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2-6596 Year- 2011 2-6596/11

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पश्चिमबंग पश्चिमबंगाल WEST BENGAL

A 110987

NO-II
 n/c 1173/4
 R: 1394/4
 5-45

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

[Handwritten signature]

200.00
 250.00
 150.00

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 2/1/11
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Sub-Registrar IV
 Block 34 Parganas, Alipore.
 Registrar 3/3 I (3) of
 Registration Act 1908
 2 6 AUG 2011

P.S. 110987

29.07.2011
 19.04.2011

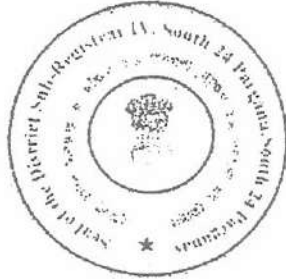
THIS INDENTURE OF CONVEYANCE is made this the 29th day of JULY, 2011

(Two Thousand and Eleven) BETWEEN ANITA GUPTA daughter of Radha Mohon

[Handwritten notes]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 1712 to 1726
being No 06596 for the year 2011.




(Dulal Chand Saha) 29-August-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 - 06596 of 2011
(Serial No. 06331 of 2011)

On

Payment of Fees:

On 25/08/2011

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

Presented for registration at 17.45 hrs on :25/08/2011, at the Private residence by Anita Gupta ,Executant.

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

Execution is admitted on 25/08/2011 by

1. Anita Gupta, daughter of Radha Mohan Gupta , Sevok Rd, , Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others

Identified By Sudip Basu, son of , Alipore Police Court, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 26/08/2011

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 26/08/2011

Amount by Draft

Rs. 8240/- is paid , by the draft number 692198, Draft Date 22/08/2011, Bank Name State Bank of India, CHOWRINGHEE, received on 26/08/2011

(Under Article : A(1) = 8201/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 26/08/2011)

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.-745765/-

Certified that the required stamp duty of this document is Rs.- 44756 /- and the Stamp duty paid as:



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

26/08/2011 15:08:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 06596 of 2011
(Serial No. 06331 of 2011)

Deficit stamp duty Rs. 39770/- is paid, by the draft number 692200, Draft Date 22/08/2011, Bank Name State Bank of India, CHOWRINGHEE, received on 26/08/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

26/08/2011 15:08:00

Gupta, by Faith Hindu, by Nationality Indian, by occupation House hold work, residing at Sevok Road, Police Station Siliguri, District Darjeeling, West Bengal, 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 her legal heirs, executors, administrators, legal representatives and assigns) of the of the ONE PART :-

A N D

B. K. MERCHANTILE PVT. LTD., a Company within the meaning of the Companies Act, 1956, having its Registered Office at 11, Lower Range, Kolkata-700017, Police Station- Beniapur, represented by its one of the Director, MR. BISHAN M. AGARWAL son of Mr. Rambilas Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, residing at 36/1B, Elgin Road, Police Station Bhawanipore, Kolkata-700020, 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, administrators, legal representatives and assigns) of the OTHER PART:-

WHEREAS by and under a deed of Sale registered at the Office of the Registrar of Assurances, Kolkata, on 26.11.1949, recorded in Book No. I, Volume No.16, copied at Pages 168 to 175, Being No.354 for the year 1950 one Birendra Chandra Chakraborty purchased ALL THAT sali land measuring an area 1.65 Acre as benamder of Sailabala Devi, comprised in C.S. Dag No.79 under C.S. Khatian No.113 at Mouza Garagachha, J.L. No.45, Touzi No.56, Police Station Sonarpur, Parganas Khaspur, District 24-Parganas now 24-Parganas (South) and possessed of and enjoyed the said property without any hindrance and encumbrances.

AND WHEREAS the said property was made benami, by the said Smt. Sailabala Debi and one Birendra Chakraborty, Dharmaguru was the name lender of the said property. Thereafter, the said Birendra Chakraborty by virtue of a Deed of Release and Relinquishment, duly registered at the office of Sub-Registrar, 24-Parganas at Alipore, recorded in Book No. I, Volume No. 27, copied at Pages 214 to 217, Being No.1478 for the year 1962 released the said property in favour of said Sailabala Debi and thus the said Sailabala Debi became the sole and absolute owner or otherwise well and sufficiently entitled to the said property.

