole legal heirs and successors as per Hindu Succession Act. and each having undivided 1/5th share of the properties left by Late Palan Chandra Naskar.

**AND WHEREAS** said Smt. Sarala Bala Naskar and Smt. Durga Pailan sold, conveyed and transferred their undivided 2/5th share unto and in favour of Sri Narendra Nath Naskar (Vendor No. 1 herein), Sri Shyamal Naskar (Vendor No. 2 herein) and Sri Rabin Naskar (Vendor No. 3 herein) by and under a Deed of Sale (Bengali Kobala) which was registered on 10/05/1991 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No. 49, Pages from 102 to 110, Being No. 3076 for the year 1991.

**AND WHEREAS** thus the Vendors herein became the joint owners of the land measuring more or less 3 Chattaks 28 Sq.ft. in R.S. Dag No. 3185 appertaining to R.S. Khatian No. 263 together with other properties of Mouza- Barhans Fartabad, J.L. No. 47, under P.S. Sonarpur, District South 24-Parganas and enjoying the same by paying rents and taxes regularly to the authority concerned.

**AND WHEREAS** the said Vendors herein jointly decided to dispose the land measuring more or less 3 Chattaks 28 Sq.ft. which is more fully described in the Schedule hereunder written and made public announcement to this effect.



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Bangalore South

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**AND WHEREAS** the Purchasers having come to know of such announcement, offered a consolidated value of the land measuring more or less 3 Chattaks 28 Sq.ft. of land fully described in the Schedule hereunder written for Rs. 1,47,153/- (Rupees One Lakh Forty Seven Thousand One Hundred Fifty Three) only in lump and the Vendors have accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs. 1,47,153/- (Rupees One Lakh Forty Seven Thousand One Hundred Fifty Three) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,47,153/- (Rupees One Lakh Forty Seven Thousand One Hundred Fifty Three) only fully paid by the Purchasers to the Vendors (the receipt whereof the Vendors doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the purchasers and the said plot of land hereby conveyed) the said Vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said purchasers **ALL THAT** piece and parcel of land measuring more or less 3 Chattaks 28 Sq.ft. comprised in R.S. Dag No. 3185 appertaining to R.S. Khatian No. 263 of Mouza- Barhans Fartabad, J.L. No. 47, under P.S. Sonarpur, now within the limits of Rajpur-Sonarpur Municipality, Ward No. 28 (26), District South 24-Parganas together with all sorts of easement rights over the common passage, fully described in the Schedule hereunder written **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or



Additional District Sub-Registrar  
[Illegible text]

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[Handwritten signature]



in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

**AND ALL** the estate right, title, interest, claim and demand whatsoever of the Vendor in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the purchasers absolutely and forever. **AND** the purchasers may hereafter peaceable and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from vendors or any person claiming through or under them.

**AND** the Vendors covenant to save harmless and keep indemnified the purchasers free from all sorts of encumbrances, charges and equities whatsoever.

**AND** the Vendors further covenant that they shall at the request and cost of the purchasers do or execute or cause to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the use of the purchasers to the true intent meaning of these present as shall or may reasonably be required.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Danga land measuring more or less 3 Chattaks 28 Sq.ft. of Mouza- Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, Pargana- Medanmolla, comprised in R.S. Dag Nos. 3185 under R.S. Khatian No. 263 under P.S. & A.D.S.R. office at Sonarpur, District South 24-Parganas, Ward No. 28 (26) of Rajpur-Sonarpur Municipality, District South



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24-Parganas and the annual proportionate share of 3 Chattaks 28 Sq.ft. is as per present rate which is payable to the collector, 24-Parganas (South), Alipore on behalf of the Govt. of West Bengal together with all easement rights thereto **OR HOWSOEVER OTHERWISE** and particularly delineated in the Map or Plan annexed hereto by **RED** border. The said Map or Plan is part and parcel of this document.

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

**SIGNED, SEALED AND DELIVERED**

in presence of

**WITNESSES :-**

1. Sreedhin Kundu  
310 AE Block  
Salt Lake Cal-64

স্বয়ংস্বাক্ষরিত  
স্বয়ংস্বাক্ষরিত

2. Bikash Singh  
Boral, Lakepally  
PS- Scharpur  
K01-154

স্বয়ংস্বাক্ষরিত

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**SIGNATURE OF THE VENDORS**



Additional District Sub-Registrar  
Sonarpore, South 74 Pgs.

