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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 232897

7-25 1000  
 S. No. 1605/13  
 V.C. No. 172/13  
 a  
 09/09/13

अधिकारियों को इस दस्तावेज़ में उल्लेखित  
 के पंजीकृत। के अक्षरों के साथ  
 के अक्षरों के साथ अंकित करें  
 के अक्षरों के साथ अंकित करें

*[Signature]*  
 9 SEP 2013

*[Handwritten notes]*  
 00-09-2013  
 10 SEP 2013

9 SEP 2013  
 10 SEP 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 09th day of September  
 Two Thousand and Thirteen (2013);

**BETWEEN**

**SMT. SANDHYA RANI KAR**, wife of Sri Birendra Chadnra Kar, By Faith Hindu, By Occupation Housewife and residing at 62 A Baitakkhana Road, Police Station Amherst Street, Kolkata 700 009, represented by her constituted attorney, **SRI BUDDHADEV MITRA**, son of Late Narendra Nath Mitra, by faith Hindu, by Nationality Indian, by occupation Service, residing at 104/3 Dr. G.S. Bose Road, Police Station Kasba, Kolkata 700 039, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context mean and include her heirs successors executors administrators and assigns) of the **FIRST PART**;

**AND**

1. **M/S B.M. DEALERS PVT. LTD.** (Having PAN No. AACCB2624A ) a duly incorporated firm as per the provision of the Companies Act, 1956 and having its registered office at 20/1M, East Topsia Road, P.S. Pragati Maidan, Kolkata 700 046 and represented by one of its Director, **BISHAN M. AGARWAL** (Having Pan No. AFJPA 6544H) son of Rambilas Agarwala, by faith Hindu, by Nationality Indian, by occupation business, residing at 36/1B, Lala Lajpath Rai Sarani, Police Station Bhawanipur, Kolkata 700020, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context mean and include its successor or successors in interest and assigns) of the **OTHER PART**;

**AND**

1. **KISHAN M. AGARWAL** (Having Pan No ADBPA 8961E) son of Rambilas Agarwala, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 36/1B, Lala Lajpath Rai Sarani, Police Station Bhawanipur, Kolkata 700020,
2. **K. M. DEALERS PRIVATE LIMITED** (Having PAN No. AACCK 2305H) a Company duly incorporated under the provision of the Companies Act, 1956, having its registered office at 20/1M, East Topsia Road, P.S. Pragati Maidan, Kolkata- 700 046 and represented by one of its Director, **KISHAN M. AGARWAL** (Having Pan No ADBPA 8961E) son of Rambilas Agarwala, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 36/1B, Lala Lajpath Rai Sarani, Police Station Bhawanipur, Kolkata 700020,

**Both hereinafter jointly referred to as the CONFIRMING PARTIES** (which expression shall unless excluded by or repugnant to the context mean and include its successor or successors in interest and assigns) of the **THIRD PART**;



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

Endorsement For Deed Number : I - 07285 of 2013  
(Serial No. 07393 of 2013 and Query No. 1604L000016056 of 2013)

**On 09/09/2013**

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

Presented for registration at 19.35 hrs on :09/09/2013, at the Private residence by Bishan M Agarwal  
Claimant.

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

Execution is admitted on 09/09/2013 by

1. Kishan M Agarwal  
Director, K M Dealers Pvt Ltd, 20/1m East Topsia Rd P.s. Pragati Maidan, District:-South 24-Parganas,  
WEST BENGAL, India, Pin :-700046.  
, By Profession : Business
2. Bishan M Agarwal  
Director, Levoc Finance Pvt Ltd, 20/1 L East Topsia Rd P.s Pragati Maidan, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700046.  
, By Profession : Business
3. Bishan M Agarwal  
Director, M/s B M Dealers Pvt Ltd, 20/1m East Topsia Rd P.s.pragati Maidan, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700046.  
, By Profession : Business

Identified By Debabrata Chandra, son of . , High Court Calcutta F 413/238/02, District:-Kolkata,  
WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

**Executed by Attorney**

Execution by

1. Buddhadev Mitra, son of Lt. Narendra Nath Mitra , 104/3 Dr G S Bose Rd, , Thana:-Kasba,  
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039 By Caste Hindu By Profession:  
Service,as the constituted attorney of Sandhya Rani Kar is admitted by him.  
Identified By Debabrata Chandra, son of . , High Court Calcutta F 413/238/02, District:-Kolkata,  
WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**On 10/09/2013**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A,  
Article number : 23, 4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms  
Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**10/09/2013 16:23:00**

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 - 07285 of 2013  
(Serial No. 07393 of 2013 and Query No. 1604L000016056 of 2013)