AND WHEREAS during the enjoyment of the aforesaid property, said Smt. Sailabala Debi sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area 16 Cottahs 11 Chittaks 27 Square Feet be the same a little more or less out of the said property to one Sasanka Kiran Roy Son of Late Kamini Mohon Roy, by and under a Deed of Sale registered at the Office of the District Sub-Registrar, 24-Parganas at Alipore being recorded in Book No. I, Volume No.116, copied at Pages 62 to 66, Being No.3775 for the year 1968.

AND WHEREAS said Sasanka Kiran Roy while being seized and possessed of the aforesaid property measuring an area 16 Cottahs 11 Chittaks 27 Square Feet be the same a little more or less for ever sold, transferred and conveyed the same, by way of a Deed of Kobala dated 24.02.1976, which was duly registered at the Office of the District Sub-Registrar, 24-Parganas at Alipore and recorded in Book No. I, Volume No.15, copied at Pages 58 to 62, Being No.672 for the year 1976 unto and in favour of M/S. Modern Engineering Company, a partnership firm.

AND WHEREAS by virtue of the aforesaid purchase said M/S. Modern Engineering Company, became the owner of the aforesaid properties and as such owner, they developed and divided the said property into several plots with road and/or common

passage and there after the said M/S. Modern Engineering Company, sold, transferred and conveyed ALL THAT piece and parcel of plot of land measuring an area 05 Cottahs 13 Chittaks 02 Square Feet be the same a little more or less comprised in C.S. Dag No.79 under C.S. Khatian No.113, R.S. Dag No.81 under R.S. Khatian No.88 at Mouza Garagachha, J. L. No.45, Police Station Sonarpur, District 24 Parganas (South) in favour Anita Gupta, the vendor herein, by and under a Deed of Sale registered at the Office of the District Sub-Registrar, 24-Parganas (South) at Alipore, recorded in Book No. I, Volume No.55, copied at Pages 72 to 84, Being No.4743 for the year 1991 and the said transfer was duly confirmed by one Jahar Sardar by putting his signature, as a confirming Party.

AND WHEREAS in the premises said Anita Gupta, the vendor herein, became the owner of ALL THAT piece and parcel of plot of land measuring an area 05 Cottahs 13 Chittaks 02 Square Feet be the same a little more or less comprised in C.S. Dag No.79 under C.S. Khatian No.113, R. S. Dag No.81 under R. S. Khatian No.88 at Mouza Garagachha, Police Station Sonarpur, District 24 Parganas (South) and as such owner she has been possessing and enjoying the same on paying the rates and taxes to the authority concern without any hindrance and encumbrances from any concern what so ever.

AND WHEREAS the vendor hereto in urgent need of money offered to sell transfer and convey ALL THAT undivided piece and parcel of land measuring an area 01 Cottahs 15 Chittaks more or less out of the land measuring an area 05 Cottahs 13 Chittaks 02 Square Feet be the same a little more or less comprised C.S. Dag No.79 under C. S. Khatian No.113, R. S. Dag No.81 under R.S. Khatian No.88 Mouza Garagachha, J. L. No.45, Touzi No.56, Police Station Sonarpur, Pargana Khaspur, within the limits of the Rajpur Sonarpur Municipality, 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.1,93,750.00 (Rupees

one lack ninety three thousand seven hundred fifty) 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.1,93,750.00 (Rupees one lack ninety three thousand seven hundred fifty) 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 purchaser convey **ALL THAT** undivided piece and parcel of land measuring an area 01 Cottahs 15 Chittaks more or less out of the land measuring an area 05 Cottahs 13 Chittaks 02 Square Feet be the same a little more or less comprised C.S. Dag No.79 under C.S. Khatian No.113, R.S. Dag No.81 under R.S. Khatian No.88 Mouza Garagacha, J. L. No.45, Touzi No.56, Police Station Sonarpur, Pargana Khaspur, within the limits of the Rajpur Sonarpur Municipality, 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 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 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 ~~and~~ 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 copy 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.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT undivided piece and parcel of Sali land measuring an area 01 Cottahs 15 Chittaks more or less out of the land measuring an area 05 Cottahs 13 Chittaks 02 Square Feet be the same a little more or less comprised C.S. Dag No.79 under C.S. Khatian No.113, R.S. Dag No.81 under R.S. Khatian No.88 Mouza Garagachha, J. L. No.45, Touzi No.56, Police Station Sonarpur, Pargana Khaspur, within the limits of the Rajpur Sonarpur Municipality, District South 24-Parganas **TOGETHER WITH** all other benefits, facilities and advantages attached therein or thereto and all sorts of easement

rights over the common passage/road and the entire property 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 the entire property is butted and bounded in the manner following :-

