9893/10

12116

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

V/C No- 3012/10

पश्चिमबङ्গ পশ্চিম বঙ্গাল WEST BENGAL

934550

Q. No. 021458/2010
M.V. Rs. 20,04,080/-

A.R.A. 1

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

Additional Registrar of Assurances-I, Kolkata
28.12.10

THIS DEED OF CONVEYANCE is made this the 27th day of December, 2010 **BETWEEN MR. PRATIK AGARWAL** son of Kishan Agarwal, by Nationality Indian, by faith Hindu, by occupation Business, residing at Garagacha, P.S. Sonarpur, South 24-Parganas, hereinafter called and referred to as the **"VENDOR"** (which term or 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 **ONE PART**

Contd....

2160 Date 15/12/10

Sold to BISWANATH GHOSH
Advocate
High Court, Calcutta
10, K. S. Roy Road, 2nd Floor
R.No.-36, KolKata -700 001

of

Rupees 5400

Das

Samiran Das
Stamp Vender
Alipore Police Court
South 24-Pgs. Alipore

2160 B 5400/- (Five thousand only)

Sandeev

6355

Sandeev

(SANJEEV SACHDEV)

6356

Pratik Agarwal

Additional Registrar of Assurances, Kolkata
27 DEC 2010

Identified by
Biswanath Ghosh
Advocate
High Court, Calcutta

A N D

MR. SANJEEV SACHDEV son of Late Janak Raj Sachdev by Nationality Indian, by faith Hindu, by occupation Business, residing at 15, Ballygunge Park Road, Flat No. 7D, P.S. Karaya, Kolkata- 700 019, hereinafter called and referred to as the **"PURCHASER"** (which term or 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 **OTHER PART**

WHEREAS one Abhoy Charan Mondal as a rayati dakhali right of all that total sali land area 133 decimals out of 178 Decimal in Mouza Garagacha, Parganas Khaspur, J.L. No. 45, R.S. No. 41 under Collectorate Touzi No. 56, appertaining to C.S. Khatian No. 28 and R.S. Khatian No. 50 and C.S.& R.S. Dag No. 1 under A.D.S.R.O. and Police Station Sonarpur, District 24-Parganas. During the possession the said Abhoy Charan Mondal had distributed the said property to his grand son Sri Khitish Chandra Mondal and his son-in-law(Son's wife) namely Smt. Annapurna Dasi by way of a WILL and after death of the said Abhoy Charan Mondal, the grandson Sri Khitish Chandra Mondal had taken probate from the appropriate Court as per said WILL and obtained the said

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27 DEC 2010

property. During the possession the said Khitish Chandra Mondal sold, transferred and conveyed the said Sali land by way of a registered deed on 13.07.1956 to Smt. Sati Rani Mukherjee, the said deed was registered in the office of the District Sub-Registrar at Baruipur, recorded in Book No. 1, Volume No. 65, Pages 199 to 201, being Deed No. 5103 for the year 1956. During the possession the said Sati Rani Mukherjee sold, transferred and conveyed the said Sali land admeasuring 133 Decimal by way of a registered deed on 31.08.1962 to Sri Bibhuti Prasanna Roy Chowdhury, the said deed was registered in the office of the District Registrar at Alipore, recorded in Book No. 1, Volume No. 56, Pages 245 to 250, being Deed No. 3718 for the year 1962.

AND WHEREAS during the possession the said Bibhuti Prasanna Roy Chowdhury sold, transferred and conveyed a part of the said Sali land measuring area 21 Decimal equivalent to 13 Cottahs more or less out of total Sali land 133 Decimal to Sri Mrinal Kanti Majumder, Sri Bimal Kanti Majumder, Sri Amal Kanti Majumder, Sri Kamal Kanti Majumder and Sri Shyamal Kanti Majumder all are son of Late Ganendra Chandra Majumder and the said deed of sale was registered on 01.10.1962 in the office of the District Sub-Registrar at Sonarpur, 24-Parganas, recorded in Book No. 1, Volume No. 108, Pages 83 to 87 being Deed No. 8974 for the year 1962. During the possession of the said Sali land measuring 21

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Decimal equivalent to 13 Cottahs more or less in Mouza -Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56, appertaining to C.S. Khatian No. 28 and R.S. Khatian No. 50 and C.S.& R.S. Dag. No. 1, within P.S. & A.D.S.R. office at Sonarpur under Rajpur Sonarpur Municipality in the District 24 -Pgs(S), the said Mrinal Kanti Majumder son of Late Ganendra Chandra Majumder and others sold, transferred and conveyed by way of registered deed, written in Bengali all that piece or parcel a part of the said Sali land measuring area 10.5 Decimal equivalent to 6 Cottahs 8 Chittaks more or less out of total Sali land 21 Decimal the said Sali land to the present vendor which is morefully described in the Schedule below. That the said deed of sale was registered on 05.02.1999 in the office of the A.D.S.R at Sonarpur, 24-Parganas(South), recorded in Book No. I, Volume No. 17, pages from 350 to 356, Being Deed No. 1049 for the year 1999.