Amount By Cash

Rs. 444.00/-, on 10/09/2013

Amount by Draft

- Rs. 4072/- is paid , by the draft number 085848, Draft Date 09/09/2013, Bank Name State Bank of India, CHOWRINGHEE, received on 10/09/2013

- ( Under Article : A(1) = 4477/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 10/09/2013 )

**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.-4,07,055/-

Certified that the required stamp duty of this document is Rs.- 24433 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 24444/- is paid , by the draft number 085847, Draft Date 09/09/2013, Bank : State Bank of India, CHOWRINGHEE, received on 10/09/2013

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



*Ashoke Kumar Biswas*

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**WHEREAS:-**

- A. By a Bengali Kobala (Deed of Sale) dated 25<sup>th</sup> day of June, 1968 made between one Sasanka Kiran Roy therein referred to as the Vendor of the One Part and Sandhya Rani Kar therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar Sadar 24Parganas at Alipore and recorded in Book No.1, Volume No.84, Pages 179 to 184, Being No.4216 for the year 1968, the Vendor therein at or for the consideration price therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein ALL THAT the piece and parcel of land containing an area of 2 (Two) Bighas 10 (Ten) Cottahs be the same a little more or less, out of the said entire land, situate lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in C.S. Dag No.79 appertaining to C.S. Khatian No.113 corresponding to R.S. Dag No.81 appertaining to R.S. Khatian Nos.88 & 86, Police Station Sonarpur in the then District of 24Parganas, in a demarcated manner, more fully and particularly described in the Schedule thereunder written and herein after referred to as the 'said Sandhya's land'.
- B. Sandhya Rani Kar while seized, possessed and otherwise sufficiently entitled thereto of the said Sandhya's land as sole and absolute owner decided to divide the said Sandhya's land into several plots and designed/ demarcated a plot of land running between those plots of land as passage for ingress and egress for the said plots of land.
- C. By several Deeds of Indenture the said Sandhya Rani Kar sold, conveyed, assigned and transferred the said Plot divided and demarcated Plot of land to the intending purchasers who are of same family and presently wanted to amalgamate the said several plots of land into one single plot and as such requested the Vendor, herein, to transferred the land of the said passage in favour of the Purchaser, herein.
- D. The confirming Parties who are the present owner of the adjoining plots of land, joining in this Deed to ratify that they have no claim, interest over the subject land and have full consent to the Vendor for selling, transferring the said property in favour of the present Purchaser.
- E. The Vendor is thus desirous to formally sell and transfer the land area of the said Passage to Purchasers herein and pursuant to the same, the Vendor has agreed to sell and transfer ALL THAT LAND measuring about 09 Chittaks 26 Sq.ft. be the same or little more or less comprised in the said Passage situate lying at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in R.S. Dag No.81 corresponding to L.R. Dag No. 88 under R.S. Khatian No. 88, Police Station Sonarpur, District:- South 24 Parganas, ( hereinafter referred to as the said

**PROPERTY)** unto and in favour of the Purchaser is to be sold and for a total consideration of Rs. 50,000/- ( rupees fifty thousand) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 50,000/- ( rupees fifty thousand) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor at or before the execution hereof, (which the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor acquit, release and discharge the Purchaser and also the said Property hereby sold and transferred) the Vendor doth hereby indefeasibly grant, sell, convey, transfer convey, assign and assure **ALL THAT** the piece and parcel of land containing an area of 09 Chittaks 26 Sq.ft. be the same or little more or less comprised in said passage situated at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in R.S. Dag No.81 corresponding to L.R. Dag No. 88 under R.S. Khatian No. 88, Police Station Sonarpur, District:- South 24 Perganas, more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY**, unto and in favour of the Purchaser **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured, or expressed or intended so to be **TOGETHER WITH** all deeds pattalis muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power, custody or control of the Vendor **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same.

**THE SCHEDULE ABOVE REFERRED TO:**

(the said **PROEPRTY**)

**ALL THAT** undivided piece and parcel of land containing an area of 09 Chittaks 26 Sq.ft. be the same or little more or less , situated at Mouza- Garagacha, J.L. No.45, Revenue Survey No.41, Touzi No.56, comprised in R.S. Dag No.81 corresponding to L.R. Dag No.

88 under R.S. Khatian No. 88, Police Station Sonarpur, District:- South 24 Parganas, within the municipal limits of Rajpur Sonarpur Municipality, West Bengal. TOGETHER WITH all sorts of easement rights and all other benefits, facilities and advantages attached thereto or thereto and the said 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 same is butted and bounded in the manner following:-

ON THE NORTH : Part of R.S. Dag No. 81;  
 ON THE SOUTH : Part of R.S. Dag No. 81;  
 ON THE EAST : Part of R.S. Dag No. 81;  
 ON THE WEST : Part of R.S. Dag No. 81;

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the day, month and year first above written.

