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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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and used for the document is admitted  
to registration, the signature sheets and  
the endorsement sheets attached with  
the document are part of this document



*[Signature]*  
 District Sub-Registrar-Iv  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas  
**31 MAY 2015**

**SALE DEED**

**THIS SALE DEED** is made on this the 11<sup>th</sup> day of the month of May  
of the year 2015 (Two Thousand Fifteen) A.D.

**BETWEEN**

Contd...

V.C no - 890/2015

20635

Durevish Barter (P) Ltd

6A Elgin Road.

Kol-20

1000/-

Rs. - 8 MAY 2015

**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-8

- 8 MAY 2015

- 8 MAY 2015

*Deb prasad Barter*

1931  
11/5/2015

Director Authorized Signatory  
*Deb prasad Barter*  
DUREVISH BARTER PVT. LTD.



Ran Nam Agul

*Am*  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
11 MAY 2015

Identified by  
Sanjib K. Ghosh  
6A Elgin Road  
Kolkata-700020  
also residing at Andul -  
Purbapara, PS - Sankrail.  
Dist - Howrah



**Government Of West Bengal**  
**Office Of the D.S.R. - IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

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**Endorsement For Deed Number : I - 03956 of 2015**  
**(Serial No. 04197 of 2015 and Query No. 1604L000009193 of 2015)**

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( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2



**Government Of West Bengal**  
**Office Of the D.S.R. - IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 03956 of 2015**  
**(Serial No. 04197 of 2015 and Query No. 1604L000009193 of 2015)**

**On 11/05/2015**

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

Presented for registration at 21.50 hrs on :11/05/2015, at the Private residence by Debrasad Banerjee ,Claimant.

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

Execution is admitted on 11/05/2015 by

1. Ram Naresh Agarwal, son of Nand Kishore Agarwal , 135 G S P Mukherjee Rd, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
2. Debrasad Banerjee  
Director, Durvish Barter P Ltd, 6a Elgin Rd, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
. By Profession : Service  
Identified By Sanjib Kr Ghosh, son of . , 6a Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste: Hindu, By Profession: Others.

( Tridip Misra )  
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**On 12/05/2015**

**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.

**Payment of Fees:**

Amount by Draft

Rs. 25405/- is paid , by the draft number 176057, Draft Date 11/05/2015, Bank Name State Bank of India, INDIA EXCHANGE PL EXTN, received on 12/05/2015

( Under Article : A(1) = 25366/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 12/05/2015 )

**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.-23,06,892/-

Certified that the required stamp duty of this document is Rs. 137424/- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 137424/- is paid , by the draft number 176057, Draft Date 11/05/2015, Bank : State Bank of India, INDIA EXCHANGE PL EXTN, received on 12/05/2015



(Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2



**MR. RAM NARESH AGARWAL**, son of Nand Kishore Agarwal, residing at 135G, S. P. Mukherjee Road, Kolkata - 700026, Police Station Bhawanipur, having PAN - ACYPA1903G, hereinafter referred to as the "**VENDOR**" (which term and /or expression shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns etc.) of the "**ONE PART**".

**- A N D -**

**DURVISH BARTER (P) LTD.**, a company incorporated under the Companies Act, 1956 having its registered office at 6A Elgin Road, Kolkata-700020, Police Station-Bhawanipur, having PAN - AAECD3388B, represented by its Director Mr. Debprasad Banerjee, son of Late Narayan Chandra Banerjee, by faith- Hindu, by occupation - Service, by Nationality & Citizenship - Indian, working for gain in the said **DURVISH BARTER (P) LTD.**, vide; Board Resolution, dated 04.11.2013 hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include its successors-in-interest, Successors-in-Office, administrators, representatives and assignees etc.) of the **OTHER PART**.

**WHEREAS** the VENDOR of the ONE PART herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of about **08 (Eight)** decimals out of total 39 Decimals of land in the concerned Dags, [Bastu land measuring an area of about 02 decimals in R.S. & L.R. Dag No. 526 out of total 12 Decimals land in the concerned Dag, having 0.1855 % share in the total land in the concerned Dag, Bastu land measuring an area of about 03 decimals in R.S. & L.R. Dag No. 528 out of total 16 Decimals land in the concerned Dag, having 0.2056 % share in the total land in the concerned Dag, and Bastu land measuring an area of about 03 decimals in R.S. & L.R. Dag No. 530 out of total 11 Decimals land in the concerned Dag, having 0.2187 % share in the total land in the concerned Dag, which are morefully and particularly mentioned in the

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**Schedule - "A" hereunder written and specifically demarcated and delineated in Red Border Lines on the Maps/ Plans attached hereto, which are indivisible parts of this Deed],** having 0.6098 % share in the total land in the concerned Dags, be it a little more or less, along with dwelling structure admeasuring 490 sq. ft, lying and situated at Mouza - Manikpur, J.L. No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag Nos. 526, 528 and 530, L.R. Khatian No. 1368 within the limits of ward No- 23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal TOGETHER WITH all right of easements appertaining thereto, which is morefully and particularly mentioned in the Schedule - "B" hereunder written and hereinafter for the sake of brevity called and referred to as the "**Said plots of Land**".