AND WHEREAS since Purchase the vendor is absolutely seized and possessed of all the said Sali land admeasuring 6 Cottahs 8 Chittaks more or less out of 21 Decimal in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 appertaining to C.S. Khatian No. 28 and R.S. Khatian No. 50 and C.S. & R.S. Dag. No. 1, within P.S. & A.D.S. R. office at .Sonarpur under Rajpur- Sonarpur Municipality in the District. of South 24 -Parganas and mutated his name in the aforesaid Municipality after paying taxes regularly and also sufficiently entitled to the aforesaid property as absolute owner thereof.

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AND WHEREAS being in need of cash money the Vendor herein has declared for absolute sale of the said sali land admeasuring 6 Cottahs 8 Chitttaks more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 appertaining to C.S. Khatian No. 28 and R.S. Khatian No. 50 and C.S & R.S. Dag. No. 1(Part), within P.S. & A.D.S. R. office at .Sonarpur under the Rajpur- Sonarpur Municipality, Ward No. 22 in the District. of 24 -Pgs(S) and the Purchaser herein has agreed to purchase the same which has been morefully and particularly described in the schedule below at or for the total consideration of the sum of Rs.13,00,000/-(Rupees Thirteen Lac only) and the said property is free from all encumbrances.

NOW THIS INDENTURE WITHESSES that in pursuance of the said consideration of the said sum of Rs. 13,00,000/- (Rupees Thirteen Lac only) to the true and lawful money of the Union of India in hand to the Vendor paid by the Purchaser at or before the execution of these presents whereof the Vendor doth hereby as well as by the receipt hereunder written admit acknowledge and of and from the payment of the same doth hereby acquit, release and forever discharge the Purchaser as well as the said land , the Vendor doth hereby grant, transfer, convey, sell assign and assure unto and to the use of the Purchaser free from all encumbrances ALL THAT land measuring about the same a little more or less in Mouza

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Additional Registrar of
Assurances - II Kolkata
27 DEC 2010

Garagacha, under C.S & R.S. Dag No.1 appertaining to R.S. Khatian No.50 measuring area of sali land 10.5 Decimal i.e. 6 Cottahs 8 Chittaks more or less under Police Station - Sonarpur, District South 24 – Parganas together with all rights, title and interest on the said land and other rights, liberties, easements appendages, appurtenances and estate right title interest property claim whatsoever of the Vendor in the said land free from all encumbrances to hold the same absolutely and forever situated in Mouza Garagacha under the aforesaid Police Station and District, morefully and particularly mentioned and described in the Schedule hereunder written delineated in the plan or map annexed hereto bordered in RED verges hereinafter referred to as the said land or in anywise appertaining or usually held used or enjoyed therewith or reputed to belong or appurtenant thereto AND all the estate right, title, interest, inheritance, use, trust possession, property, claim and demand whatsoever both at law and in equity of the Vendors or in and upon the said land hereditaments and premises or any part thereof together all deeds, pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said land hereditaments and premises or any part thereof which now are or hereinafter shall or may be in the possession, power or control of the Vendor or any other persons from whom it may procure the same without any action or suit TO HAVE AND TO

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Additional Registrar of
Assurances
27 DEC 2010

hold the said land here by granted, sold, transferred, conveyed, 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 or inheritance in free simple in possession without any manner of condition use, trust or others thing whatsoever to alter, defect, encumber or make void the same and the Vendor doth hereby covenant, with the Purchaser that notwithstanding any act, deed, matter, assurance or in whatsoever by the Vendor made done execute occasioned or suffered to the contrary the Vendor now lawfully rightfully and absolutely seized and possessed on or otherwise well and sufficiently entitled to all that the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of hindrance condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act, deed, matter or thing whatsoever as aforesaid the Vendor has now in itself good right, full power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said land hereby granted, sold, transferred conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and that the Purchaser shall and may from time to time and all times hereafter peaceably and quietly possess and enjoy the said land hereby granted,

Contd.....

sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and to receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or of the said land and premises directly to the authorities concerned and that the Purchaser shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the said land in any manner whatsoever aforesaid as shall or may be reasonably required.

