

6728

2

07674



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

025930

450107
4/9/06



Makisha Agarwal

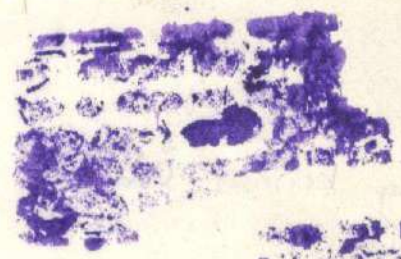


Anil Agarwal



Vijay Kumar Sharma

M.V. 001
21,23,501



THIS INDENTURE MADE on this ^{4th} day of ^{Sept} August, Two Thousand Six (2006) BETWEEN Sri Bijay Kumar Sarma son of Late S. P. Sarma aged about 44 years by faith HINDU, occupation- Service residing at B C 113 Salt Lake City, Kolkata -700 064, hereinafter called and referred to as VENDER/OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and /or assigns) of the ONE PART:

Vijay Kumar Sharma

Calc
23th
900000
A 9889
10096

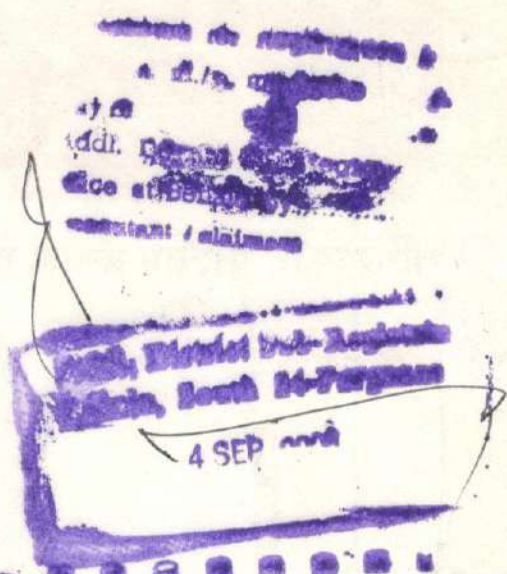
Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

3/7/08

1014
Anil Kumar Agarwal
10, J.N. Ray Rd,
Kolar-38

Subanta Collection,
Treasury.
Date 30.8.2016

IC- 25000
IC- 20,000
IC- 10
45,010



Ujjay Kumar Sharma
11067

Ujjay Kumar Sharma

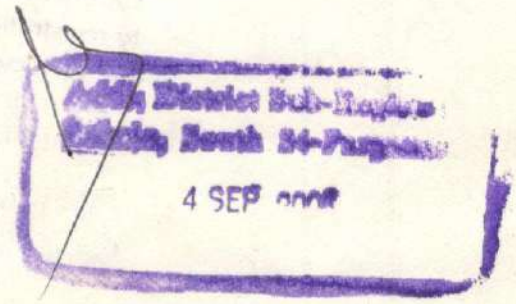
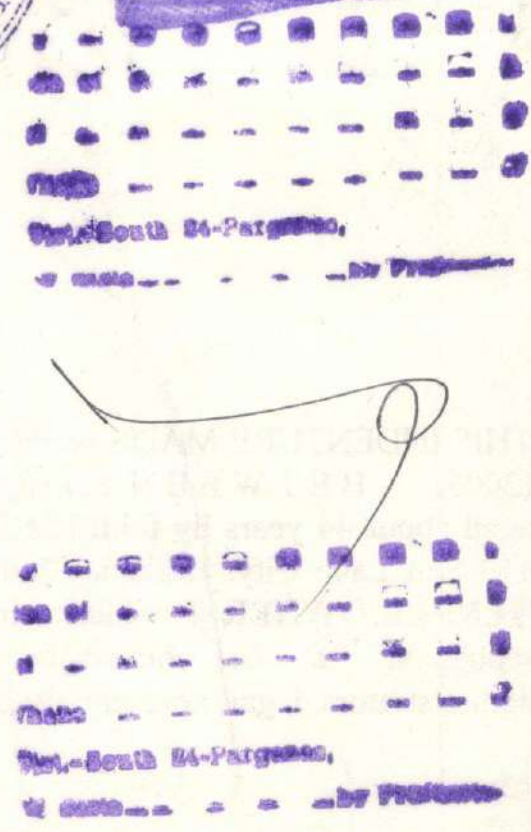
FOR ANIL KUMAR AGARWAL (HUF)