**AND WHEREAS**

- 1.1 One Ahamad Ali Mir, son of late saukat Ali Mir alias Chakaet Ali Mir, Rukiya Khaṭun Bibi alias Ruhia Khatun Bibi alias Rejia Khatun Bibi, wife of late Rausan Ali Mir and Anjuman Bibi, wife of Saikh Mahiuddin were the recorded owners of land measuring an area of about **12 (Twelve)** decimals, be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. Dag No. 526, R.S. Khatian No. 127, within the limits of ward No- 23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal.
- 1.2 While remaining in peaceful possession and occupation of the aforementioned property, the said **Rukiya Khatun Bibi alias Ruhia Khatun Bibi alias Rejia Khatun Bibi**, wife of late Rausan Ali Mir, sold, transferred and conveyed, **ALL THAT** piece and parcel of Bastu land measuring an area of about **05 (Five)** decimals out of the said 12 decimals of land , be it a little more or less, lying and situated at Mouza - Manikpur, J.L. No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. Dag No. 526, R.S. Khatian No. 127, within the limits of ward No-23 of





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Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal to **Ahamad Ali Mir**, son of late saukat Ali Mir alias Chakaet Ali Mir by virtue of a "Sale Deed", dated 09/11/1964, being Deed No. 9717 for the year 1964, and the said sale Deed was registered in the Office of the Additional District Sub - Registrar at Sonarpur, South 24 Parganas and therein recorded in Book No. I, Volume No.- 126, pages 91 to 94.

- 1.3** While remaining in peaceful possession and occupation of the aforementioned property, the said **Anjuman Bibi**, wife of Saikh Mahiuddin during her life time had by way of a gift as per Muslim law transferred her share i.e. 4 (Four) decimals of land, out of said 12 decimals of land, be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. Dag No. 526, R.S. Khatian No. 127, within the limits of ward No -23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal, unto and in favour of **Ahamad Ali Mir**, son of late Saukat Ali Mir alias Chakaet Ali Mir and subsequent thereto the said **Anjuman Bibi** died.
- 1.4** The said Ahamad Ali Mir, son of late saukat Ali Mir alias Chakaet Ali Mir thus became seized possessed of and/or otherwise well and sufficiently entitled to [as being the recorded owner and by way of purchase from Rukiya Khatun Bibi alias Ruhia Khatun Bibi alias Rejia Khatun Bibi and gift from Anjuman Bibi] **ALL THAT** piece and parcel of Bastu land measuring an area of about **12 (Twelve)** decimals, be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. Dag No. 526, R.S. Khatian No. 127, within the limits of ward No-23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal.
- 1.5** While remaining in peaceful possession and occupation of the aforementioned property, the said **Ahamad Ali Mir**, son of late Saukat Ali Mir alias Chakaet Ali Mir, sold, transferred and conveyed, **ALL**



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**THAT** piece and parcel of Bastu land measuring an area of about **12 (Twelve)** decimals, be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag No. 526, R.S. Khatian No. 127, within the limits of ward No-23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal to **Mansur Ali Mir**, son of late Fatik Mir by virtue of a "Sale Deed", dated 05/02/1998, being Deed No. 8666 for the year 1998 and the said sale Deed was registered in the Office of the Additional District Sub - Registrar at Sonarpur, South 24 Parganas and therein recorded in Book No. 1, Volume No. - 142, pages 132 to 137.

**1.6** While remaining in peaceful possession and occupation of the aforementioned property, the said **Mansur Ali Mir**, son of late Fatik Mir, sold, transferred and conveyed, **ALL THAT** piece and parcel of Bastu land measuring an area of about **02 (Two)** decimals [out of **12 (Twelve)** decimals], be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag No. 526, R.S. Khatian No. 127, within the limits of ward No-23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal to **Ram Naresh Agarwal**, son of Sri Nand Kishore Agarwal, being the Vendor herein, by virtue of a "Sale Deed", dated 22/12/2010, being Deed No. 09453 for the year 2010 and the said sale Deed was registered in the Office of the District Sub - Registrar - IV (D.S.R. -IV) at Alipore, South 24 Parganas and therein recorded in Book No. I, CD Volume No. - 32, pages 3489 to 3502.

**1.7** After becoming owner of the aforementioned property, i.e. **ALL THAT** piece and parcel of Bastu land measuring an area of about **02 (Two)** decimals [out of **12 (Twelve)** decimals], be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag No. 526, R.S. Khatian No. 127, within the limits of ward No-23 of Rajpur - Sonarpur Municipality,



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Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal, the said **Ram Naresh Agarwal**, being the Vendor herein, mutated his name with the Block Land & Land Reforms office or the concerned authorities and got his name recorded in the L.R. record-of-rights under L.R Khatian No. 1368 and has been possessing and enjoying the same free from all encumbrances whatsoever and without any disturbance or hindrance caused by anyone and also paying rents & taxes to the concerned authorities.

**AND WHEREAS**

- 2.1** Originally (1) Fatik Mir, (2) Rasik Mir, both sons of Esmile Mir, (3) Cholehar Bibi, wife of Kazi Abdul Rezzak and daughter of Jennot Bibi and granddaughter of Esmale Mir and (4) Ahammad Ali Mir, son of late Saukat Ali Mir alias Chakaet Ali Mir were the recorded owners of land measuring an area of about **16 (Sixteen)** decimals, be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag No. 528, R.S. Khatian No. 127, within the limits of ward No-23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal.
- 2.2** While remaining in peaceful possession and occupation of the aforementioned property, the said Fatik Mir, died intestate on 18.11.1966, leaving behind him, the following legal heirs and successors, namely; (1) Mansur Ali Mir (son) and (2) Mani Mir (son), both of whom, after the demise of the said Fatik Mir became the joint owners of the part/share (i.e. 3 decimals of land) of the aforementioned property held and left by the aforesaid Fatik Mir (since deceased).
- 2.3** While remaining in peaceful possession and occupation of the aforementioned property, the said Ahammad Ali Mir, son of late Saukat Ali Mir alias Chakaet Ali Mir, sold, transferred and conveyed, his share of the aforesaid land i.e. **ALL THAT** piece and parcel of Bastu land



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measuring an area of about **04 (Four)** decimals , be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. Dag No. 528, R.S. Khatian No. 127, within the limits of ward No -23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal to **Mansur Ali Mir**, son of late Fatik Mir, by virtue of a "Sale Deed", dated 27/11/1992, being Deed No. 8144 for the year 1992, and the said sale Deed was registered in the Office of the Additional District Sub - Registrar at Sonarpur, South 24 Parganas and therein recorded in Book No. 1, Volume No.- 112, pages 114 to 118.

- 2.4** While remaining in peaceful possession and occupation of the aforementioned property, the said **Cholehar Bibi**, wife of Kazi Abdul Rezzak and daughter of Jennot Bibi and granddaughter of Esmaille Mir, died intestate leaving behind her, the following legal heirs and successors, namely; (1) Mansur Ali Mir and (2) Mani Mir, both of whom, after the demise of the said **Cholehar Bibi** became the joint owners of the part/share of the aforementioned property held and left by the aforesaid **Cholehar Bibi** (since deceased).
- 2.5** The said (1) Mansur Ali Mir and (2) Mani Mir were also the joint L.R. recorded owners of land measuring an area of about 01 (One) decimal and 02 (Two) decimals of land aggregating to 03 (Three) decimals [Out of **11 (Eleven)** decimals], be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag No. 530, L.R. Khatian Nos. 1097 and 1098 within the limits of ward No-23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal.
- 2.6** While remaining in peaceful possession and occupation of the aforementioned property, the said (1) Mansur Ali Mir and (2) Mani Mir, sold, transferred and conveyed, **ALL THAT** piece and parcel of land measuring an area of about **6 (Six)** decimals [Bagan land measuring an area of about 03 decimals (out of 16 decimals) in R.S. & L.R. Dag No.





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528 and Doba land measuring an area of about 03 decimals (out of 11 decimals) in R.S. & L.R. Dag No. 530], be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag Nos. 528 and 530, L.R. Khatian Nos. 1097 and 1098 within the limits of ward No-23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal to **Ram Naresh Agarwal**, son of Sri Nand Kishore Agarwal, being the Vendor herein, by virtue of a "Sale Deed", dated 22/12/2010, being Deed No. 09451 for the year 2010 and the said sale Deed was registered in the Office of the District Sub - Registrar - IV (D.S.R. -IV) at Alipore, South 24 Parganas and therein recorded in Book No. I, CD Volume No.- 32, pages 3460 to 3474.

**2.7** After becoming owner of the aforementioned property, i.e. **ALL THAT** piece and parcel of land measuring an area of about **6 (Six)** decimals [Bagan land measuring an area of about 03 decimals (out of 16 decimals) in R.S. & L.R. Dag No. 528 and Doba land measuring an area of about 03 decimals (out of 11 decimals) in R.S. & L.R. Dag No. 530], be it a little more or less, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag Nos. 528 and 530, L.R. Khatian Nos. 1097 and 1098 within the limits of ward No-23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal, the said **Ram Naresh Agarwal**, being the Vendor herein, mutated his name with the Block Land & Land Reforms office or the concerned authorities and got his name recorded in the L.R. record-of-rights under L.R Khatian No. 1368 and got the land classification converted into Bastu and has been possessing and enjoying the same free from all encumbrances whatsoever and without any disturbance or hindrance caused by anyone and also paying rents & taxes to the concerned authorities.

**AND WHEREAS** the VENDOR of the One Part herein, while remaining completely seized and possessed of the "**Said plots of Land**" free from all sorts of legal and financial encumbrances whatsoever, offered for his



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personal convenience to the Purchaser herein, to sell the "**Said plots of Land**" at a consideration of highest market price to the tune of **Rs. 12,40,000/-** ( Rupees Twelve Lakh Forty thousand) only.

**AND WHEREAS** as per Board Resolution, the Purchaser of the other Part herein being desirous of purchasing the "**Said plots Land**" for its convenient use and occupation prima-facie inspected the "**Said plots of Land**" visually and causing necessary perusal of papers and documents/instruments, as supplied by the Vendor herein, as to the marketable title of the VENDOR herein in respect of the same and also depending upon the below mentioned representations of the Vendor herein, has been satisfied itself/themselves and therefore having accepted the said offer of sale, paid the agreed amount of consideration of **Rs. 12,40,000/- ( Rupees Twelve Lakh Forty thousand) only** in terms of Agreement, dated 12.11.2013.

**AND WHEREAS** the VENDOR of the ONE PART herein considering the quantum of consideration money as fair, reasonable and completely inconformity with the market price has agreed to sell the entirety of the "**Said plots of Land**" i.e. **ALL THAT** piece and parcel of land measuring an area of about **08 (Eight)** decimals out of total 39 Decimals of land in the concerned Dags, [**Bastu land measuring an area of about 02 decimals in R.S. & L.R. Dag No. 526 out of total 12 Decimals land in the concerned Dag, having 0.1855 % share in the total land in the concerned Dag, Bastu land measuring an area of about 03 decimals in R.S. & L.R. Dag No. 528 out of total 16 Decimals land in the concerned Dag, having 0.2056 % share in the total land in the concerned Dag, and Bastu land measuring an area of about 03 decimals in R.S. & L.R. Dag No. 530 out of total 11 Decimals land in the concerned Dag, having 0.2187 % share in the total land in the concerned Dag, which are morefully and particularly mentioned in the Schedule - "A" hereunder written and specifically demarcated and delineated in Red Border Lines on the Maps/ Plans attached hereto, which are indivisible parts of this Deed**], having 0.6098 % share in the total land in the concerned Dags, be it a little more or less, along with dwelling structure admeasuring 490 sq. ft, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag Nos. 526, 528 and 530, L.R. Khatian No. 1368 within the limits of ward No -23 of Rajpur - Sonarpur Municipality, Police Station -



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Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal, which is morefully and particularly mentioned and described in the **SCHEDULE-"B"** hereunder written, TOGETHERWITH all rights of lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the **"Said plots of Land"** or any part thereof and the PURCHASER of the OTHER PART has agreed to purchase the **"Said plots of Land"** in its entirety, which is morefully and particularly described in the **SCHEDULE - "B"** below at or for a total consideration of **Rs. 12,40,000/- ( Rupees Twelve Lakh Forty thousand) only**, relying upon the before mentioned and following representations and assurances made by the VENDOR of the ONE PART herein, to the PURCHASER of the OTHER PART herein.

**AND WHEREAS** on being approached and requested by the PURCHASER, the VENDOR of the One Part herein has agreed to Execute and Register the instant Sale Deed in respect of the below "Schedule - "B" mentioned property in favour of the PURCHASER herein.

**NOW THESE PRESENTS WITNESSETH** that pursuant to the said Agreement, dated 12.11.2013 executed by both the Parties herein together with full payment made by the Purchaser of the agreed amount of consideration to the tune of Rs. 12,40,000/- ( Rupees Twelve Lakh Forty thousand) only as stated in the Memo of Consideration attached thereto, the receipt whereof the VENDOR herein doth hereby and hereunder admit and acknowledge by signing the Memo of Consideration hereunder written and of and from the same, the VENDOR of the One Part herein doth hereby release and discharge the purchaser herein the **"Said plots of Land"** and the VENDOR herein as beneficial absolute owners of the **"Said plots of Land"** doth hereby grant, convey, sell, transfer and assure unto and to the use of the said Purchaser herein, free from all sorts of encumbrances, liens, attachments, lispensens, any notice of acquisition and/or requisition, etc., from any Govt. Authority whatsoever to **ALL THAT** piece and parcel of land measuring an area of about **08 (Eight)** decimals out of total 39 Decimals of land in the concerned Dags, [**Bastu land measuring an area of about 02 decimals in R.S. &**



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L.R. Dag No. 526 out of total 12 Decimals land in the concerned Dag, having 0.1855 % share in the total land in the concerned Dag, Bastu land measuring an area of about 03 decimals in R.S. & L.R. Dag No. 528 out of total 16 Decimals land in the concerned Dag, having 0.2056 % share in the total land in the concerned Dag, and Bastu land measuring an area of about 03 decimals in R.S. & L.R. Dag No. 530 out of total 11 Decimals land in the concerned Dag, having 0.2187 % share in the total land in the concerned Dag, which are morefully and particularly mentioned in the Schedule - "A" hereunder written and specifically demarcated and delineated in Red Border Lines on the Maps/ Plans attached hereto, which are indivisible parts of this Deed], having 0.6098 % share in the total land in the concerned Dags, be it a little more or less, along with dwelling structure admeasuring 490 sq. ft, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag Nos. 526, 528 and 530, L.R. Khatian No. 1368 within the limits of ward No -23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal, free from all sorts of encumbrances, liens, attachments, lispensens, any notice of acquisition and/or requisition, etc., from any Govt. Authority whatsoever to which is morefully and particularly described in the **SCHEDULE-"B"** hereunder written TOGETHERWITH all rights of lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the "**Said plots of Land**" or any part thereof, which is morefully and particularly described in the **SCHEDULE - "B"** hereunder written and the PURCHASER of the OTHER PART has agreed to purchase the "**Said plots of Land**", morefully and particularly described in the **SCHEDULE - "B"** below and all rights of lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the "**Said plots of Land**" or any part thereof. **THAT NOTWITHSTANDING** any acts, deeds, matters and things by the VENDOR herein done executed or knowingly suffered to the contrary, the VENDOR herein has good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer and assign and assure "**Said plots of Land**" and every part thereof unto and to the use of the PURCHASER absolutely and forever and the





  
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VENDOR herein doth hereby further covenants with the PURCHASER that the **"Said plots of Land"** hereby sold, transferred, conveyed or expressed or intended so to be is free from any or all sorts of encumbrances, trusts, liens, charges, lispensens, attachments, notice of acquisition and requisition by any Government whatsoever and howsoever and the PURCHASER shall and will from time to time and at all times hereafter posses and enjoy the **"Said plots of Land"** and receive rents, issues and profits thereof and therefrom without any lawful eviction, interruption or interference, claim, demand whatsoever from or by the VENDOR herein or any other person or persons claiming through or under or in trust for the VENDOR herein and the VENDOR shall and will from time to time and all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the **"Said plots of Land"** and every part thereof unto and to the use of the said PURCHASER and further that the VENDOR herein shall and will at all times hereafter indemnify save and keep the PURCHASER indemnified against all actions, losses, claims, demands, liens, charges, lispensens whatsoever in respect of the **"Said plots of Land"** mentioned and written in the **SCHEDULE - "B"** hereunder in these presents.

The VENDOR has, on this day of execution of these presents, given delivery of possession of the below **Schedule - "B"** mentioned property to the Purchaser herein and the same has been duly taken of by and/or on behalf of the Purchaser herein.

**THE VENDOR HEREIN DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

1. THAT, the **"Said plots of Land"** is free from all encumbrances, trusts, liens, charges, lispensens, attachments and the VEVDOR herein has got free clear and marketable title therein.
2. THAT, the PURCHASER shall have every right to deal with the **"Said plots of Land"** or any part thereof and to convey transfer



  
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assign the same in any and every form mode and manner under its own discretion.

3. THAT, the "**Said plots of Land**" or any parts thereof has not yet (till execution of these presents) been charged and/or mortgaged with any bodies, banks or financial institutions etc. by the VENDOR herein.
4. THAT, the VENDOR herein confirm that he will keep indemnified the PURCHASER herein regarding any claims and/or demands by anybody in respect of the "**Said plots of Land**" or any parts thereof in future. And the VENDOR further confirms that at or before the time of getting the instant Deed registered, he (Vendor) will be duty bound to hand over to the PURCHASER herein all connected documents/muniments of title to the PURCHASER herein.
5. THAT, the VENDOR herein shall execute all documents, Deed of Declarations or Rectification or any other Supplementary Deed or Deeds at the cost of the PURCHASER herein to establish their good and effective title, if is required in future.
6. THAT, the VENDOR herein also admits and confirms that, if any statements or declarations made herein are found to be not true, then he will be liable to be implicated in present law.
7. THAT, the PURCHASER herein, after the registration of these presents will become the absolute owners of the "**Said plots of Land**" mentioned in the **SCHEDULE - "B"** hereunder written and shall be able to enjoy peaceably and without any hindrances as regards the "**Said plots of Land**" by paying rates and taxes to the concerned Authority and can also mutate its name in the records of concerned Authority.



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8. THAT, the VENDOR herein shall be liable to pay all arrears of rates and taxes and all other dues, payable by him to the concerned Panchayat/ Municipal Authority and/or Government Authority or any other competent authority accrued before registration of these presents and the PURCHASER herein, in that case, shall not be liable to pay any dues accrued before registration of this Deed of Conveyance.
9. THAT, the PURCHASER herein shall only be liable to pay those dues to the concerned Panchayat / Municipal Authority and/or Government Authority as rates and taxes etc. which will accrue after registration of these presents and shall not be liable to pay any dues which accrued or was due before registration of these presents and in that case the VENDOR herein shall be liable to pay those dues.
10. That, the VENDOR of the One Part herein has full power and absolute authority to sell the "**Said plots of Land**" morefully and particularly described in the **SCHEDULE - "B"** below and there is no legal or financial bar or otherwise to dispose of the same.
11. That, excepting the VENDOR of the One Part herein nobody else have got any right, title, interest, claim or demand of whatsoever or howsoever nature over the "**Said plots of Land**" or any part thereof.
12. That, the VENDOR of the One Part herein has not entered into any Agreement for Sale/Transfer with any persons excepting the Purchaser herein and has not signed any documents in the nature of Lease, Exchange, Development Agreement or otherwise for any purpose regarding the "**Said plots of Land**" or any part thereof.
13. That, neither the "**Said plots of Land**" has been subject to any notice of acquisition or requisition, nor subject to any acquisition and requisition proceedings to that effect.



*[Handwritten signature]*

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14. That, no suit or proceeding is pending in respect of the "**Said plots of Land**" or any part thereof.

**THE SCHEDULE - "A" ABOVE REFERRED TO**

=====

**ALL THAT** piece and parcel of land measuring an area of about 39 Decimals of land in the concerned Dags, [**land measuring an area of about 12 decimals in R.S. & L.R. Dag No. 526, land measuring an area of about 16 decimals in R.S. & L.R. Dag No. 528 and land measuring an area of about 11 decimals in R.S. & L.R. Dag No. 530**], be it a little more or less, along with dwelling structure admeasuring 490 sq. ft, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag Nos. 526, 528 and 530, L.R. Khatian Nos. 1295, 1368, 634, 1412, 68, 93 and 903, within the limits of ward No -23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal TOGETHER WITH all right of easements appertaining thereto and specifically demarcated and delineated in Red Border Lines on the Maps/ Plans attached hereto, which is indivisible parts of this deed and butted and bounded as follows:-

**Land under Dag No. 526.**

ON THE NORTH : By R.S and L.R Dag No. 477.

ON THE SOUTH : By R.S and L.R Dag No. 530.

ON THE EAST : By R.S and L.R Dag No. 528.

ON THE WEST : By R.S and L.R Dag Nos. 525.

**Land under Dag No. 528.**

ON THE NORTH : By R.S and L.R Dag No. 527.


ON THE SOUTH : By R.S and L.R Dag No. 530.

ON THE EAST : By R.S and L.R Dag No. 474(P) and 529(P).

ON THE WEST : By R.S and L.R Dag Nos. 526.





  
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**Land under Dag No. 530.**

ON THE NORTH : By R.S and L.R Dag No. 526 and 528.