MOREOVER THE VENDOR declares that the rent and taxes for the said land hereby sold has been paid and there is no arrear of dues of rates, rents and taxes in respect of the said land further that the Vendor shall execute all documents deed of declaration or rectification or any other supplementary deed or deeds at the cost of the Purchaser to establish its good and effective title and the Purchaser shall have full right absolute authority to bring electric , telephone, gas and water connection under or over the said passage together with easement rights therein as shown in the plan attached herewith and finally the said Purchaser shall have right to cause separate assessment by mutating his name in the office of the Municipality, B.L & L.R.O and/or any other Government and Semi government offices in place of the name of Vendor to which the Vendor shall give all consent and signature if necessary and Vendor further declare that the said land hereby sold is not subject t o any attachment,

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alignment lien, charges, mortgage or any suit or execution of any court of law and the said land is free from all encumbrances and the Purchaser hereby covenant with the Vendor that being satisfied with right, title of the Vendor and measurement of the property hereby conveyed.

SCHEDULE

ALL THAT piece and parcel of Sali land measuring an area **10. 5 Decimal** equivalent to 6 Cottahs 8 Chittaks more or less including common passage appertaining to C.S. Khatian No. 28 and R.S. Khatian No. 50 and R.S. Dag. No. 1 (Part), in Mouza –Goragacha, J.L. No. 45, R.S.No. 41, Touzi No. 56, Pargana-Khashpur P.S. Sonarpur under the Rajpur Sonarpur Municipality, A.D.S.R and D.S.R at Sonarpur and Alipore in the District. of South 24 -Parganas with all easements rights of common passage of the said property thereof.

The proportionate annual rent of the said land is payable to the office of the Collector, Government of West Bengal. The said land is delineated RED BORDER in the plan annexed hereto and butted and bounded as follows :

ON THE NORTH	: 12 feet wide common passage and part of R.S.Dag No.1
ON THE SOUTH :	Part of R.S. Dag No. 1
ON THE EAST :	Part of R.S. Dag No. 1
ON THE WEST :	12 feet wide common passage

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Additional Registrar of
Assurances, Kolkata
27 DEC 2010

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

SIGNED, AND

DELIVERED IN THE

PRESENCE OF :-

1. Vivek Agarwal
32A, Ganesh Chandra Avenue, 6th floor.
Kolkata - 700013.

2. Tapas Bhattacharjee
P-71, Jodh Colony
Kol-34

Pratik Agarwal.

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

Prepared & Drafted by

Biswanath Ghosh

BISWANATH GHOSH
ADVOCATE
High Court, Calcutta,

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Additional Registrar of
Assurances
27 DEC 2010

MEMO OF CONSIDERATION

RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 13,00,000/-(Rupees Thirteen Lac only) towards the full and final consideration as follows:-

Date	Cheque. No.	Bank & Branch	Amount
29.11.2007	551288	ANZ Grindlays Bank Church Lane Branch, Kolkata.	Rs. 13,00,000/-

(RUPEES THIRTEEN LAC ONLY)

WITNESSES :-

1. Vivek Agarwal

Pratik Agarwal

SIGNATURE OF VENDOR

2. Tapas Bhattacharjee

Additional Registrar of
Assurances -I, Kolkata
27 DEC 2010

DEED PLAN OF R.S. DAG NO. 1 (PART), R.S. KHATIAN NO. 50, J.L. NO. 45, MOUZA- GARAGACHA, P.S.- SONARPUR, DIST. 24 PRG (SOUTH), UNDER RAJPUR- SONARPUR MUNICIPALITY.

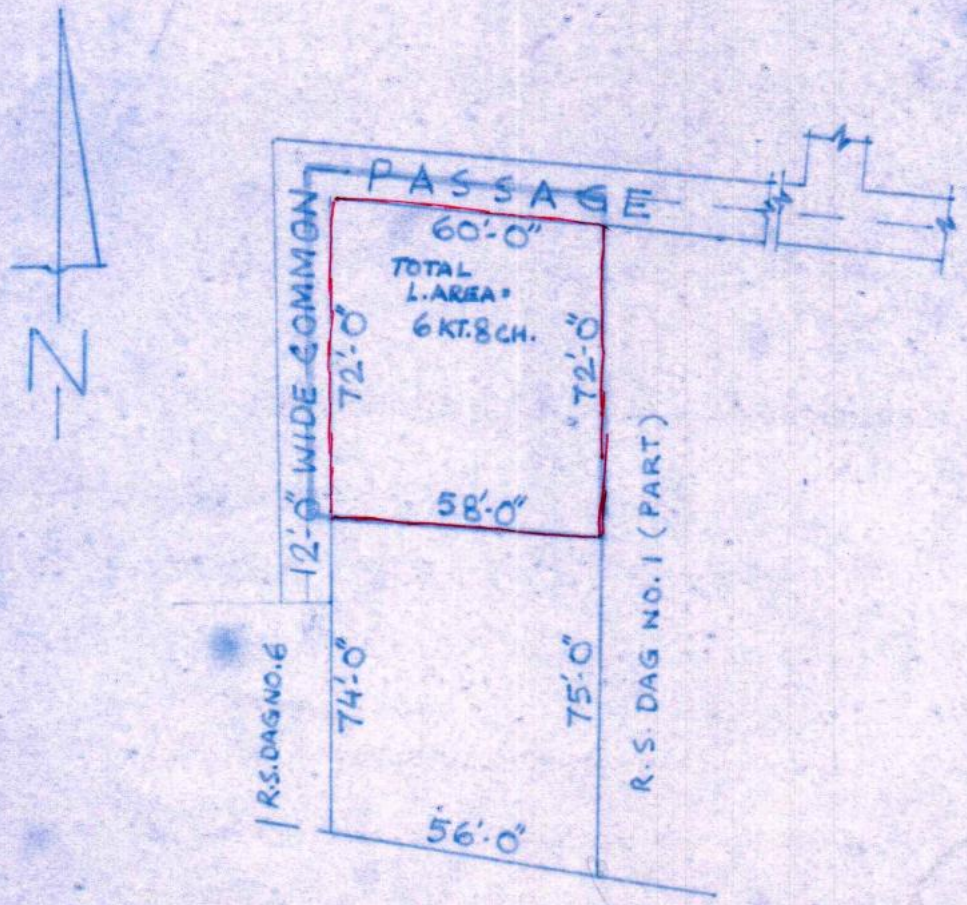
AREA OF LAND = 5 KT. 14 CH. 18 SFT.

AREA OF COMMON PASS.- 9 CH. 27 SFT.

TOTAL AREA OF LAND = 6 KT. 8 CH. (MARKED WITH RED VERGE)
(10.5 Decimal)

NAME OF PURCHASER → MR. SANJEEV SACHDEV

Pratik Agarwal



Pratik Agarwal

(Sanjeev Sachdev)

Additional Registrar of
Assurances -2, Kolkata
27 DEC 2010

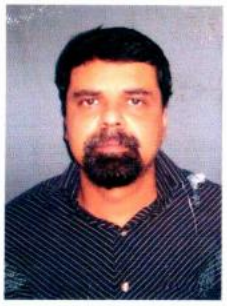
SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Pratik M Agarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

(Sanjeev Sachdeva)

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Additional Registrar of Assurances Kolkata

27 DEC 2010

Government Of West Bengal

Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12116 of 2010

(Serial No. 09893 of 2010)

On

Payment of Fees:

On 27/12/2010

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

Presented for registration at 17.05 hrs on :27/12/2010, at the Private residence by Sanjeev Sachdev ,Claimant.

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

Execution is admitted on 27/12/2010 by

1. Pratik Agarwal, son of Kishan Agarwal , Garagacha, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Sanjeev Sachdev, son of Lt Janak Raj Sachdev , 15, Ballygunge Park Road, Flat No:7 D, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Business

Identified By Biswanath Ghosh, son of .. , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 28/12/2010

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 22142/-, on 28/12/2010

(Under Article : A(1) = 22044/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/12/2010)

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.-2004080/-

Certified that the required stamp duty of this document is Rs.- 120265 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Additional Registrar of Assurances, Kolkata
28 DEC 2010

(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government Of West Bengal

Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12116 of 2010

(Serial No. 09893 of 2010)

Deficit stamp duty

Deficit stamp duty

1. Rs. 35300/- is paid84188021/12/2010State Bank of India, SUBODH MALLICK SQUARE, received on 28/12/2010
2. Rs. 40000/- is paid84185920/12/2010State Bank of India, SUBODH MALLICK SQUARE, received on 28/12/2010
3. Rs. 40000/- is paid84185820/12/2010State Bank of India, SUBODH MALLICK SQUARE, received on 28/12/2010

(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Additional Registrar of Assurances Kolkata
28 DEC 2010

(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 6991 to 7007
being No 12116 for the year 2010.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Anil Kumar Ghoshal) 31-December-2010
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal