



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

323649

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 West Bengal ...
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Rambilas Agarwal

...
 ...
 ... (South)



*Rambilas Agarwal
 to
 Dattodil Harsh
 15.5 Aug - 79
 Area - 1K-8ch - 72*

THIS DEED OF CONVEYANCE made this the 17th day of November 2008
 (Two Thousand and Eight) **BETWEEN SRI RAMBILAS AGARWAL** son of

29

05/48

17-11-06

M/V
 125
 3513/187

76000

4095

LAND PLAN OF PART OF R.S. DAG NO.- 79,
R.S. KHATIAN NO.- 16, L.R. DAG NO.- 86, L. R. KHATIAN
NO.- 28, J. L. NO.- 45, AT MOUZA - GARAGACHHA, P. S.-
SONARPUR, DISTRICT-24 PARGANAS (SOUTH), UNDER
RAJPUR-SONARPUR MUNICIPALITY WARD NO.- 1.
AREA OF LAND : 01k. 08ch. 22sft.



SCALE : 1" = 12'

PART OF R.S. DAG NO.- 80

PART OF R.S. DAG NO.- 79

13'- 1.5"

R.S. DAG NO.- 79

AREA: 1k. 08ch. 22sft.

84'-0"

84'-0"

PART OF R.S. DAG NO.- 66

Garagachha

13'- 1.5"

PART OF R.S. DAG NO.-

Late Gulab Chand Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, residing at 36/1B, Lala Lajpat Rai Sarani, Kolkata 700020, Police Station Bhawanipore, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART --

A N D

M/S. DAFFODIL HOMES PVT. LTD., a companies incorporated under the companies Act, 1956, having its Registered office at P-38, India Exchange Place, 6th floor, Kolkata 700001, represented by its one of the Director SANJAY KASERA son of Late Hariram Kasera, by faith Hindu, by Nationality Indian, by occupation Business, residing at 35/1, Diamond Harbour Road, Police Station Ekbalpur, Kolkata-700027, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, legal representatives and assigns) of the OTHER PART:-

W H E R E A S one Bhusan Chandra Sardar son of Khalaram Sardar was absolutely seized and possessed of or otherwise well and sufficiently entitled ALL THAT piece and parcel of several plots of land at Mouza Garagacha, J.L. No.45, Police Station Sonarpur, District 24-Parganas now 24-Parganas (South) and while had been possessing and enjoying the said Bhusan Chandra Sardar by and under a Bengali Deed of Kobala dated 20.03.1973 sold, transferred and conveyed ALL THAT piece and parcel of land measuring 17 Decimals more or less comprised in C.S. Dag No.77, R.S. Dag No.79 under C.S. and R.S. Khatian No.16, along with other properties at Mouza Garagacha, J.L. No.45, Police Station Sonarpur unto and in favour of Angur Bala Sardar and the said Deed was duly registered at the office of the Sub-Registrar at Sonarpur and recorded in its Book No.1, Volume No.2, Pages 235 to 239, Being No.177 for the year 1973.

AND WHEREAS by virtue of the aforesaid purchase the said Angur Bala Sardar became the owner of ALL THAT piece and parcel of land measuring 17 Decimals along with other properties and as such owner she got mutated her name in the L.R. Operation vide L.R. Khatian No.28, L.R. Dag No.86 for the year 17 Decimals and had been possessing and enjoying the same.

AND WHEREAS while seized and possessed of the said Angur Bala Sardar by and under a Bengali Deed of Kobala dated 17.06.1994 sold, transferred and conveyed ALL THAT piece and parcel of land measuring 05 Cottahs unto and in favour of Rambilas Agarwal and the said Deed was duly registered in the office of the Sub-Registrar at Sonarpur and recorded in its Book No.1, Volume No.51, Pages 266 to 270, Being No.3483 for the year 1994 and similarly by and under another Deed of Kobala dated 20.06.1994 the said Angur Bala Sardar sold, transferred and conveyed another 05 Cottahs of land unto and in favour of the said Rambilas Agarwal and the said Deed was duly registered in the office of the Sub-Registrar at Sonarpur and recorded in its Book No.1, Volume No.52, Pages 131 to 137, Being No.3529 for the year 1994.

AND WHEREAS by virtue of the aforesaid purchase the said Rambilas Agarwal became the owner of ALL THAT piece and parcel of land measuring 10 Cottahs more or less comprised in C.S. Dag No.77, R.S. Dag No.79 under C.S. and R.S. Khatian No.16 corresponding to L.R. Dag No.86 under L.R. Khatian No.28 at Mouza Garagacha, J.L. No.45, P.S. Sonarpur, District 24-Parganas (South) and while being seized and possessed of the aforesaid property the said Rambilas Agarwal by and under a Deed of Kobala sold, transferred and conveyed ALL THAT piece and parcel of land measuring 07 Cottahs unto and in favour of Sarita Mirania and remained in remaining portion of land measuring 01 Cottah 08 Chittaks 22 Square Feet and has been possessing and enjoying the same without any interruption free from all encumbrances.

AND WHEREAS thus the vendor hereto in urgent need of money offered to sell transfer and convey **ALL THAT** piece and parcel of land measuring an 01 Cottah 08 Chittaks 22 Square Feet be the same a little more or less comprised in part of C.S. Dag No.77, R.S. Dag No.79 under C.S. and R.S. Khatian No.16 corresponding to L.R. Dag No.86 under L.R. Khatian No.28 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.76,000/- (Rupees seventy six thousand) 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.76,000/- (Rupees seventy six thousand) only** in full paid to the Vendor by the Purchaser (the receipt where of the Vendor doth 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 **ALL THAT** piece and parcel of land measuring an 01 Cottah 08 Chittaks 22 Square Feet be the same a little more or less comprised in part of C.S. Dag No.77, R.S. Dag No.79 under C.S. and R.S. Khatian No.16 corresponding to L.R. Dag No.86 under L.R. Khatian No.28 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 vendor into and upon the said property and

reversion or reversions remainder or remainders and all the rents issues and profits 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 their 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 lispendens 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 handovers and delivers 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 his 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.

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SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring an 01 Cottah 08 Chittaks 22 Square Feet be the same a little more or less comprised in part of C.S. Dag No.77, R.S. Dag No.79 under C.S. and R.S. Khatian No.16 corresponding to L.R. Dag No.86 under L.R. Khatian No.28 Mouza Garagacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Police Station Sonarpur, District South 24-Parganas, at present within the limits of Ward No. 01 of Rajpur-Sonarpur Municipality **TOGETHER WITH** all benefits, facilities and advantages, easement rights attached therein or thereto and the said plot is more particularly shown and delineated in the site Map or Plan annexed hereto in **RED** border line thereon as part and parcel of this Indenture and butted and bounded in the manner following :-

ON THE NORTH :- Part of Dag No.80

ON THE SOUTH :- Other's land

ON THE EAST :- Part of Dag No.66

ON THE WEST :- Part of Dag No.79

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

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF

WITNESSES:-

Sudip Bandy
Advocate
Aizone, Kat-27.

K. A. Hossain
Aizone Court
Kat-27

Rambilas Agarwala

SIGNATURE OF THE VENDOR

RECEIVED from the within named purchaser the within mentioned sum of Rs.76,000/- (Rupees seventy six thousand) only being full and final consideration amount as per Memo below :-

MEMO OF CONSIDERATION

B/y A/C payee cheque being No.961726

Dated 7.11.08 drawn on UBI , Calcutta main branch.....RS.75,000/-

B/y cash in RBI notesRS.1000/-

Total Rs.76,000/-

(Rupees seventy six thousand) only

WITNESSES :

Sudip Bose
Advocate
Aripore, Cal-22

K. A. Hossain
Aripore Court
Cal-22

Lambika Agrawala

SIGNATURE OF THE VENDOR










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

gluli

[JIARAT ALI],











Advocate.

LARICA BUSINESS CENTRE,
7, Red Cross Place, Room No.1,
Ground floor, Kolkata 700001.
Computer Print: -

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

Name _____

Signature Rasubir Agarwala

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

Name Sanjay Kasra.

Signature Sanjay

Government Of West Bengal
Office of the D.S.R.-IV SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :I-00520 of :2009
(Serial No. 05765, 2008)

On 17/11/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 825/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:17/11/2008

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

Presented for registration at 13.34 hrs on :17/11/2008,at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Rambilas Agarwal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 17/11/2008 by

1. Rambilas Agarwal, son of Lt. Gulab Chand Agarwal ,36/1b Lala Rajpat Rai Sarani Kol 20 ,Thana Bhowanipore, By caste Hindu,by Profession :Business
Identified By Jagadish Mondal, son of N.b. Mondal Alipore Police Court Kol 700027 Thana: Alipore, by caste Hindu,By Profession :Business.

Name of the Registering officer :Sukumar Biswas
Designation :DISTRICT SUB-REGISTRAR-IV

On 11/02/2009

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- 351318/-

Certified that the required stamp duty of this document is Rs 21089 /- and the Stamp duty paid as: Impresive Rs- 5000

Name of the Registering officer :Sukumar Biswas
Designation :DISTRICT SUB-REGISTRAR-IV

On 27/02/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1899.

[Sukumar Biswas]
DISTRICT SUB-REGISTRAR-IV
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-
PARGANAS
Govt. of West Bengal

Government Of West Bengal
Office of the D.S.R.-IV SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :I-00520 of :2009
(Serial No. 05765, 2008)

Deficit stamp duty

Deficit stamp duty Rs 16090/- is paid, by the draft number 643451, Draft Date 19/02/2009 Bank Name State Bank Of India, ALIPORE, received on :27/02/2009.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees . A(1) = 3036/- on: 27/02/2009.

Name of the Registering officer : Sukumar Biswas
Designation : DISTRICT SUB-REGISTRAR-IV

[Sukumar Biswas]
DISTRICT SUB-REGISTRAR-IV
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-
PARGANAS
Govt. of West Bengal