ON THE SOUTH : By 14 feet wide Village Road.

ON THE EAST : By R.S and L.R Dag No. 529.

ON THE WEST : By R.S and L.R Dag No. 534.

**THE SCHEDULE - "B" ABOVE REFERRED TO**

=====

**ALL THAT** piece and parcel of Bastu land measuring an area of about **08 (Eight)** decimals out of total 39 Decimals of land in the concerned Dags, [Bastu land measuring an area of about 02 decimals in R.S. & L.R. Dag No. 526 out of total 12 Decimals in the concerned Dag, having 0.1855 % share in the total land in the concerned Dag, Bastu land measuring an area of about 03 decimals in R.S. & L.R. Dag No. 528 out of total 16 Decimals in the concerned Dag, having 0.2056 % share in the total land in the concerned Dag, and Bastu land measuring an area of about 03 decimals in R.S. & L.R. Dag No. 530 out of total 11 Decimals in the concerned Dag, having 0.2187 % share in the total land in the concerned Dag, which are morefully and particularly mentioned in the Schedule - "A" hereinabove written and specifically demarcated and delineated in Red Border Lines on the Maps/ Plans attached hereto, which are indivisible parts of this Deed], having 0.6098 % share in the total land in the concerned Dags, be it a little more or less, along with dwelling structure admeasuring 490 sq. ft, lying and situated at Mouza - Manikpur, J.L.No. 77, R.S No. 226, Touzi No. 412, comprised in R.S. and L.R. Dag Nos. 526, 528 and 530, L.R. Khatian No. 1368 within the limits of ward No-23 of Rajpur - Sonarpur Municipality, Police Station - Sonarpur, Additional District Sub-Registration Office at Sonarpur, District - South 24 Parganas, West Bengal, , TOGETHER WITH all right of easements appertaining thereto.



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**IN WITNESSES WHEREOF** the parties hereto have set and subscribed their respective hands on the day, month and year first herein above written:

**SIGNED SEALED AND DELIVERED**

by the Parties at Kolkata in presence of:-

**WITNESSES:**

1. Sanjit K. Ghosh  
6 A Elgin Road  
Kolkata - 700020

*Ram Nam Agarwal*

Signature of the Vendor

2. Somnath Sankhakar  
10, K.S.Roy Road, 2nd Floor  
Room No-33, Kolkata

DURVISH BARTER PVT. LTD.  
*Deb Prasad Banerjee*  
Director/ Authorized Signatory

Signature of the  
Representative of the  
PURCHASER

**DRAFTED BY:**

*Anjan Kumar Chakrabarti*  
ANJAN KUMAR CHAKRABARTI,

Advocate  
Enrolment No - *WTB-256/95*  
10, K.S.Roy Road, 2<sup>nd</sup> Floor,

Room No. 33, Kolkata - 700001

Phone No. 919830013867.



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**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named PURCHASER, the within mentioned amount **Rs. 12,40,000/- ( Rupees Twelve Lakh Forty thousand) only**, to the fullest satisfaction towards consideration for Sale and transfer of said land referred in the Schedule - "B" hereinabove.

By A/C Payee Cheque Being No. 019154,  
dated 12-11-2013, drawn on Axis Bank  
Ltd, Sarat Bose Road Branch, Kolkata-700020.                      Rs. 12,40,000/-