SEALED, SIGNED AND DELIVERED

BY THE VENDOR in presence of:

WITNESSES :

1. Debrajkrishna Choudhury
2. Mohir Kumar Nayak

SEALED, SIGNED AND DELIVERED

BY THE PURCHASER in presence of:

WITNESSES :

1. Debrajkrishna Choudhury
2. Mohir

SEALED, SIGNED AND DELIVERED

BY THE CONFIRMING PARTIES in presence of:

WITNESSES :

1. Debrajkrishna Choudhury
2. Mohir

Buddhadas Mishra

As Competent Legal Attorney of  
 Smt. Sandhya Ranikar

BM DEALERS PVT. LTD.

Director

KM DEALERS PVT. LTD.

Director

**RECEIVED** of and from within the named purchaser within mentioned sum of Rs. 50,000/- ( rupees fifty thousand) only as full and final consideration paid under these presents as per memo below:-

**MEMO OF CONSIDERATION**

Name of Purchaser	Cheque No.	Date	Bank/Branch	Amount (Rs.)
M/S B.M. DEALERS PVT. LTD.	016567	26/08/2013	ICICI, Topsia	50,000/-
TOTAL				50,000/-

**WITNESSES :**

1. Debabrata Chandra
2. Mizhi Kumar Nayer

Buddhender Mitra  
As constituted Attorney  
of Smt. Sandhya Ranjan

\_\_\_\_\_  
Signature of Vendor

Drafted and prepared at my office,

Debabrata Chandra

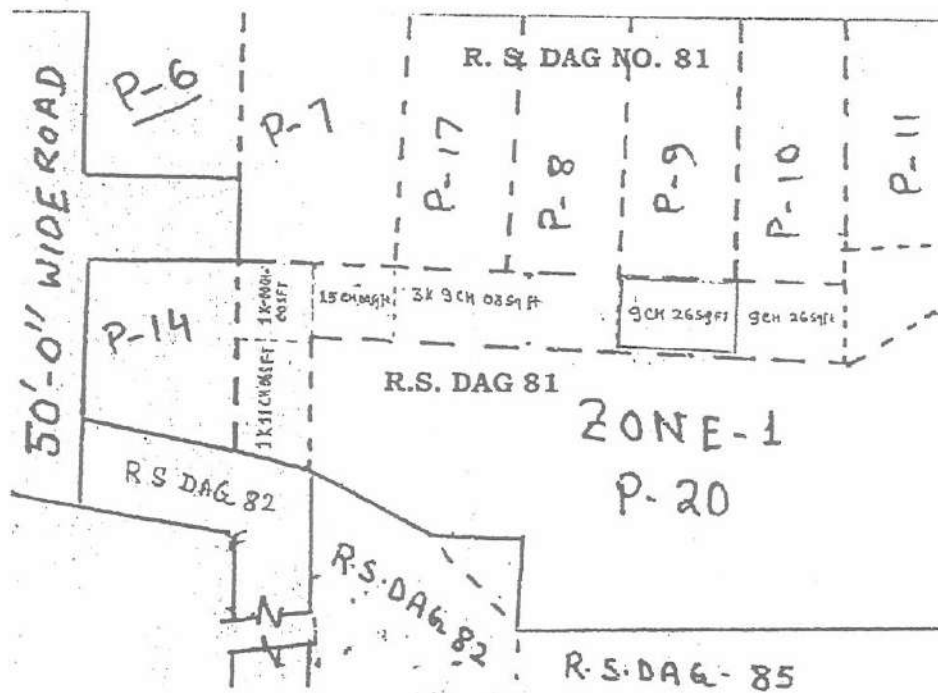
(DEBABRATA CHANDRA, Advocate)  
HIGH COURT, CALCUTTA  
F-413/238/2002



**SITE PLAN OF MOUZA GORAGACHHA, J.L. NO. 45, P.S. SONARPUR,  
WITHIN LOCAL LIMIT OF RAJPUR SONARPUR MUNICIPALITY.**

**LAND AREA SOLD (MARKED IN RED COLOR BORDER) = 09 Chittaks  
26 Sq.ft.**

N















































*Buddhdev Mishra  
as constitute a Member  
of Sanathya Kauri Kar*

**VENDOR**

*[Signature]*

**PURCHASER**

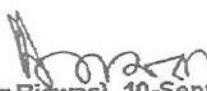
SPECIMEN FORM FOR TEN FINGERPRINTS

 Bandha Chandra Mishra	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 BM DEALERS PVT. LTD. Director	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 KM DEALERS PVT. LTD. Director	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 KM DEALERS PVT. LTD. Director	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 37  
Page from 3005 to 3017  
being No 07285 for the year 2013.



  
(Ashoke Kumar Biswas) 10-September-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal