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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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THIS INDENTURE MADE on this 4th day of August, Two Thousand Six (2006) BETWEEN Smt MALA SHARMA wife of Late Sri S. P. Sharma, by occupation Housewife residing at B L 221 Sector 2 Salt Lake City, Kolkata - 700 064, hereinafter called and referred to as the 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;

माला शर्मा

M.V. Pr.
 21.23.2007

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.

At Kolkata this 21st day of August 2007

माला शर्मा

Authenticated by me

Propertymen Realty Pvt
 Jowabard

Director



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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: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 :

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Propertymen Realty Pvt

[Signature]
Director



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

10AA-434078

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WHEREAS one Surabala Dasi was absolutely seized and possessed of a Sali land measuring 96.5 decimals at Mouja Purba Barisha J L no 23 Touji 1-6, 8-10, 12-16, R S Khatian 1044 Pargana Khaspur S R at Behala Dist 24 Pgs South Dag No 3755 and recorded in the R S Parcha.

AND WHEREAS said Surabala Dasi while being thus absolutely seized and possessed of the said piece of property executed a registered deed of gift of the entire 96.5 decimals of Sali land in favour of Sri Prasad Kumar and Sri Mrityunjoy Kumar both sons of Late Mekhan Kumar @ Manmatha Kumar recorded and entered in Book No. 1 Vol. No. 10 Pages 46-50 deed no. 98 for the year 1971 before the Sub-Registrar at Behala.

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Sowrabangya
Director

AND WHEREAS while being absolutely seized and possessed of and otherwise entitled to the said piece of property said Sri Prasad Kumar and Mrityunjay Kumar Sold and delivered a piece of Sali land measuring 9 katas 7 chitaks together with passage area of 1katas 4 chitaks and 6 sq. feet totalling to 10 katas 11 chitaks 6 sq feet out said 1 Bigha Sali land at Mouja Furba Barisha J L No 23 R S no 43 Touji no 1-8, 8-10, 12-16, Pargana Khaspur P S and S R O at Behala R S Khatian no 1044 Dag no 3755 within the limits of Joka Anchal Panchayat together with easement rights and right of common passage etc. to the present Vendor/Owner namely Smt Mala Sharma by virtue of registered deed being no 7840 dated 4. 7. 88. registered before the D R at ALIPORE.

AND WHEREAS the Vendor after such purchase is absolutely seized 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 860 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

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Propertymen Realty Pvt

Dowinbarge
Director

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NOW THIS INDENTURE WITNESSETH AS 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 9 katas 7 chitaks together with passage area of 1katas 4 chitaks and 6 sq. feet totalling to 10 katas 11 chitaks 6 sq feet out said 1 Bigha Sali land at Mouja Purba Barisha J L No 23 R S no 43 Touji no 1-8, 8-10, 12-16. Pargana Khaspur P S and S R O at Behala R S Khatian no 1044 Dag no 3755 within the limits of Joka Anchal Panchayat together with easement rights and right of common passage 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. .

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

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Sowik Banerjee
Director

1/10/14

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.

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 J. L NO 23, RS-43, Mouji - 1-6, 8-10, 12-16., Pargana - Khaspur, PS & SRO at Behala, Khatian - 1044, Dag-3755 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, bounded and bounded as follows:

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Propertymen Realty Pvt. Ltd.

Sowrab Dasgupta

Director

9
10/11/14

On the North - 12' wide common Passage

On the south - R.S. Dag No 3757

On the East - part of Dag - 3755

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 :

1 Ujjay Kumar Sharma,
BC-113, Sector - 1,
Salt Lake City,
Cal-64.

(MALA SARMA)
VENDOR
Road over & explained by me
Ujjay Kumar Sharma.

2 Shamshu Prasad,
18, Nepal Bhuttive St.,
New, Row 26

Kanika Agarwal
Anil Agarwal:
for sold & H.V.F.
FOR ANIL KUMAR AGARWAL (HUF)
PURCHASER

Karta

DRAFTED BY ME

Advocate
Rajendra Kumar
Munir Judge Court,
Cal-27

Authenticated by me

Propertymen Realty Pvt

Director

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 :-

Sl. No.	F. D. No.	Date.	MEMO Drawn on	Amount (Rs.)
1.	460903010050928		UNION BANK OF INDIA	300000/-
2.	460903010050925			300000/-
3.	301/50946 (460903010050946)			300000/-
for account transfer to S.B. A/c no - 460502010050667				

TOTAL
(Rupees Nine Lakhs) only

Rs. 9,00,000/-

WITNESSES:-

1. Ujjay Kumar Sharma.
B.C - 113, sector - 1
Salt Lake city C-21-64.
2. Shambhu Dasgupta.
18. Nepal Bhadrinath St.
Kul. 700026

Signature
SIGNATURE OF THE VENDOR
Read over & explained by
Ujjay Kumar Sharma.