Anil Agarwal
Karta

11066

Anil Agarwal
11065

Manisha Agarwal
By me
[Signature]





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

003913

2

:AND:

(i) Sri Anil Kumar Agarwal S/o, Sri O. P. Agarwal , aged about 33 years , by faith Hindu , by occupation Business residing at 10, S. N. Roy Road , Kolkata -700 038, (ii) Smt Manisha Agarwal w/o, Sri Anil Kumar Agarwal , aged about 32 years , by faith Hindu , by occupation Business residing at 10, S. N. Roy Road , Kolkata -700 038, (iii) Sri Anil Kumar Agarwal (HUF) represented by Karta - Sri Anil Kr Agarwal residing at 10, S. N. Roy Road , Kolkata -700 038 hereinafter Collectively called and referred to as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and /or assigns) of the **OTHER PART** :

वकील कर्मचारी

10142 Anil Kr. Agarwal 909
Add to
of 10, J.N. Ray Rd,
Kolkata
Treasury.
30.8.16

Vol-38.



Adl. District Sub-Registrar
Behala, South 24-Parganas
4 SEP 2016

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

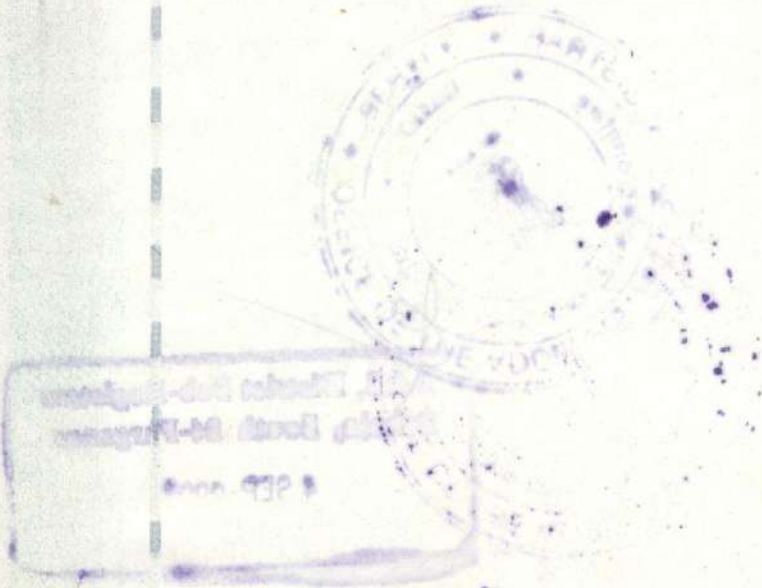
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

10AA 434077

3

WHEREAS one Khitindra Nath Mondal and Dharendra Nath Mondal was absolutely seized and possessed of land measuring .97 Decimal with other portion at MOUZA Purba Barisha , JL-23 , TOUJI -8 RS-43 PARGANA - Khaspur SR & PS - Behala , Dist- 24 Parganas (South) , Khatian - 109 , Dag - 3757 and recorded there names in the RS Parcha .