**(Rupees Twelve Lakh Forty thousand) only.**                      **Rs. 12,40,000/-**

**WITNESSES**

1. *Sanjiv K. Ghosh.*

2. *Sannathi Banerjee*

*Ram Narayan Singh*

Signature of the VENDOR



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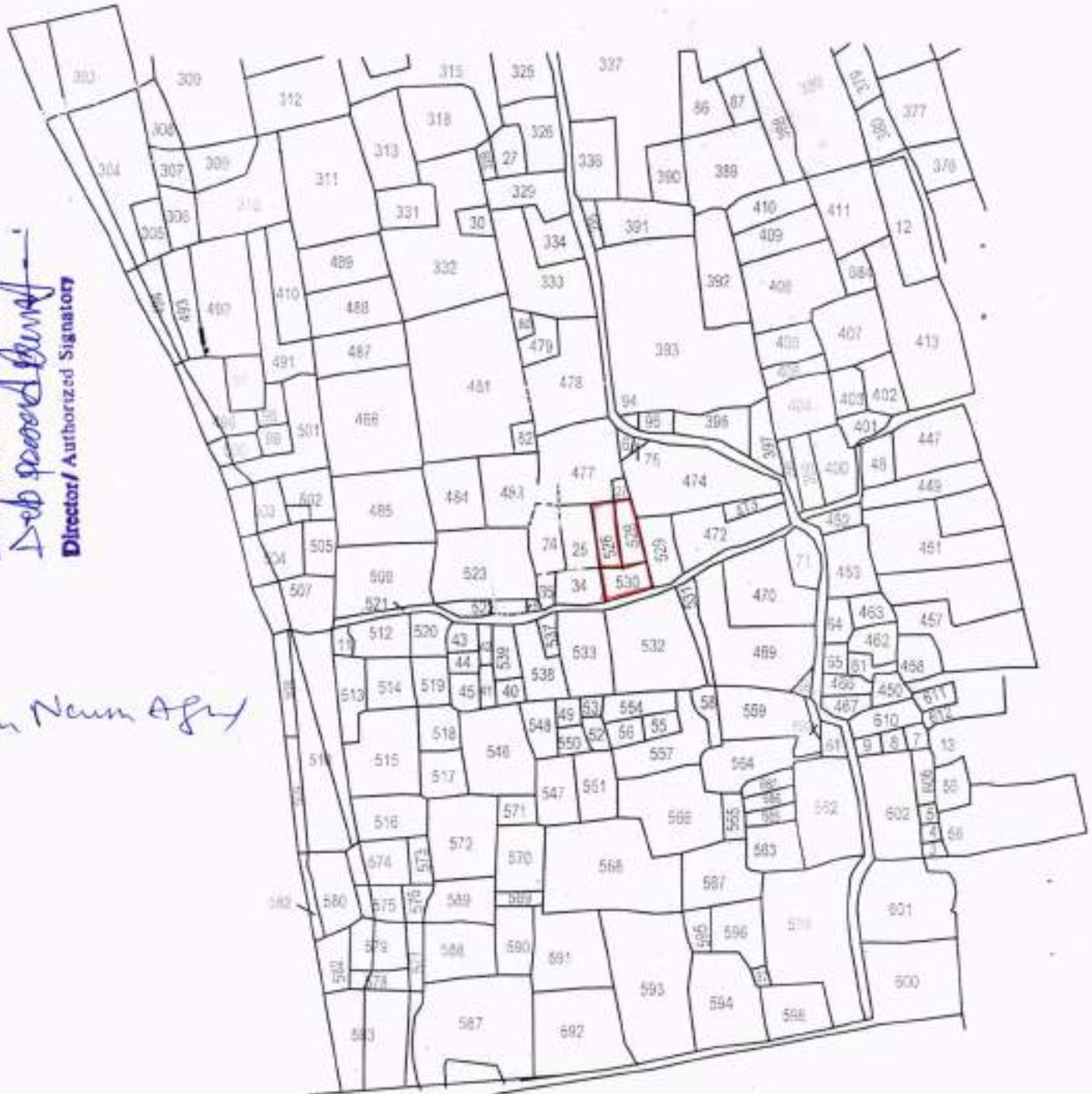
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MOUZA.MANIKPUR,  
J.L. NO. 77, POLICE STATION-SONARPUR, 24-PARGANAS(S)  
NOT TO SCALE



DURVISH BARTER PVT LTD.  
*Sub Passed Barter*  
Director/ Authorized Signatory

*Ran Narm Agr*





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11 MAY 2015



**SPECIMEN FORM FOR TEN FINGER PRINTS**

*Ram Naam Agny*



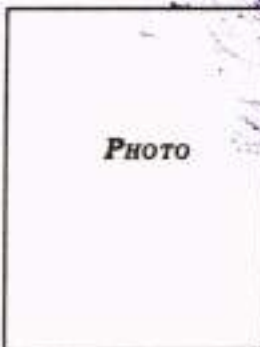
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature Ram Naam Agny



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature Debendra Kumar Benerjee



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature \_\_\_\_\_



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature \_\_\_\_\_



*[Handwritten signature]*

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 1360 to 1383  
being No 03956 for the year 2015.



(Tridip Misra) 12-May-2015  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal

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DATED THIS 11<sup>TH</sup> DAY OF MAY, 2015

---

**B E T W E E N**

**MR. RAM NARESH AGARWAL**

**.....VENDOR**

**A N D**

**DURVISH BARTER (P) LTD.**

**.....PURCHASER**

**SALE DEED**

**ANJAN KUMAR CHAKRABARTI**

Advocate

High Court, Calcutta  
10, K.S. Roy Road,  
2<sup>nd</sup> Floor, Room No. 33,  
Kolkata -700001