ON THE NORTH :- Part of Dag No.14

ON THE SOUTH:- 25" wide Common passage

ON THE EAST :- Part of Dag No.80

ON THE WEST:- Part of Dag No.81.

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:-

Judip Boro
Advocate
To be done on place
KBL- 1

Shyamal Bharami
To be done on place (N)
KBL- 1

Anita Gupta

SIGNATURE OF THE VENDOR

R E C E I V E D from the within named purchaser the within mentioned sum of
 Rs.1,93,750.00 (Rupees one lack ninety three thousand seven hundred fifty) only being
 full and final consideration amount as per Memo below: -

MEMO

By A/C payee Cheque being Cheque No.661441 dated 24.08.2011

Drawn on State Bank Of India, Chowrangee Branch Rs.1,93,750.00
TOTAL Rs.1,93,750.00

(Rupees one lack ninety three thousand seven hundred fifty) only

WITNESSES :

Sudip Borku
 Advocate

Shyamal Bhattacharya

Anita Gupta

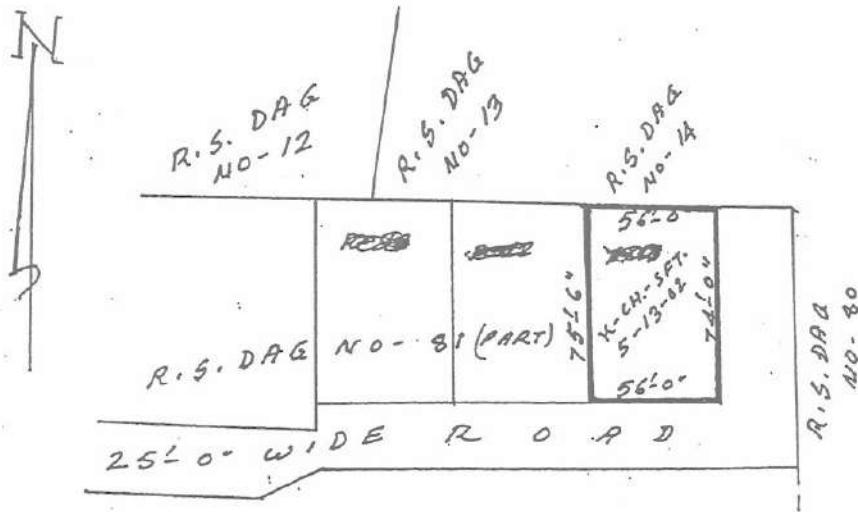
SIGNATURE OF THE VENDOR

Drafted, prepared & printed
 by me, at my office.


Jali












[JIARAT ALI],
 Advocate,
 Calcutta High Court
 Office:
 LARICA BUSINESS CENTRE,
 7, Red Cross Place, Room No.1,
 Ground floor, Kolkata 700001.

SITE PLAN OF
COMPRISED IN C.S. DAG NO. 79, C.S. KHATIAN NO. 13,
R.S. DAG NO. 81, R.S. KHATIAN NO. 88, AT MOUZA-
GARAGACHHA, J.L. NO. 45, P.S. SONARPUR,
DIST. SOUTH 24 PARGANAS, RAJPUR SONARPUR
MUNICIPALITY,
SOLD AREA UNDIVIDED - 1 KT. - 15 CH. - 00 SFT. OUT
OF 5 KT. - 13 CH. - 02 SFT.
ENTIRE LAND SHOWN IN RED BORDER.














Anita Gupta


 SURVEYOR & D/MAN
 B. N. NASKAR
 P.O. + Vill-Meyanli, P.S. Jay.
 Regd. No-19899
TRACED BY

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

Name _____

Signature Anita Gupta

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

Name Bishan Mehta

Signature Bishan