Uday Kumar Sharma



No. 10142 Anil Kumar Agarwal 503

10 S. N. Ray Rd.

No. 38

State Treasury.
Date 30.8.66

1c 25000
1c 20000
1c 10

45,010 /



Offl. District Sub-Registrar
Bhatinda, South 24-Parganas
4 SEP 1966

Government Of West Bengal
Office of the A. D. S. R. BEHALA
BEHALA
Endorsement For deed Number :I-07674 of :2008
(Serial No. 06728, 2006)

On 04/09/2006

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9889/- , E = 7/- on:04/09/2006

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

Presented for registration at 10.59 hrs on :04/09/2006, at the Office of the A. D. S. R. BEHALA by Bijoy Kr Sarma, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 04/09/2006 by

1. Sri Bijoy Kr Sarma, son of Lt S. P Sarma ,B . C, 113, Salt Lake City Kolkata ,Thana .,Pin 700064, By caste Hindu, by Profession :Service
2. Sri Anil Kr Agarwal, son of Sri O . P Agarwal ,10, S . N . Roy Road Kolkata ,Thana .,Pin 700038, By caste Hindu, by Profession :Business
3. Smt Manisha Agarwal, wife of Sri Anil Kr Agarwal ,10, S . N . Roy Road Kolkata ,Thana .,Pin 700038, By caste Hindu, by Profession :Business
4. Sri Anil Kr. Agarwal, Karta, Sri Anil Kr. Agarwal (H. U. F.), 10, S. N. Roy Rd., profession :Business
Identified By Sumit Kabir, son of . Alipore Judges Court Kolkata 700027 Thana: ., by caste Hindu, By Profession :Others.

Name of the Registering officer : **Santi Kumar Roy Chowdhury**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA**

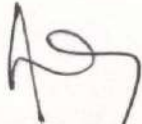
On 03/07/2008

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.

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- 2123500/-


[Santi Kumar Roy Chowdhury]
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Govt. of West Bengal



Addl. District Sub-Registrar
Behala, South 24 Parganas

Government Of West Bengal
Office of the A. D. S. R. BEHALA
BEHALA
Endorsement For deed Number :I-07674 of :2008
(Serial No. 06728, 2006)

Certified that the required stamp duty of this document is Rs 106185 /- and the Stamp duty paid as: Impressive Rs- 45010

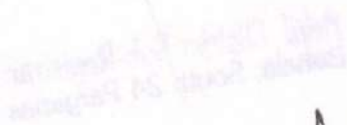
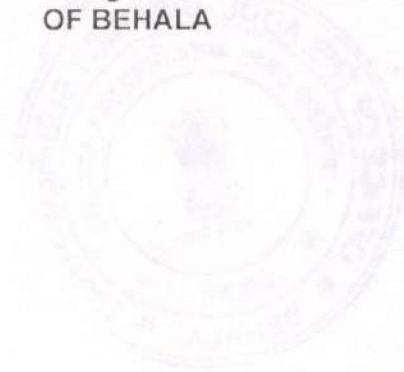
Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 694659, Draft Date 01/07/2008 Bank Name STATE BANK OF INDIA, Taratala Kolkata, recieved on :03/07/2008. 2.Rs 12175/- is paid, by the draft number 694660, Draft Date 01/07/2008 Bank Name STATE BANK OF INDIA, Taratala Kolkata, recieved on :03/07/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 13464/- on: 03/07/2008.

Name of the Registering officer : **Santi Kumar
RoyChowdhury**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR
OF BEHALA**



[Santi Kumar RoyChowdhury]
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Govt. of West Bengal



[Handwritten signature]
Addl. District Sub-Registrar
Behala, South 24 Parganas

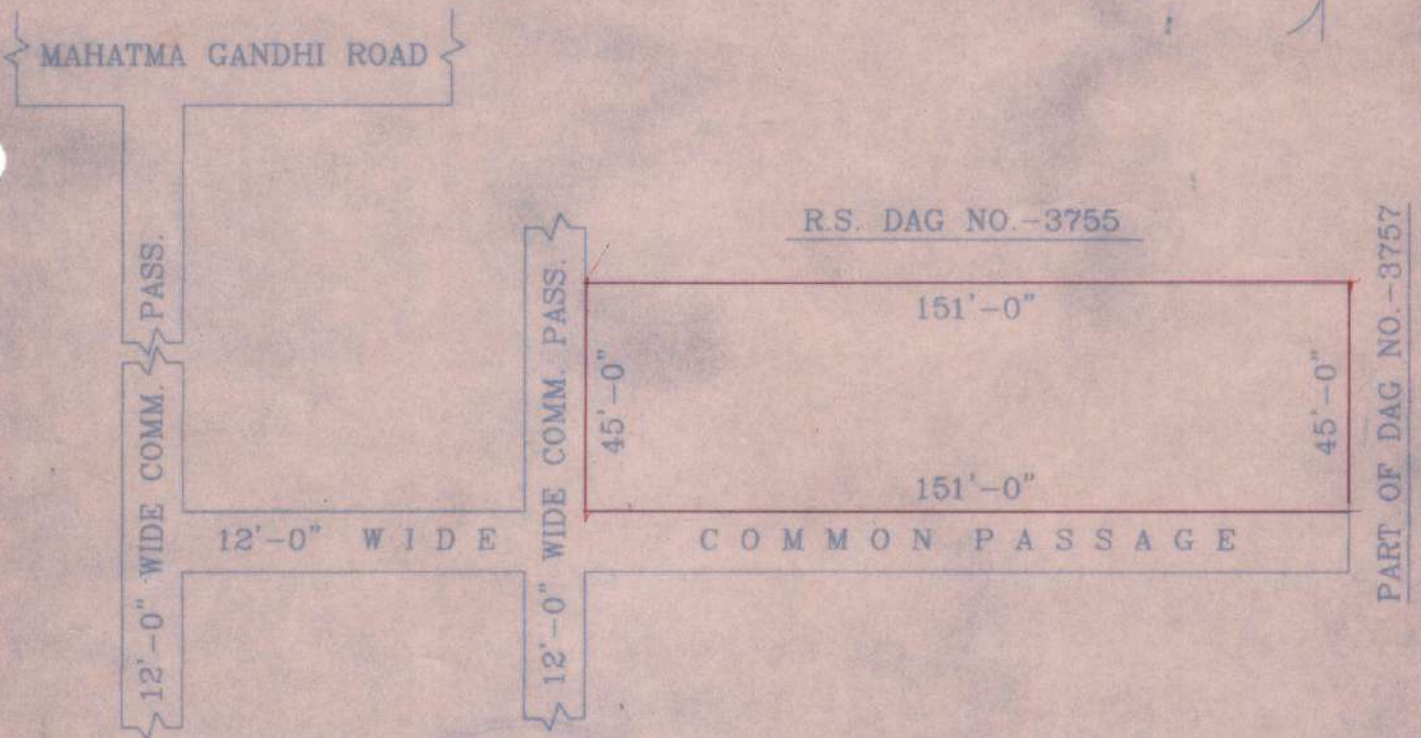
DEED PLAN FOR 1)MR. ANIL KUMAR AGARWAL, 2)MRS. MANISHA AGARWAL & 3)ANIL KUMAR AGARWAL (H.U.F.) IN R.S. DAG NO.-3757, R.S. KHATIAN NO.-109, J.L. NO.-23, R.S. NO.-43, MOUZA-PURBA BARISHA, P.S.-THAKURPUKUR, DIST.-24 PARGANAS[S]

SCALE : 1" = 40'-0"

AREA OF LAND= 9KT.-07CH.-0SFT[APPX.]

AREA OF PASSAGE= 1KT.-4CH.-6SFT.

AREA OF LAND BOUNDED BY RED COLOUR



Ujjay Kumar Shastri
Manisha Agarwal
Anil Agarwal
for self & H.U.F.

For ANIL KUMAR AGARWAL (HUF)
Karta

SIGNATURE

DRAWN BY
Ujjay Kumar Shastri
UJJAY KR. CHAKRABORTY
CIVIL ENGINEER
LICENCE NO. 321(1) K.M.C.
22, BONOMALI NASKAR ROAD
BEHALA, KOLKATA - 60

ADD. DISTRICT SUB-REGISTRAR
BEHALA, SOUTH 24-PURCHASE



Post No. _____
Volume No. _____
Page No. _____
Date _____

Addl. District Sub-Registrar
Behala, South 24-Purchase
4 SEP 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 1281 to 1297
being No 07674 for the year 2008.



AQ

(Santi Kumar RoyChowdhury) 03-July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal

AND WHEREAS after the death of Khitindra Nath Mondal his wife Tarulata Mondal and daughter Pushpalata Nath inherited his share being 50 % of the total property . Tarulata Mondal and Pushpalata Nath and Djirendra Nath Mondal executed a Deed of Partition before SR at Behala on 16-01-1959 entered in book no-1 Volume – 69 , Page 180 to 183 , being No-3746 of 1959. By virtue of the said partition Deed Tarulata Mondal and Pushpalata Nath became the sole and absolute owner of the said point –97 Decimal of sally land and Dhirendra Nath Mondal obtained the remaining portions.

AND WHEREAS Smt Tarulata Mondal and Pushpalata Nath sold there entire share and interest in the sally land measuring 97 Decimals of Dag-3757 , Khatian –109 , JL- 23 , MOUZA – Purba Barisha , PS – Behala , Dist – 24 Parganas ,South within limits of Joka Anchal Panchayat , to Sri Arjun Kumar and Sri Manmatha Kumar alias Makhan Kumar.

AND WHEREAS Sri Manmatha Kumar alias Makhan Kumar died leaving his sons Sri Prasad Kumar and Sri Mrityunjay Kumar , daughters Smt Mahamaya Polleya and Mahashakti Makhal and widow Smt. Laxmi Mani Kumar who inherited the shares and interest of deceased Manmatha kumar alias Makhan Kumar in the said property and enjoyed the absolute right title and interest in the same .

AND WHEREAS Sri Arjun Kumar and the said heirs of Late Manmatha Kumar alias Makhan Kumar sold and delivered 9 Cottah , 7 Chittaks of sally land together with passage area of 1 Cottah , 4 Chittaks sq area totalling to 10 Cottah , 11 Chittaks , 6 Sq. ft at Mouza – Purba Barisha , RS-43 , Touji –8 , Pargana – Khaspur , PS & SRO at Behala , Khatian – 109 , Dag-3757 within the limits of Joka Anchal panchyat together with all easement rights and right of common passage etc. to the present Vendor Sri Bejoy Kumar Sarma by

1 Sarvagya Kumar Sarma



Addl. District Sub-Registrar
Behala, South 24-Parganas
4 SEP 2008

virtue of a registered Deed bearing no-9599 of 1988 registered before the D R at Alipore on 11th August 1988.

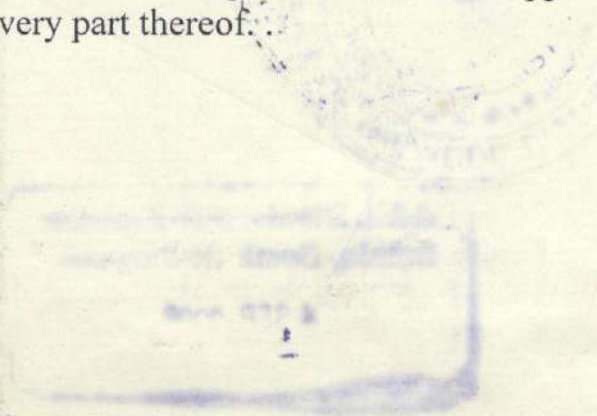
AND WHEREAS the Vendor after such purchase is absolutely siezed and possessed of the said property and enjoying the same by mutating his name in the records of the Block land and land Reforms Officer at Behala 24 Parganas , South M/C no 461 of 04 and paying taxes up to date.

AND WHEREAS the Vendor being in urgent need of money to pay off Debts incurred in the family business offered to sale the said piece of property at a fair market price and the purchaser offered to purchase the same at a fair consideration of Rs. 900,000/- (Rupees nine lacs) only .

NOW THIS INDENTURE WITNESSETH AS FOLLOWS follows

That in pursuance of the said agreement and in consideration of the sum of Rs. 900,000/-(Rupees nine lacs) only paid by the purchaser to the Vendor, the receipt whereof the vendor hereby acknowledge , the said vendor as beneficial owner do hereby convey to the said purchaser, free from all encumbrances, all that piece of parcel of Sali land measuring little more or less 10 Cottahs 11 Chittaks , 6 Sq Ft as shown in the red border in the map or plan annexed herewith and fully described in the schedule below and all the estate right, title, interest , claim and demand whatsoever of the Vendor in or to the land with all rights of easement appertaining thereto hereby conveyed and every part thereof. . .

Ugney Dames Shasans,





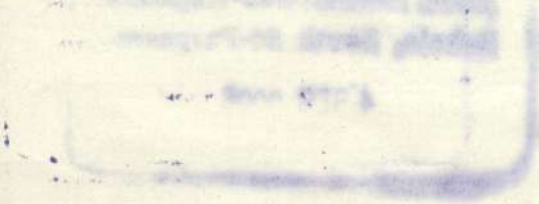
Add. District Sub-Registrar
Behala, South 24-Parganas.
4 SEP 1988

TO HOLD the same to the purchaser, his heirs , executors , administrators , legal representative and assigns absolutely and the Vendor and all person claiming under them do hereby covenant with the purchaser, their heirs legal representatives , administrators , and assigns that the Vendor in now lawfully , seized and possessed of the said plot of land free from any encumbrances or defect whatsoever and that they have absolute authority to sell the said plot of land in the manner aforesaid and the purchaser may hereinafter and quietly possess and enjoy the said plot of land in Khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under them and the Vendor, their heirs , administrators or assigns covenant to save harmless and keep indemnified the purchaser, his heirs , administrators, legal representatives, executors , and assigns from or against all encumbrances, charges and equity whatsoever and the Vendor further covenant that they shall at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts , deeds and things whatsoever for further and more perfectly conveying and assuring the property and every part thereof in the meaning as aforesaid as also putting him or them in possession of the said property according to the true interest and meaning of the Deed.

Wajid Khasm Shasman

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Sali land measuring 9 Cottah , 7 Chittaks together with passage area of 1 Cottah , 4 Chittaks sq area totalling to 10 Cottah , 11 Chittaks , 6 Sq. ft at Mouza – Purba Barisha , RS-43 , Touji –8 , Pargana – Khaspur , PS & SRO at Behala , Khatian – 109 , Dag-3757 within the limits of Joka Anchal panchyat together with all easement rights and right of existing common passage and right of laying electric line , water pipe line , drain for removal of waste , Gas line etc butted and bounded as follows :





**Addl. District Sub-Registrar
Behala, South 24-Parganas**
4 SEP 2020

7

TO HOLD the same to the purchaser, his heirs , executors , administrators , legal representative and assigns absolutely and the Vendor and all person claiming under them do hereby covenant with the purchaser, their heirs legal representatives , administrators , and assigns that the Vendor in now lawfully , seized and possessed of the said plot of land free from any encumbrances or defect whatsoever and that they have absolute authority to sell the said plot of land in the manner aforesaid and the purchaser may hereinafter and quietly possess and enjoy the said plot of land in Khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under them and the Vendor, their heirs , administrators or assigns covenant to save harmless and keep indemnified the purchaser, his heirs , administrators, legal representatives, executors , and assigns from or against all encumbrances, charges and equity whatsoever and the Vendor further covenant that they shall at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts , deeds and things whatsoever for further and more perfectly conveying and assuring the property and every part thereof in the meaning as aforesaid as also putting him or them in possession of the said property according to the true interest and meaning of the Deed.

Sul Zangar Zamindar Shas 1887

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Sali land measuring 9 Cottah , 7 Chittaks together with passage area of 1 Cottah , 4 Chittaks sq area totalling to 10 Cottah , 11 Chittaks , 6 Sq. ft at Mouza – Purba Barisha , RS-43 , Touji –8 , Pargana – Khaspur , PS & SRO at Behala , Khatian – 109 , Dag-3757 within the limits of Joka Anchal panchyat together with all easement rights and right of existing common passage and right of laying electric line , water pipe line , drain for removal of waste , Gas line etc better described and demarcated by red border in the map or plan annexed hereto as part of the deed ,butted and bounded as follows :



[Handwritten signature]
Addl. District Sub-Registrar
Behala, South 24-Parganas

4 SEP 2008

On the North – RS Dag No-3755

On the South – 12' wide common passage

On the East - part of Dag – 3757

On the West - 12' ft wide common passage

In witness whereof the parties hereunto have set and subscribed their respective signature below on the day month and year first above written

SIGNED SEALED AND DELIVERED

In presence of :

Ujjwal Kumar Sharma

1 *हमि शर्मा*
Bl-221, Sector 11
Salt Lake city
CALCUTTA

VENDOR

Manisha Agarwal

2 *Shamsher Paswan*
18, Nepal Bhattaric St.
Del. 70026,

Anand Agarwal
for *Smt. Ujjwal Kumar Sharma*

PURCHASER

Karta

DRAFTED BY ME

Sumit Kaber
ADVOCATE *Supreme Justice Court*



[Handwritten signature]
Addl. District Sub-Registrar
Behala, South 24-Parganas
4 SEP 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned the sum of **Rs. 9,00,000/- (Rupees Nine Lakhs)** only being the full and entire consideration money of this indenture as by following :-

MEMO

Sl. No.	☞ D. No.	Date.	Drawn on	Amount (Rs.)
1.	460903010050928		UNION BANK OF INDIA	300000/-
2.	4609030/0050928		"	300000/-
3.	301/50946 (460903010050946)		"	300000/-

By account Transfer to A/c No
SB 460902010090668.

TOTAL

Rs. 9,00,000/-

(Rupees Nine Lakhs) only

WITNESSES :-

1. सुमित कपूर
BL-221, Seeler II
Salt Lake, Calcutta-91
2. Shambhu Dasgupta
18, Nepal Bhattar St.
Kul. 700026.

Ujjay Karmal Sharma

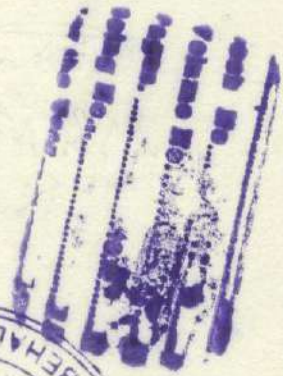
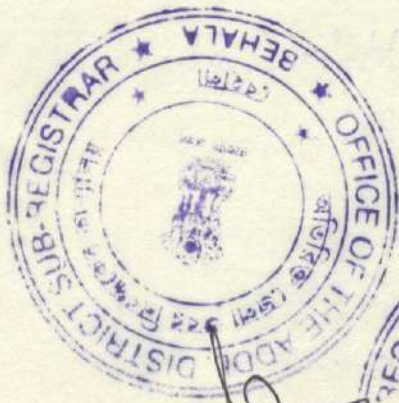
SIGNATURE OF THE VENDOR

Drafted & prepared in my Office :

Sunit Kates

Advocate
Alipore Judges' Court
Kolkata - 700 027

1000, District Sub-Registrar
Bhubaneswar, South 24-Parganas



1000, District Sub-Registrar
Bhubaneswar, South 24-Parganas
4 SEP 1988

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature .. *Ujjwal Kumar Sharma* ..

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .. *Amul Aggarwal* ..

Signature ..

Suby ↑

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .. *Manisha Aggarwal* ..

Signature ..

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right					



Addl. District Sub-Registrar
Behal, South 24-Parganas
4 SEP 2008

L. R. Act notice is attached