17415

00663/11

15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

सत्यमेव जयते

Rs.15000 भारत INDIA Rs.15000

04BB 074002

102
20.12.07

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are its part of this Document.

Additional Registrar of Assurances-II, Kolkata
28-1-11

414550

27,92,395/-
M.V. assessed at Rs. ~~19,18,696~~/- 24.12.10
vide query no. 022732 ~~015850~~/dtd. ~~31.08.10~~
considering the d/ex. M.V. depr. by
24% & it has been assessed at
Rs. ~~14,58,200~~/- 21,22,000/-
24.12.10

A 4554
F 7
9 55
25
4
4642

Additional Registrar of Assurances-I, Kolkata

THIS INDENTURE OF CONVEYANCE made this 20th day of December

Two Thousand and Seven

11683

BETWEEN

SMT. BELA NAHAR, wife of Sri Barun Kumar Nahar, by faith Jain Oswal, by occupation Business, residing at 9B, Dehi Entally

414
414
4654

No. 469

Sold to B. Kothary (Adv)

at High Court.

Collectorate Treasury

Treasurer

Date 8.4.2005

2e 30,000/-
2e 3,000/-
2e 200/-
33,200/-

Presented for Registration at Kolkata Registration Office on ..... days of 20

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Bela Nahar

34769

Bela Nahar

34770

Sanjiv Kabra

Bikram Khaitan

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

04BB 074003

Road, Kolkata-700 014, 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 heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

SRI SANJIV KABRA, son of Sri Srikishan Kabra, by faith Hindu, by occupation business, residing at 5A, "Chitralekha", 15, Ballygunge Park

Serial No. 469

Sold to B. Kothary (Adv)

at High Court

Zilla: Collectorate.
Treasury

Treasurer

Date 8.4.2005

2c 30,000/-
2c 3,000/-
2c 200/-
33,200/-

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

1000Rs.

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

013555

Road, Kolkata-700 019 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 his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

I. WHEREAS Ashutosh Paramanik and Jatindra Nath Paramanik both son of Late Sishu Pramanik, by faith Hindu, resident of Garagacha, Police Station Sonarpur, District 24-Parganas (South),

No. 469

Paid to B. Kothary (Adv)

at High Court

Kolkata Collectorate,
Treasury

Treasurer

Date 8.4.2005.

2 30,000/-
2 3,000/-
2 200/-
33,200/-

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

CALCUTTA

1000Rs.

INDIA NON JUDICIAL

১০০০রু. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रूपये ONE THOUSAND RUPEES

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 013556

were absolutely seized possessed of otherwise well and sufficiently entitled to ALL THAT piece or parcel of sali land measuring 167 decimals lying at or situate in the District of 24-Parganas, Police Station and Sub-Registrar Office : Sonarpur, Mouza: Garagacha, J. L. No. 45, comprised in R. S. No. 41, Touzi No. 56, appertaining to R. S. Dag No. 4, R. S. Khatian No. 32, under Rayati Dakhali Satta or interest.

II. AND WHEREAS the said recorded owner Ashutosh Paramanik died and left behind only son Kalicharan Paramanik who also died

No. 469

Sold to B. Kothary (Adv)

of High Court,

Kolkata Collectorate,
Treasury

Treasurer

Date 8.4.2005.

2e 30,000/-
2e 3,000/-
2e 200/-
33,200/-

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रूपये ONE THOUSAND RUPEES

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 013557

and left behind his widow viz. Smt. Tarabala Paramanik and six sons viz. (i) Sri Palan Paramanik, (ii) Sri Bechuram Paramanik, (iii) Sri Anand Paramanik, (iv) Sri Prafulla Paramanik, (v) Sri Shailen Paramanik, (vi) Sri Shyamal Paramanik and four daughters viz. (i) Smt. Tagorbala Paramanik, (ii) Smt. Kalyani Dasi, (iii) Smt. Kajal Paramanik and (iv) Smt. Durga Das and the other recorded owner were Jatindra Nath Paramanik who died and left behind four sons viz. (1) Sri Niranjan Paramanik, (ii) Jugal Paramanik, (iii) Sri Debu Paramanik and (iv) Sri Haran Paramanik and on death of Niranjan Paramanik, his widow Smt. Parul Paramanik and his two sons viz.

Sl. No. 469

Sold to B. Kothary (Adv)

of High Court.

Kolkata Collectorate,
Treasury

Treasurer

Dated 8.4.2005.

2e 30,000/-
3e 3,000/-
2e 200/-
33,200/-

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

CALCUTTA

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 00AA 202948

(i) Sri Prabhas Paramanik and (ii) Sri Prashanta Paramanik were by way of inheritance as per Hindu Law of Succession became joint owners of the aforesaid properties (hereinafter referred to as Joint Owners of the aforesaid property).

III. The aforesaid joint owners by Deed of Conveyance in Bengali dated 13th day of March, 1997 corresponding to Bengali 29th day of Falgun 1403 B. S. and registered at the office of the Sub-Registrar at Sonarpur, 24-Parganas in Book No. I, Volume No. 57, Pages 223 to 239, Being No.4295 for the year 1997 duly sold transferred and conveyed 9 decimals of land out of 18 decimals of land within part

Sl. No. 469

Sold to B. Kothary (Adv)

of High Court,

Kolkata Collectorate,
Treasury

Treasurer

Dated 8.4.2005.

2c 30,000/-
3c 3,000/-
2c 200/-
33,200/-

7

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES CALCUTTA

100Rs.

INDIA NON JUDICIAL

१00 रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

00AA 202949

of R. S. Dag No. 4, R. S. Khatian No. 32, Mouza Garagacha, J. L. No. 45, Police Station Sonarpur, District 24-Parganas (South) to Rambilas Agarwala for valuable consideration mentioned therein.

IV. The aforesaid joint owners by another Deed of Conveyance in Bengali dated 13th day of March, 1997 corresponding to Bengali 29th day of Falgun 1403 B.S. and registered at the office of the Sub-Registrar at Sonarpur, 24-Parganas in Book No. I, Volume No. 57, Pages 212 to 222, Being No. 4294 for the year 1997 duly sold transferred and conveyed 9 decimals of land out of 18 decimals of land within a portion of R. S. Dag No. 4, R. S. Khatian No. 32,

Sl. No. 469

Sold to B. Kothary (Adv)

of High Court

Kolkata Collectorate,
Treasury

Treasurer

Dated 8/4/2005.

2c	30,000/-
3c	3,000/-
2c	200/-
	33,200/-

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Mouza Garagacha, J. L. No. 45, Police Station Sonarpur, District 24-Parganas (South) to Smt. Swaraswati Agarwal wife of Sri Rambilas Agarwala for valuable consideration mentioned therein.

V. AND WHEREAS Sri Rambilas Agarwala and his wife Smt. Swaraswati Agarwal jointly assured to Smt. Bela Nahar, the Vendor herein, that they are jointly absolute owner and have full right, title and interest in respect of land measuring 18 decimals comprised in J. L. No. 45, R. S. No. 41, Dag No. 4 (Part) Touzi No. 54 in Mouza Garagacha in Ward No. 22, within Rajpur-Sonarpur Municipal appertaining to R. S. Khatian No. 32, total 167 decimals of land and annual rent of Rs.13 paise 12 Pie I, Police Station Sonarpur, District 24-Parganas (South) and have full and unrestricted right to sell the aforesaid plot of land.

VI. AND WHEREAS the said Sri Rambilas Agarwala by a Deed of Conveyance dated 9th June, 1998 and registered in the office of the District Sub-Registrar IV, Alipore and recorded in Book No. I, Volume No. 17, Pages 298 to 313, Being No. 2880 for the year 1998 sold ALL THAT piece and parcel of land measuring Two Cottahs Six Chittacks and 29 Square Feet be the same little more or less lying at or situated at Sonarpur in Ward No. 22 within Rajpur Sonarpur Municipality, 24-Parganas (South), Police Station and

Sub-Registration Office Sonarpur, Parganas Khaspur contained in Collectorate, Touzi No. 56, J. L. No. 45, comprised in part of R. S. Dag No. 4, under R. S. Khatian No. 32 for valuable consideration mentioned therein to Smt. Bela Nahar, the Vendor herein.

VII. AND WHEREAS the said Smt. Swaraswati Agarwal, wife of Sri Rambilas Agarwala by a Deed of Conveyance dated 9th June, 1998 and registered in the office of the District Sub-Registrar IV, Alipore and recorded in Book No. I, Volume No. 17, Pages 332 to 347, Being No. 2882, for the year 1998 sold ALL THAT piece and parcel of land measuring One Cottah Fifteen Chittacks be the same a little more or less lying at or situated at Sonarpur in Ward No. 22 within Rajpur Sonarpur Municipality, Sub Registration Office and Police Station Sonarpur, Parganas Khaspur contained in Touzi No. 56, J. L. No. 45, comprised in part of R. S. Dag No. 4 under R. S. Khatian No. 32 for valuable consideration mentioned therein to Smt. Bela Nahar, the Vendor herein.

VIII. AND WHEREAS by virtue of aforesaid purchases by two Deed of Conveyances Smt. Bela Nahar the Vendor herein became lawful and absolute owner of the aforesaid property total measuring Four Cottahs Five Chittacks and Twenty Nine Square Feet a little more or less and being demarcated in the Sketch Map or Plan annexed

hereto in RED border line, and since then of purchases, the Vendor herein has been in use, possession and enjoyment of the aforesaid property without any interruption and free from all encumbrances and attachments whatsoever.

IX. AND WHEREAS the Vendor declared to sell and the Purchaser fully satisfied with the title of the Vendor agreed to purchase the aforesaid land, total measuring Four Cottahs and Five Chittacks Twenty Nine Square Feet at and being demarcated portion of R. S. Dag Nos. 4 under R. S. Khatian No. 32 of Mouza 56 Garagacha, J. L. No. 32, District 24-Parganas (South) more particularly mentioned and described in the Schedule hereunder delineated and shown in RED Border line to the plan annexed herewith at or for the consideration of a sum of money Rs.4,14,550/- (Rupees Four Lakhs Fourteen Thousand Five Hundred Fifty) only free from all sorts of encumbrances, liens, charges, lispendence or attachments and liabilities whatsoever in the best available marked price.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of the said agreement and in consideration of the said sum of Rs.4,14,550/- (Rupees Four lakhs Fourteen Thousand Five Hundred Fifty) only in full truly paid to the Vendor (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and

every part thereof absolutely acquit, release, discharge, exonerate the Purchaser and the said plot of land) the Vendor doth hereby absolutely and indefeasibly grant, convey, transfer, assign and assure unto the Purchaser ALL THAT piece and parcel of Sali land measuring Four Cottahs Five Chittacks and Twenty Nine Square Feet be the same a little more or less situate and being part of R. S. Dag No. 4, appertaining to R. S. Khatian No. 32 of Mouza 56 Garagacha together with all sorts of easement rights over the road and/or common passage or pathways thereto more particularly mentioned and described in the Schedule hereunder written and delineated in the site Map or Plan annexed hereto and RED border line thereon OR HOWSOEVER OTHERWISE the said land hereditaments and premises and all the estate right title interest are possession inheritance trust claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Plot of land and every part thereof and reversion or reversions remainders and the rents issues and profits thereof and every part thereof together with grounds soils yard fences boundary wall courses ditches ways paths and common passages thereto belonging or held or occupied therewith and former and present right light liberties privileges easements advantages appendages and appurtenances whatsoever thereunto belonging to anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong to be appurtenant thereto and right to use of common

passage thereto and copies of all deeds pattahs muniments writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said plot of land hereditaments and premises 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 as and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges liens lispendence claims demands liabilities and in trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

2. The Vendor doth hereby covenant with the Purchaser as follows: -

a) Notwithstanding any act deed matter or thing whatsoever by the Vendor or by its predecessors in title or interest done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled to the said plot of land hereditaments and premises and acquired good right full power and absolute authority and indefeasible title to grant sell convey transfer assure and assign the same hereby granted and transferred or expressed or intended so 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 or in 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 possesses and enjoy the same and every part thereof hereby granted conveyed and transferred and receive and realize rents issues and profits thereof 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 exonerate discharged and released and save harmless and keep indemnified the purchaser against all estates claims demands charges mortgages, liens lispendence debts hypothecations attachments and encumbrances whatsoever made or suffered by the Purchaser or any person or persons lawfully or equitably claiming from under or in trust for the Vendor as aforesaid.

d) The Vendor and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said scheme plot of land hereby conveyed 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 executed all such acts deeds matters and things whatsoever for further better and more perfectly and effectually assuring the said plot of land and every part thereof unto and to the use of the Purchaser according to the true intent and meanings of these presents as shall or may be reasonably required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring Four Cottahs Five Chittacks 29 Square Feet be the same little more or less, lying at or situate at Sonarpur in Ward No. 22 within Rajpur Sonarpur Municipality, 24-Parganas (South), Police Station and Sub-Registration Office: Sonarpur, Parganas Khaspur contained in Collectorate Touzi No. 56, J. L. No. 45, comprised in part of R. S. Dag No. 4, under R. S. Khatian No. 32 of Mouza Garagacha at an annual proportionate of rent of Rs.13 Annas 12 Pai for the total area of 167 decimals payable to the superior landlord the State of West Bengal in the department of Collector, 24-Parganas (South) together with all sorts of easement rights over the road and/or common passage or path-ways more particularly 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: Portion of Dag No. 1.

ON THE SOUTH : Portion of Dag No. 8.

ON THE EAST : Portion of Dag No. 3.

ON THE WEST : Portion of Dag Nos. 4.

IN WITNESS WHEREOF the Vendor and Purchaser hereto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata in presence of:

1. Navin Kumar Singh
11 Beck Bagan Row
Kolkata 700017

2. MD. Alangir
7B/H/1 TILJALA LANE
KOL-19

Bela Nahar
Signature of the Vendor.
ABMPN6763D

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata in presence of:

1. Moocool Kothary
36. Indian Mirror Street
Kolkata- 700013

2. Nirpotar Dey
113 A. Grant Street
KOL-13

Sanjiv Kabra
Signature of the Purchaser.
PAN NO AEQPK5950D

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs.4,14,550/-(Rupees Four Lakhs Fourteen Thousand Five Hundred Fifty) only being full consideration amount as per memo:

MEMO OF CONSIDERATION:

1.	On 6.3.2006 by Cheque drawn on Allahabad Bank, Cheque No. 194714 dated 6.3.2006 in favour of the Vendor. :	Rs.3,00,000.00
2.	On 11.10.2007 by Cheque drawn on Allahabad Bank bearing Cheque No. 235988 dated 11.10.2007 in favour of the Vendor.	Rs.1,14,550.00
		Rs.4,14,550.00

(Rupees Four Lakhs Fourteen Thousand Five Hundred Fifty) only.

WITNESSES :

1. Navin Kumar Sinha

Bela Nahar

2. MD. Alamgir

Drafted by:

Bir Kumar Kothary

(Bir Kumar Kothary)
Advocate.

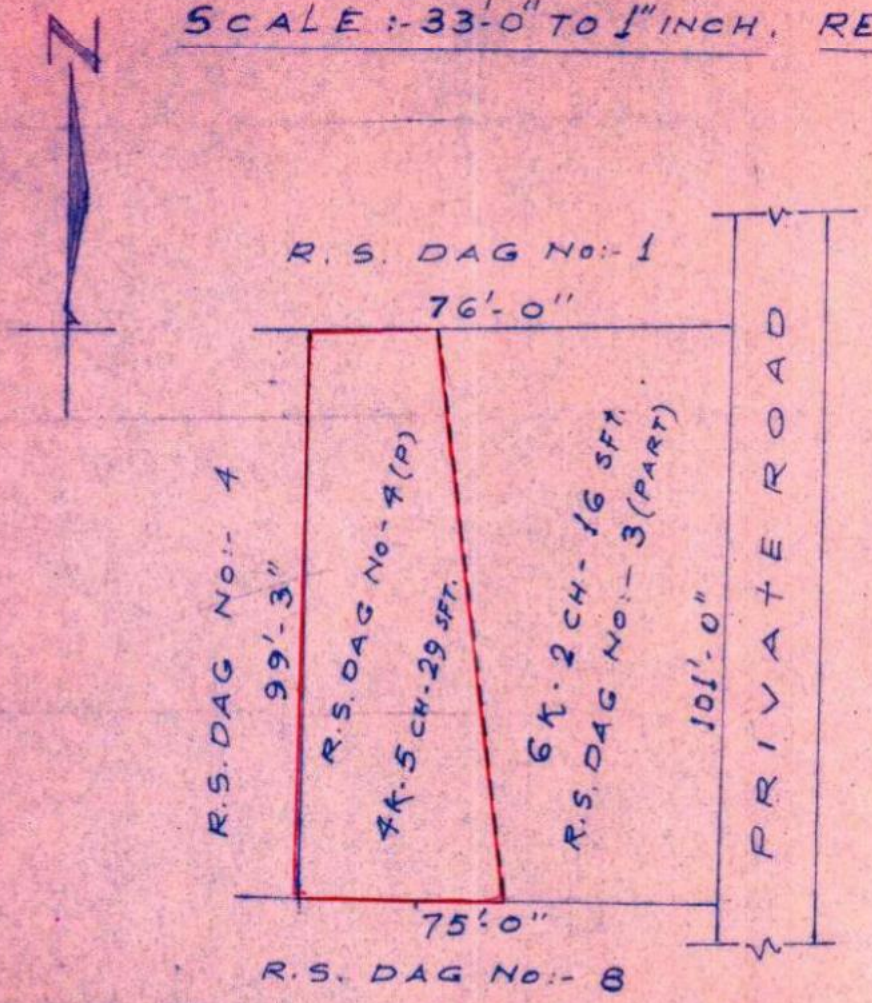
Computed by:

Panchugopal Mandal

Panchugopal Mandal
1B, Old Post Office Street,
Kolkata-700 001.

SITE PLAN OF R.S. DAG No:- 3 (PART) R.S. KHATIAN No:- 84 & R.S. DAG No:- 4 (PART) R.S. KHATIAN NO:- 32, MOUZA- GARAGAGHHA, J.L. No:- 45, P.S. SONARPUR, DISTRICT- 24 PARGANAS (SOUTH) UNDER RAJPUR SONARPUR MUNICIPALITY. WARD NO:- 22

SCALE :- 33'-0" TO 1" INCH. RED MARKED



Bela Nahar
SIG. OF VENDOR.

Sanjib Kabir
SIG. OF PURCHASER.

P. Kundu
3, Satkari Mitra Lane, Kolkata
DRAWN BY:-