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**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser/s the within mentioned a sum of Rs. 1,47,153/- (Rupees One Lakh Forty Seven Thousand One Hundred Fifty Three) only being the full consideration money by following manner :-

<u>DATE</u>	<u>CHEQUE No.</u>	<u>BANK</u>	<u>AMOUNT</u>
27/09/10	paid by cash	-	Rs. 1,47,153/-
			----- Total Rs. 1,47,153/-

(Rupees One Lakh Forty Seven Thousand One Hundred Fifty Three Only)

**WITNESSES :-**

1. *Somenath Chakraborty*
2. *Bikash Singh*

*Signature of Vendor*  
*Signature of Vendor*  
*Signature of Vendor*

**SIGNATURE OF THE VENDORS**

Prepared and Drafted by :-  
*Somenath Chakraborty*  
(SOMENATH CHAKRABORTY)  
Deed Writer (ALP/130),  
Alipore District Registrar Office  
Kolkata- 700 027.

Printed by :-  
*Pradip Baidya*  
(PRADIP BAIDYA)  
Sonarpur.



Additional District Sub-Registrar  
Sonarpur, South 2 Pgs.

27 SEP 2010



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Right Hand					

NAME - .....

SIGNATURE *[Handwritten Signature]* .....



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Left Hand					
Right Hand					

NAME *RASENDRA KUMAR AGARWAL* .....

SIGNATURE *[Handwritten Signature]* .....



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27 SEP 2010





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NAME - .....

SIGNATURE *Queen Maryam* .....



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NAME - .....

SIGNATURE *Bikal Agawal* .....



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NAME - .....

SIGNATURE *Raj Kumar Agawal* .....

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NAME - .....

SIGNATURE .....

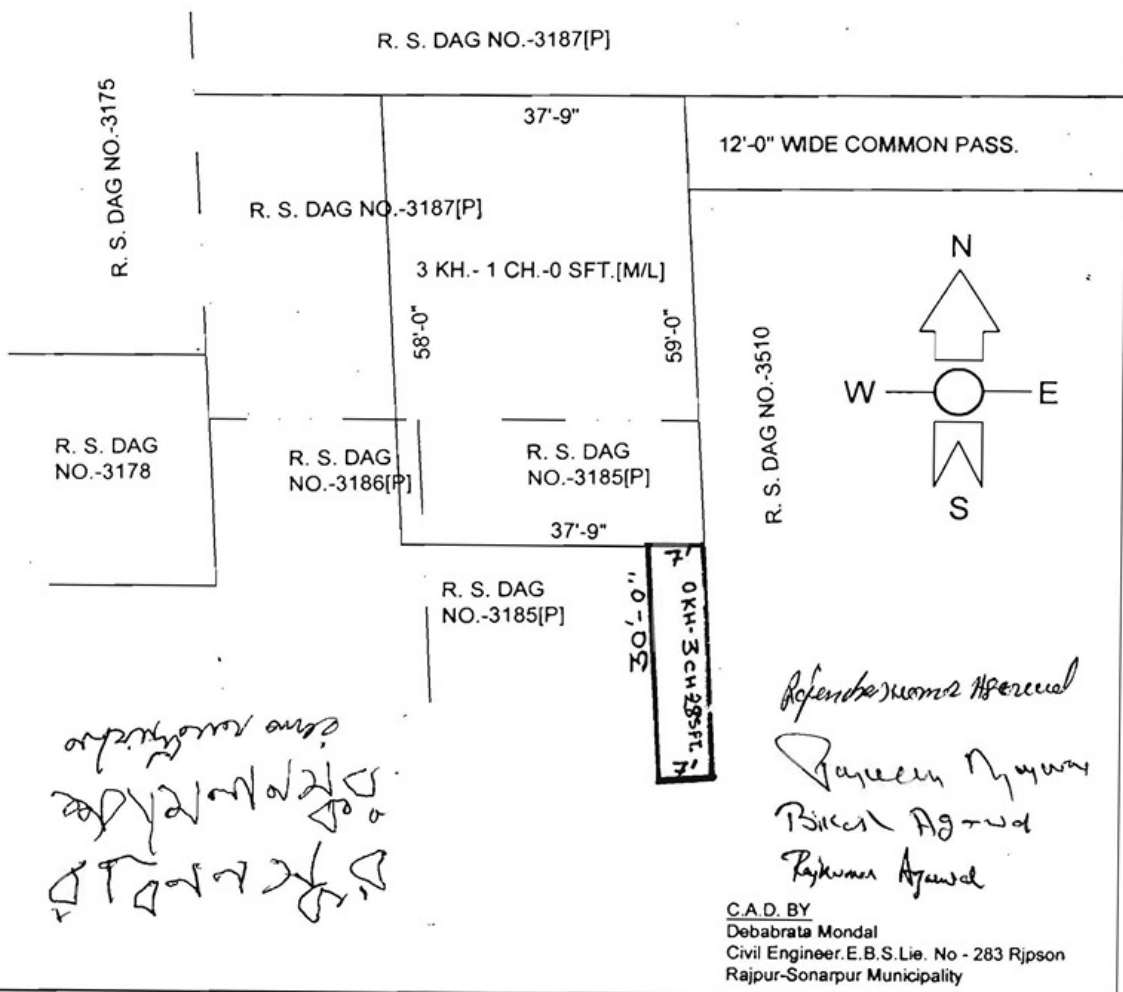


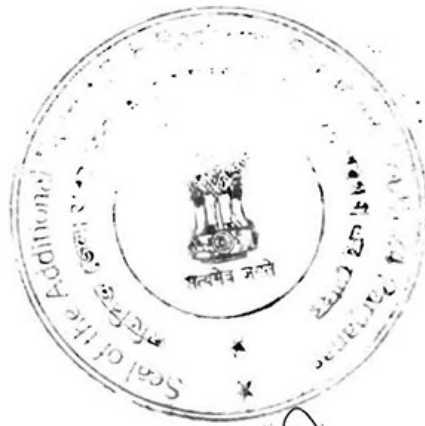
Asst. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

27 SEP 2010

SITE PLAN AT MOUZA - BARHANS FARTABAD, J. L. NO -47, R. S. DAG NO - 3185 P. S. -SONARPUR, DIST. - SOUTH 24 PARGANAS, WARD NO -28 , UNDRE RAJPUR - SONARPUR MUNICIPALITY. TOTAL LAND AREA MARKED BY RED BORDER SCALE = 1" INCH = 20' FT.

R. S. DAG NO	LAND AREA	TOTAL LAND AREA
3187	2 KH.-3 CH.-0 SFT.[M/L]	0 KH.-3 CH.-0 SFT.[M/L]
3185	0 KH.-3 CH.-0 SFT.[M/L]	
3186	0 KH.-2 CH.-0 SFT.[M/L]	



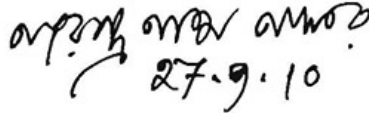


Adytl. Miss. Sub-Registrar  
Sonarpur, South 24 Pgs.



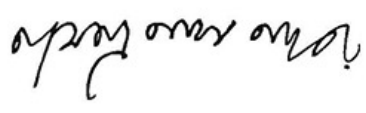





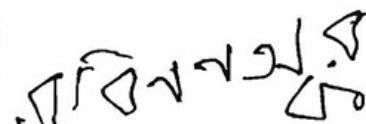
27 SEP 2010

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. SONARPUR, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 12308 / 2010, Deed No. (Book - I , 11184/2010)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Narendra Nath Naskar	 27.9.10

II . Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Narendra Nath Naskar Address -Barhans Fartabad, Village:Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 27/09/2010	 LTI 27/09/2010	
2	Shyamal Naskar Address -Barhans Fartabad, Village:Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 27/09/2010	 LTI 27/09/2010	
3	Rabin Naskar Address -Barhans Fartabad, Village:Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 27/09/2010	 LTI 27/09/2010	

**Name of Identifier of above Person(s)**

Swadhin Pandey  
A E 310, Salt Lake City, Kolkata, District:-Kolkata,  
WEST BENGAL, India, P.O. :- Pin :-700064

**Signature of Identifier with Date**



  
(Anima Sinha)

**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**Office of the A. D. S. R. SONARPUR**



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Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

27 SEP 2010



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

**Endorsement For Deed Number : I - 11184 of 2010**  
**(Serial No. 12308 of 2010)**

**On 27/09/2010**

**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:**

Fee Paid in rupees under article : A(1) = 1617/- ,E = 7/- on 27/09/2010

**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.-147153/-

Certified that the required stamp duty of this document is Rs.- 8839 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 3850/- is paid, by the draft number 870342, Draft Date 25/09/2010, Bank Name State Bank of India, SONARPUR, received on 27/09/2010

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

Presented for registration at 15.57 hrs on :27/09/2010, at the Office of the A. D. S. R. SONARPUR by Narendra Nath Naskar , one of the Executants.

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

Execution is admitted on 27/09/2010 by

1. Narendra Nath Naskar, son of Lt Palan Ch Naskar , Barhans Fartabad, Village:Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
2. Shyamal Naskar, son of Lt Palan Ch Naskar , Barhans Fartabad, Village:Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
3. Rabin Naskar, son of Lt Palan Ch Naskar , Barhans Fartabad, Village:Barhans Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

Identified By Swadhin Pandey, son of Lt Abhibhisan Pandey, A E 310, Salt Lake City, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste: Hindu, By Profession: Business.

( Anima Sinha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Anima Sinha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Add. Dist. Sub-Registrar  
Singapore, South 24 Pgs.

27 SEP 2010





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 28  
Page from 154 to 167  
being No 11184 for the year 2010.



(Anima Sinha) 30-September-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SONARPUR  
West Bengal