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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 189945

₹ 26 1/2
1955/56

Admissible stamp duty
 Stamp duty
 In case of
 up to
 Fees paid
 P. Fees
 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.

Stamp duty of ₹ 7800
 is paid by bank draft No. 035705
 From S. B. I.
 26.8.08
 Somfara

Adll. Dist. Sub-Registrar
 Sonarpore, South 24 P.W.
 06.09.08
 15.2.08

23+4
1,46,000

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 6th day of

SEPTEMBER Two Thousand Seven BETWEEN SRI ANAND AGARWAL,

son of Late Gulab Chand Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Sevoke Road, Siliguri, P.S. Siliguri, District- Dajjeeling, West Bengal, hereinafter called and 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 ONE PART.

₹ 1000
₹ 750
₹ 8800

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24-1ch-1504
 to
 Levee
 008

A N D

"LEVOC FINANCE PRIVATE LIMITED.", a limited Company, having its registered office at 11, Lower Range, P.S. Bhowanipur, Kolkata- 700 017, being represented by its Director BISHAN M. AGARWAL, son of Rambilas Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 36/1B, Elgin Road, P.S. Bhowanipur, Kolkata- 700 020, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS The Vendor is lawfully seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of salt land measuring more or less 2 Cottahs 1 Chattak 15 Sq.ft. being Plot No. 8 situated and lying at Mouza- Garagacha, J.L. No. 45 comprising in C.S. Dag No. 79, R.S. Dag No. 81 appertaining to C.S. Khatian No. 113, R.S. Khatian No. 88, P.S. Sonarpur, District South 24-Parganas, fully described in the Schedule hereunder written.

AND WHEREAS one Jitendra Nath Mondal and Sri Debendra Nath Mondal sold the land measuring 13 Cottahs 5 Chattaks 42 Sq.ft. in C.S. Dag No. 79, Khatian No. C.S. 113 of Garagacha Mouza, J.L. No. 45 in 1950, to Sri Birendra Chakraborty, the benamdar of Smt. Sailabala Debi, registered at R.A. Calcutta and recorded in Book No. I, Volume No. 10, Pages 168 to 175, Being No. 354 for the year 1950.

AND WHEREAS the said Sri Birendra Nath Chakraborty executed deed of relinquish in favour of Smt. Sailabala Debi by a registered instrument registered at S.R. Alipore office and recorded in Book No. 1, Volume No. 27, Pages 214 to 217, Being No. 1478 for the year 1962.

AND WHEREAS after relinquish the said Smt. Sailabala Debi became the absolute owner of the land measuring 13 Cottahs 5 Chattaks 42 Sq.ft. in Dag No. C.S. 79, R.S. 81, Khatian No. C.S. 113, R.S. Khalian No. 88 of Garugachha Mouza, J.L. No. 45, P.S. Sonarpur, District South 24-Parganas.

AND WHEREAS the said Smt. Sailabala Debi sold the land measuring 13 Cottahs 5 Chattaks 42 Sq.ft. on 8/6/1968 to Sri Sashanka Kiran Roy, registered at D.R. Alipore office and recorded in Book No. 1, being No. 3775 for the year 1968.

AND WHEREAS the said Sri Sashanka Kiran Roy sold the land measuring 13 Cottahs 5 Chattaks 42 Sq.ft. on 25/6/1968 to Smt. Sandhya Rani Kar registered at D.R. Alipore office and recorded in Book No. 1, Being No. 4216 for the year 1968.

AND WHEREAS the said Smt. Sandhya Rani Kar sold the land measuring more or less 2 Cottahs 1 Chattaks 15 Sq.ft. being Plot No. 8 out of 13 Cottahs 5 Chattaks 42 Sq.ft. on 5/12/1990 to SRI ANAND AGARWALA, Vendor herein, registered at D.R. Alipore and recorded in Book No. 1; Volume No. 413, Pages 211 to 218, being No. 16627 for the year 1990.

AND WHEREAS the said SRI ANAND AGARWALA (Vendor herein) after purchasing the aforesaid property became the absolute owner of the aforesaid

area of land measuring more or less 2 Cottahs 1 Chattak 15 Sq.ft. being Plot No. 8 as mentioned above and paid the rent upto date.

AND WHEREAS the said Vendor is in urgent need of money for bonafide reason and decided to dispose of the land measuring more or less 2 Cottahs 1 Chattak 15 Sq.ft. being Plot No. 8, fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS the Purchaser having come to know of such announcement, offered a consolidated value of the said land measuring more or less 2 Cottahs 1 Chattak 15 Sq.ft. fully described in the Schedule hereunder written and also shown in the Map or Plan annexed hereto by RED border, being Plot No. 8 for Rs. 1,46,000/- (Rupees One Lakh Forty Six Thousand) only in lump sum and the Vendor has accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 1,46,000/- (Rupees One Lakh Forty Six Thousand) only.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,46,000/- (Rupees One Lakh Forty Six Thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof release and forever discharged the Purchaser and the said plot of land hereby conveyed) the Vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchaser ALL THAT piece and parcel of salī land measuring more or less 2 Cottahs 1 Chattak 15 Sq.ft. being Plot No. 8 fully described in the Schedule hereunder written and

also shown in the Map or Plan annexed hereto by RED border TOGETHER WITH all sorts of easement rights of the passage/road TOGETHER WITH all liberties, easements and appurtenances whatsoever to the said property belonging or 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 Purchaser absolutely and forever.

AND the Purchaser may hereafter peaceably and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from Vendor or any person claiming through or under him.

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

AND the Vendor further covenant that he will at the request and cost of the Purchaser do or execute or caused 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 to the use of the Purchaser to the true intent and meaning of these presents as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of sali land measuring more or less 2 Cottahs 1 Chhattak 15 Sq.ft. being Plot No. 8 situated and lying at Mouza- Garagachha, J.L. No. 45, P.S. & A.D.S.R. office at Sonarpur, Pargana- Khaspur, R.S. No. 41,

Touzi No. 56, comprising in C.S. Dag No. 79, R.S. Dag No. 81 appertaining to C.S. Khatian No. 113, R.S. Khatian No. 88 under Ward No. 1 of Rajpur-Sourpur Municipality, District South 24-Parganas together with all easementary rights of the common passage/road which shown in the Map or Plan annexed hereto by RED border the said Map or Plan is part and parcel of this documents. The annual proportionate rent of 2 Cottahs 1 Chattak 15 Sq.ft. is Rs. 1/- which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal.

BUTTED AND BOUNDED

On the North : 25 ft. wide road. On the South : R.S. Dag No. 85.
On the East : Plot No. 7. On the West : Plot No. 9.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1. Neelam Devi
34B, Motilal Basmah Lane,
Kolkata, 54

2. Jagan Chandra Chatterjee
Mahanagar
Garia, Cal-84

Anand Agarwal

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned a sum of Rs. 1,46,000/- (Rupees One Lakh Forty Six Thousand) only being the full and final consideration money, paid the following

manner :- The Hongkong and Shanghai Banking Corporation Ltd.
25A Shakespeare Station, Kol- 700017 by Cheque no 431920

Pay Cheque 1,46,000/-
Rupees one Lakh Forty Six Thousand only.

WITNESSES :-

1. Neelam Devi
34B, Mohil Bansklang
Kolkata- 57

2. Jagad Chandra Chatterjee
Mahanagar
Garia, Kol-84

Anand Agarwal

SIGNATURE OF THE VENDOR

Drafted by me :-












Tarun Kanti Chakrabarti
(TARUN KANTI CHAKRABARTI)

Advocate


Baruipur Civil Court.
24-Parganas (South)

Printed by :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Anand Agawal SIGNATURE Anand Agawal

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Bishan M. Agawal SIGNATURE Bishan M. Agawal