Drafted & prepared in my Office:
Sumit Kumar

Advocate
Alipore Judges' Court
Kolkata - 700 027

Authenticated by me
Propertymen Realty Pvt. Ltd.
Govind Singh
Director

PLAN FOR 1)MR ANIL KUMAR AGARWAL, 2)MRS. MANISHA AGARWAL & 3)ANIL
 KUMAR AGARWAL (HUF) IN R.S. DAG NO 3755, R.S. KHATIAN NO.-1044, J.L. NO.-23,
 NO -43 MOUZA PUKA 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.

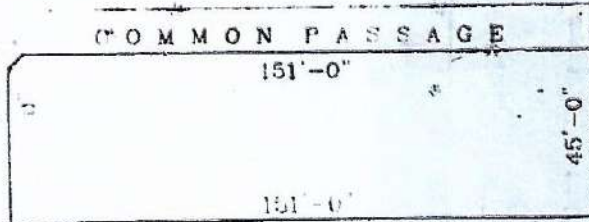
AREA OF LAND BOUNDED BY RED COLOUR

MAHATMA GANDHI ROAD

COMMON PASS

COMMON PASS

PART OF DAG NO -3755



R.S. DAG NO 3757

Manisha Agarwal
 Anil Agarwal
 for self & HUF
 OF ANIL KUMAR AGARWAL (HUF)

Earta

DRAWN BY

Lalit Kumar Chandra
 LALIT KUMAR CHANDRA
 CHANDRA
 LICENS. NO. 2710/K.A.C.
 22, CHANDRANAGAR, KATIA
 BUDAPEST, HUNGARY

Authenticated by me

Propertymen Realty Pvt

Sowubansu
 Director

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

Name... JURAT MINT
 Signature

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

Name... T. ...
 Signature

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PHOTO	left hand					
	right hand					

Name...
 Signature Marina ...

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PHOTO	left hand					
	right hand					

Name...
 Signature

Authenticated by me
 Propertymen Realty Pvt
Howinsan
 Director

Government Of West Bengal
Office of the A. D. S. R. BEHALA
BEHALA
Endorsement For deed Number :1-07676 of :2008
(Serial No. 06729, 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 56 hrs on :04/09/2006, at the Office of the A. D. S. R. BEHALA by Mala Sharma, Executant

Admission of Execution(Under Section 58)

Execution is admitted on 04/09/2006 by

- 1 Smt Mala Sharma, wife of Lt. S. P. Sharma, B L 221, Sector 2, Salt Lake City Kolkata, Thana, Pin 700064, By caste Hindu, by Profession House wife
- 2 Sri Anil Kr. Agarwal, son of Sri O. P. Agarwal, 10, S. N. Roy Rd. Kolkata, Thana, Pin 700038, By caste Hindu by Profession Business
- 3 Smt Manisha Agarwal, wife of Sri Anil Kr Agarwal, 10, S N Roy Rd. 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 Advocate.

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

Page 1 of 2

Authenticated by me
Propertymen Realty Pvt
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Direct

Government Of West Bengal
Office of the A. D. S. R. BEHALA
BEHALA
Endorsement For deed Number :1-07676 of :2008
(Serial No. 06729, 2006)

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

Deficit stamp duty

Deficit stamp duty 1 Rs 49000/- is paid, by the draft number 694658, 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 694661, Draft Date 01/07/2008 Bank Name STATE BANK OF INDIA, Taratala Kolkata, recieved un 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

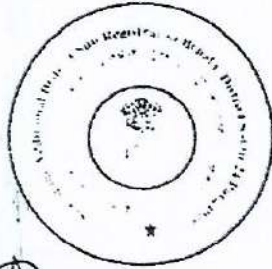
Authenticated by me
Propertymen Realty Pvt. Lt

Sowab...
Director

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 1889 to 1904
being No 07676 for the year 2008.



(Santi Kumar Roy Chowdhury) 07 July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal

Authenticated by me
Propertymen Realty Pvt

Souvik Banerjee
Director