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5-8528/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 260244

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

9.03.14  
 V.E. No. 1599/14  
 S. No. 1901/14  
 (G)-250/92/1507  
 28/11/14

Pratima Ganguly  
 Leave File  
 01-06-24

*[Signature]*  
 Sub-Registrar IV  
 Alipore S.M. Pargana, Alipore  
 Registrar W/S I (II) of  
 Registration Act 1908  
 29 NOV 2014

RS86  
2293

मि. रामकुमार

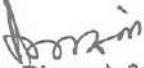
THIS INDENTURE OF CONVEYANCE is made this the 28<sup>th</sup> day of October 2014.

(Two Thousand and Eleven) BETWEEN PRATIMA GANGULY wife of late Subir Ganguly, by religion Hindu, by Nationality Indian, by occupation services, residing at

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 28  
Page from 3395 to 3408  
being No 08523 for the year 2011.



  
(Ashoke Kumar Biswas) 01-December-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal



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

Endorsement For Deed Number : I - 08523 of 2011  
(Serial No. 08172 of 2011)

On

**Payment of Fees:**

**On 28/11/2011**

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

Presented for registration at 21.03 hrs on :28/11/2011, at the Private residence by Pratima Ganguly ,Executant.

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

Execution is admitted on 28/11/2011 by

1. Pratima Ganguly, wife of Lt Subir Ganguly , Majilpur Joynagar, Thana:-Joynagar, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service  
Identified By B Ghosh, son of . , District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**On 29/11/2011**

**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 Cash

Rs. 0/-, on 29/11/2011

Amount by Draft

Rs. 5605/- is paid , by the draft number 712051, Draft Date 25/11/2011, Bank Name State Bank of India, CHOWRINGHEE, received on 29/11/2011

( Under Article : A(1) = 5566/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 29/11/2011 )

**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. 506999/-

Certified that the required stamp duty of this document is Rs.- 30430 /- and the Stamp duty paid as: Impressive Rs. - 5000/-



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 2

29/11/2011 17:19:00



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 - 08523 of 2011  
(Serial No. 08172 of 2011)

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**Deficit stamp duty**

.Deficit stamp duty Rs. 25430/- is paid, by the draft number 712050, Draft Date 25/11/2011, Bank Name State Bank of India, CHOWRINGHEE, received on 29/11/2011

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

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29/11/2011 17:19:00

EndorsementPage 2 of 2

Majilpur, Roypara, Police Station Joynagar, District 24 Parganas (South), West Bengal, hereinafter called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, administrators, legal representatives and assigns) of the ONE PART :-

A N D

M/S. LEVOC FINANCE PVT. LTD., having its' registered office at 11, Lower Range Police Station Beniapur, Kolkata-700017, represented by one of its' Directors MR. KISHAN MIRANIA AGARWAL son of Mr. Rambilas Agarwal, by faith Hindu, by occupation Business, residing at 36/1B, Lala Lajpat Rai Sarani, Police Station Bhabanipore, Kolkata-700020, hereinafter called and referred to as the PURCHASER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' successors-in-office, executors, administrators, legal representatives and assigns) of the OTHER PART :-

WHEREAS one Khagendra Nath Dey Sarkar, Narendra Nath Dey Sarkar, Lila Bati Dey Sarkar, Birendra Nath Dey Sarkar, Amarendra Nath Dey Sarkar, Samarendra Nath Dey Sarkar, Ganendra Nath Dey Sarkar, Dhirendra Nath Day Sarkar, Sachindra Nath Dey Sarkar, Mrinalini Dey Sarkar, Hirendra Nath Dey Sarkar were the joint owners in respect of land measuring an area 51 Decimals more or less comprised in C. S. Dag No.84 under C. S. Khatian No.86 of Mouza Garagachha, J.L. No.45, Touzi No.56, Police Station Sonarpur, Parganas Khaspur, District 24-Parganas and while being seized and possessed of the same the said Khagendra Nath Dey Sarkar and others, named above, they settled the aforesaid property along with other properties in the name of a trust namely Ramanath Dey Sarkar Religious Charitable Trust, having its office at 393/3, Netaji Subhas Chandra Bose Road, Police Station Jadavpur, Kolkata 700047 which was

registered at the office of the Sub- Registrar at Alipore, being Deed No.8018 for the 1950 and the said owners became the trustees of the aforesaid Trust and in the said trust it was recorded that the aforesaid property can be transferred and/or alienated to any person or persons for benefit of the aforesaid trust and the said property was recorded in the name of the said Trust in the R. S. and L. R. records vide R.S. Khatian No.118, R.S. Dag No.86 r and L.R. Khatian No.166, L. R. Dag No.93 at Mouza Garagacha, J, L. No.45 and one Sudhir Naskar, Bablu Naskar, Jiban Naskar and Pawan Naskar were the recorded bargadars in respect of the aforesaid property and they were cultivating the said property jointly.

**AND WHEREAS** The Trustees of the aforesaid Trust also authorized and empowered one Haren Dey and Biren Haldern to look after, survey and earth filling of the said property and thereafter the Trustees of the aforesaid Trust, by and under a deed of conveyance dated 5th October, 1999, registered at the office of the A.D.S.R. Sonarpur and recorded in Book No.1, Volume No.74, Pages 335 to 356(A), being No.4554 for the year 2002, sold, transferred and transferred **ALL THAT** piece and parcel of land measuring an area 01 Cottahs 06 Chittaks 24 Square feet more or less out of the aforesaid property being scheme plot No.7 unto and in favour of Pratima Gnaguly, the vendor herein and said Sudhir Naskar, Bablu Naskar, Jiban Naskar and Pawan Naskar joined in the said deed as the first Confirming Party and one Haren Dey and Biren Haldern joined as the Second Confirming Party to confirm the said deal.

**AND WHEREAS** by virtue of the aforesaid purchase said Pratima Gnaguly became the owner of **ALL THAT** piece and parcel of land measuring an area 01 Cottahs 06 Chittaks 24 Square feet more or less being scheme plot No.7 comprised in C.S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R. S. Khatian No.118 and L. R. Dag No.93 under L.R. Khatian No.166 at Mouza Garagachha, J.L. No.45 and while has been possessing and enjoying the said property without any interruption free from all

encumbrances and attachment whatsoever, on paying the rates and taxes to the authority concern.

**AND WHEREAS** the vendor hereto in urgent need of money and for other lawful reason offered to sell transfer and convey **ALL THAT** piece and parcel of land measuring an area 01 Cottahs 06 Chittaks 24 Square feet more or less being scheme plot No.7 comprised in C. S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R. S. Khatian No.118 and L.R. Dag No.93, L. R. Khatian No.166 at Mouza Garagachha, J. L. No.45, Pargana Khaspur, Touzi No.56, Police Station Sonarpur, District South 24-Parganas more fully mentioned and described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at or for the total price and/or consideration of **Rs. 3,00,000.00 (Rupees three lacs) only** and the Purchaser herein has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

**NOW THIS INDENTURE WITNESSES AS FOLLOWS :**

In pursuance of the said agreement and in consideration of the said sum of **Rs. 3,00,000.00 (Rupees three lacs ) only** in full paid to the Vendor by the Purchaser (the receipt where of the Vendor do hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece and parcel of demarcated plot of land measuring an area 01 Cottahs 06 Chittaks 24 Square feet more or less being scheme plot No.7 comprised in C.S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R. S. Khatian No.118 and L. R. Dag No.93, L. R. Khatian No.166 at Mouza Garagachha, J. L. No.45, Pargana Khaspur, Touzi No.56, Police Station Sonarpur, District South 24-Parganas, more fully mentioned and described in the schedule hereunder written and more particularly shown and delineated in the site map or plan annexed hereto **OR HOWSOEVER OTHER**

WISE the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

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

- a) Notwithstanding any act deed matter or thing whatsoever by the vendor or her predecessor in title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.



b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.

c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

e). That the vendor on this day with the execution of this Deed handover and deliver the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and the Vendor also delivers the title Deed, link deeds and other documents and writings in respect of the said property in favour of the Purchaser herein.

f). That the vendor doth hereby accorded her consent to the purchaser for mutation of the said property in the office of the B.L. & L.R.O. Municipal office and all Other Government and/or Semi Government Office and/or other statutory body and/or authority



concern and also the vendor authorized and empowered the purchaser to connect the drainage and sewerage connection to their main drain.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Sali land (being used for agriculture purposes) measuring an area 01 Cottahs 06 Chittaks 24 Square feet more or less being scheme plot No.7 comprised in C. S. Dag No.84 under C. S. Khatian No.86, R. S. Dag No.86 under R.S. Khatian No.118 and L. R. Dag No.93, L. R. Khatian No.166 at Mouza Garagachha, J. L. No.45, Pargana Khaspur, Touzi No.56, Police Station and Sub- Registry Office Sonarpur, District South 24-Parganas, at present within the limits of ward No. 1 of the Rajpur Sonarpur Municipality **TOGETHER WITH** all benefits, facilities and advantages attached therein or thereto and all sorts of easement rights over the common passage / road and butted and bounded in the manner following :-

**ON THE NORTH** :- Part of R.S. Dag No. 81.

**ON THE SOUTH**:- Scheme Plot No.3.

**ON THE EAST** :- Part of R.S. Dag No. 80.

**ON THE WEST**:- 10'0" wide Common Passage.

**IN WITNESS WHEREOF** the vendor hereunto have set and subscribed her hand on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**  
**IN THE PRESENCE OF**  
**WITNESSES:-**

- 1) Rambilas Agarwal  
36/1B Lala Lajpatrai Sarani  
Kolkata - 700020  
P.S. Bhawanipore
- 2) Abdul Akid Sarkar  
Advocate  
71 Red Cross place  
Kolkata - 700001.

স্বাক্ষরিত  
১৭/১১/১৯

**SIGNATURE OF THE VENDOR**

- 3) Biphal Ghorak  
Rajpur  
Sonarpur, 75  
Braj Ballav Roy  
1/7/16 Bazar, Patuli Kal-99

**RECEIVED** from the within named purchaser the within mentioned sum of  
**Rs. 3,00,000.00 (Rupees three lacs ) only** being full and final consideration amount as  
 per Memo below :-

**M E M O**

Paid by pay order being no. 712049, dt.25-11-2011

Drawn on S.B.I..... **Rs. 3,00,000.00**

**(Rupees three lacs ) only**

**WITNESSES :**

- 1) Rambilas Agarwal
- 2) Abdul Huid Barkar.

श्रीरत अली












**SIGNATURE OF THE VENDOR**

Biplab Ghosh  
 Braj Ballav Roy

Read over, explained,  
 Drafted & prepared  
 by me, at my office.












श्रीरत अली

[JIARAT ALI],  
 Advocate,  
**CALCUTTA HIGH COURT**  
 Office:  
 Larica Business Centre,  
 7, Red Cross Place, Room No.1,  
 Ground floor, Kolkata 700001.

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name \_\_\_\_\_

Signature AK 517 M 2 019

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 <i>Kishan</i>	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name \_\_\_\_\_

Signature Kishan Mitame Agarwal