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

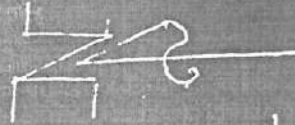
NAME SIGNATURE

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
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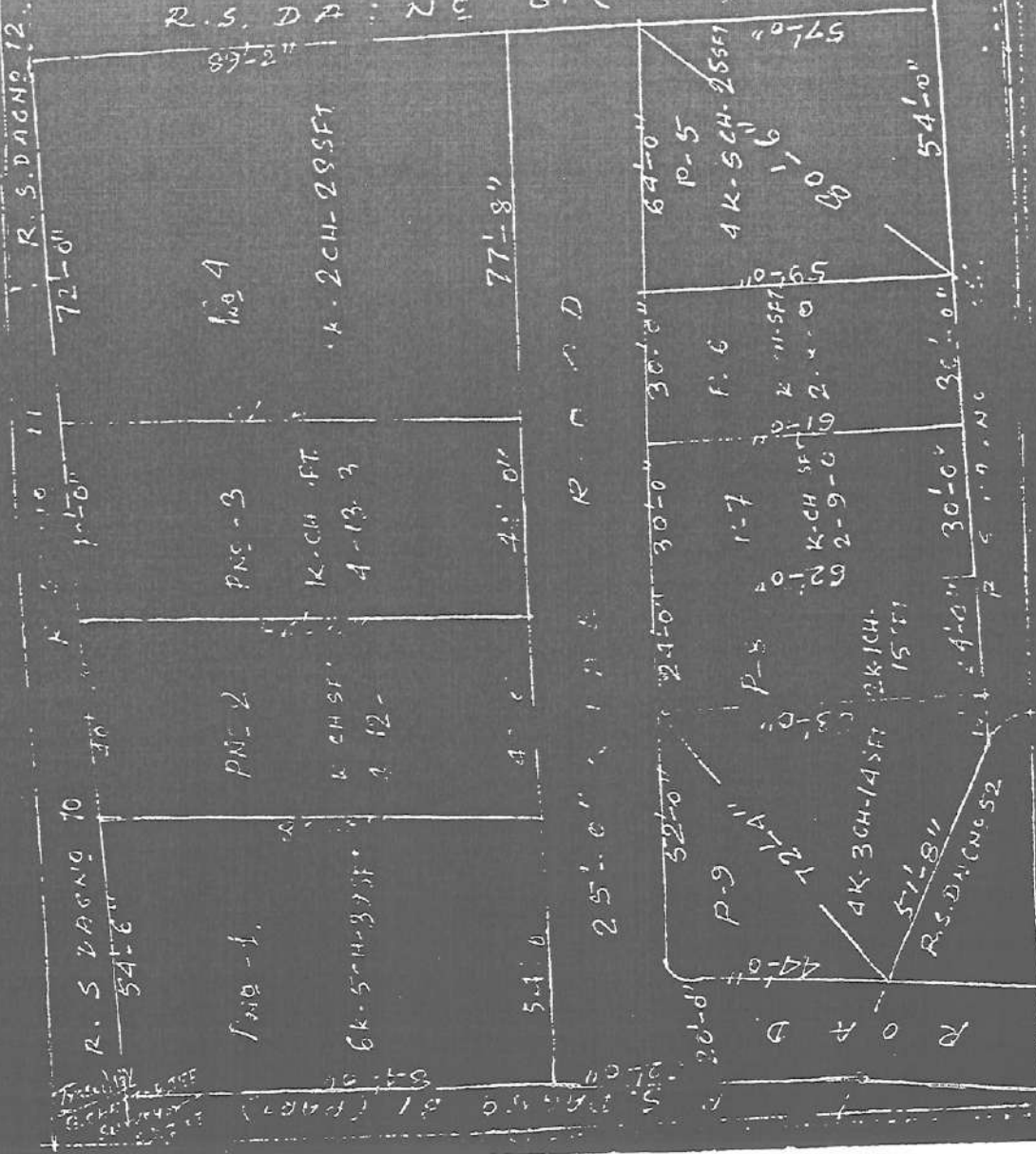
SITE PLAN OF S.S. DAGNE 77, S. KH. NO 113, AND
PORTION OF R. S. DAGNE 51, R. S. KH. NO 88, T.L. NO 45
AT MOUZA-SARABACHA, TALUKA-NIZAM, DISTRICT-SANARPUR
MUNICIPALITY, WARD NO. 1, P.S. SANARPUR, DT. 24 PGS (3)
SCALE-30'-0"=1" INCH. SALE PORTION COLOUR IN RED.

SALE PORTION:-

REF. OF DAGNE 51 - 2K CH 15 SFT
REF. OF P. NO 2 - 4K 3CH 14 SFT



R. S. DAGNE 51 (PART)



Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR

Endorsement For deed Number :I-00979 of :2008
(Serial No. 08902, 2007)

Deficit stamp duty

Deficit stamp duty : Rs 28722/- is paid by the draft no. :993172, Draft date:12/02/2008, Bank name:STATE BANK OF INDIA, Chowringhee,calcutta, recieved on :15/02/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 5280/- on: 15/02/2008.

Name of the Registering officer :Utpal Kumar
Chakrabarty
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

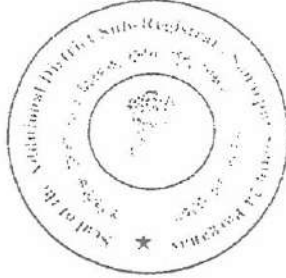


[Utpal Kumar Chakrabarty]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 1214 to 1226
being No 00979 for the year 2008.



[Handwritten signature]

(Utpal Kumar Chakrabarty) 18-February-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :I-00979 of :2008
(Serial No. 08902, 2007)

On 06/09/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1595/- E = 7/- on:06/09/2007

Deficit stamp duty

Deficit stamp duty : Rs 7800/- is paid by the draft no. :035905, Draft date:26/08/2007. Bank name:STATE BANK OF INDIA, Sonarpur, recieved on :06/09/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 11.01 on :06/09/2007,at the Office of the A. D. S. R. SONARPUR by Anand Agarwal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :06/09/2007 by
1. Anand Agarwal, son of Late Gulab Chand Agarwal,Sevoke Road,siliguri,Thana Siliguri, By caste Hindu,by Profession :Cultivation
Identified By Neelam Devi, wife of Ghanashyam Das 34,b Motilal Bashak Lane Kolkata 700054 Thana: Kol, by caste Hindu,By Profession :House wife.

Name of the Registering officer :Utpal Kumar
Chakrabarty
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/02/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23.5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. :10/-

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 625200/-

Certified that the required stamp duty of this document is Rs 37522 /- and the Stamp duty paid as: Impresive Rs- 1000

[Utpal Kumar Chakrabarty]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal