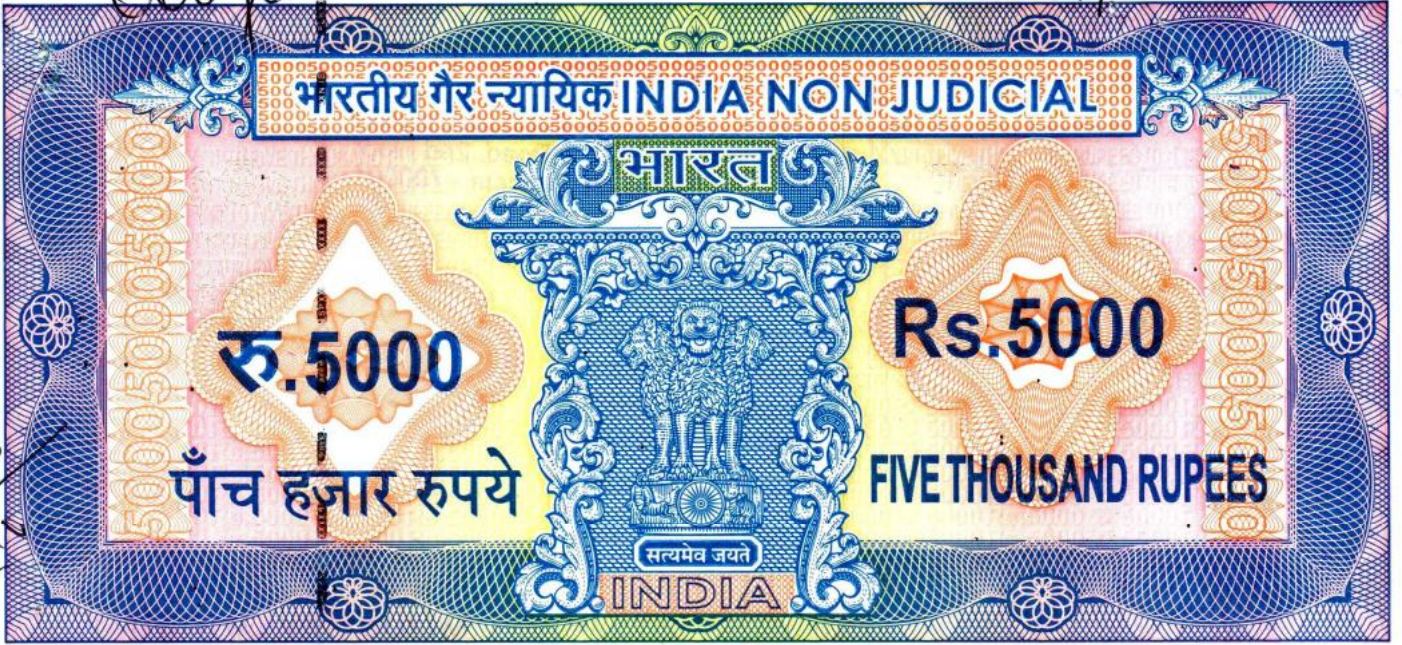


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 831762

B 831762

V.C. Case no 0818/2015

Q. no 7174/15

certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document

District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

5 MAY 2015

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made this the ...<sup>05<sup>th</sup></sup>...day of  
...<sup>May</sup>....., 2015 TWO THOUSAND FIFTEEN **BETWEEN**  
**SMT. SARASWATI AGARWAL**, wife of Sri Ram Bilash Agarwal, by  
Nationality Indian, by faith Hindu, by occupation Housewife, residing at  
Bardhaman Road, Police Station- Siliguri, District -Darjeeling, PIN-

Contd....

20 APR 2015

Sl. No. 2091 DATE.....

NAME.....

ADD.....

AMT. 5000 Five Thousand only.

BISWANATH GHOSH  
Advocate  
High Court, Calcutta  
10, K. S. Roy Road, 2nd Floor  
R. No.-36, Kolkata - 700001



✓ c 820/15-

✓ Saraswati Agarwal,

*Bhoel*  
**MOUSUMI GHOSH**  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

✓ c 173



1735  
5/5/15

✓ Saraswati Agarwal,



*[Signature]*  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

- 5 MAY 2015

I identified by  
Biswanath Ghosh  
Advocate  
High Court, Calcutta.



734401, 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 successor, heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

**AND**

**SMT. AVANTIKA SACHDEV**, wife of Avneesh Sachdev, PAN-AJVPS9303C, by Nationality Indian, by faith Hindu, by occupation Service, residing at 15, Ballygunge Park Road, 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 her successors, heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

**WHEREAS** one Asutosh Paramanik and Jatindra Nath Paramanik both son of Late Sishu Paramanik were the dakhalia right/ possession holder in accordance with the generation by generation and their name recorded in the R.S. Record in respect of all that total sali land area 18 decimals in Pargana- Khaspur, J.L. No. 45, R.S. No. 41 under Collectorate Touzi No. 56 appertaining to R.S. Khatian No. 32 comprised in R.S. Dag No. 4 in in Mouza Garagacha now under the Rajpur- Sonarpur Municipality, Ward No. 1 along with other land under A.D.S.R. office and Police Station Sonarpur, District 24-Parganas (S) and during the possession the said Asutosh Paramanik died leaving behind his only son namely Kalicharan Paramanik and wife of the said Asutosh Paramanik predeceased him and thereafter the said Kalicharan Paramanik died leaving behind his wife namely Smt. Tarabala Paramanik, six sons

Contd.....



  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas  
- 5 MAY 2015

namely Sri Palan Paramanik, Bechuram Paramanik, Ananda Paramanik, Prafulla Paramanik, Sailen Paramanik, Shyamal Paramanik and four daughters namely Smt. Tagar Bala Paramanik, Kalyani Dasi, Kajal Paramanik and Durga Das and the said Jatindra Nath Paramanik also died leaving behind his four sons namely Niranjan Paramanik, Jugal Paramanik, Debu Paramanik, Haran Paramanik, they became the joints owners of the said property as per Hindu Succession Act and the wife of the said Jatindra Nath Paramanik predeceased him. During the possession, the said Niranjan Paramanik died leaving behind his wife Smt. Parul Paramanik and two sons namely Pravash Paramanik and Prasanta Paramanik and now the said seventeen numbers of legal heirs namely Smt. Tarabala Paramanik, Sri Palan Paramanik, Bechuram Paramanik, Ananda Paramanik, Prafulla Paramanik, Sailen Paramanik, Shyamal Paramanik, Smt. Tagar Bala Paramanik, Kalyani Dasi, Kajal Paramanik, Durga Das, Parul Paramanik, Pravash Paramanik, Prasanta Paramanik, Jugal Paramanik, Debu Paramanik, Haran Paramanik are jointly and in undived shares inherited the entire right, title and interest of Late Asutosh Paramanik and Jatindra Nath Paramanik both son of Late Sishu Paramanik and Niranjan Paramanik son of Jatindra Nath Paramanik in the said land/property by way of Hindu Succession Act and they also declared that no further legal heirs of the said Late Asutosh Paramanik and Jatindra Nath Paramanik both son of Late Sishu Paramanik and Niranjan Paramanik son of Jatindra Nath Paramanik except the above mentioned legal heirs.

**AND WHEREAS** during the possession the said owners, mentioned hereinabove jointly sold, transferred and conveyed a part of the said Sali land measuring area **9 Decimal** more or less out of total Sali land 18 Decimal in the said Mouza, Khatian and Dag No. under P.S Sonarpur

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District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 5 MAY 2015

by way of registered Bengali Kobala on 13.03.1997 to the present Vendor which is morefully described in the Schedule below at or for valuable consideration mentioned therein. That the said Bengali Kobala was registered before the office of the A.D.S.R at Sonarpur, 24-Parganas(South), recorded in Book No. I, Volume No. 67, Pages 212 to 222, Being Deed No. 4294 for the year 1997.

**AND WHEREAS** after purchase the Vendor is absolutely seized and possessed of all the said Sali land admeasuring 9 Decimal more or less in Mouza -Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 appertaining to R.S. Khatian No. 32 comprised in R.S. Dag. No. 4, within P.S. & A.D.S. R. office at Sonarpur under Rajpur- Sonarpur Municipality, now Ward No. 1, in the District. of South 24 -Parganas and recorded her name in the L.R. Record of Rights, finally published under L.R. Khatian No. 490 and sufficiently entitled to the aforesaid property as absolute owner thereof and the said property is free from all sorts of encumbrances.

**AND WHEREAS** the Vendor for her necessity expressed her intention to sell demarcated separated and exclusive portion out of her said property measuring 2 Cottahs of land out of 9 Decimal land and coming to know of such intention of the Vendor, the Purchaser approached the Vendor and offered to purchase the said property for a total consideration price of Rs. 4,00,000/- (Rupees Four Lac only) and the Vendor accepted the said offer and agreed to sell the said 2 Cottahs more or less of land in favour of the Purchaser at or for the said consideration of Rs. 4,00,000/- (Rupees Four Lac only) free from all sorts of encumbrances.

**AND WHEREAS** by an agreement dated 16<sup>th</sup> June, 2008 made between the parties hereto, it was inter alia agreed that the Vendor shall sale and the Purchaser shall that said land containing an area 2 Cottahs for a consideration price of Rs. 4,00,000/- (Rupees Four Lac only)

Contd.....



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 5 MAY 2015



**AND WHEREAS** the Purchaser had paid the full consideration price a referred above on and before 16<sup>th</sup> day of June 2008 and the receipts whereof the Vendor hereby admits and acknowledge. The physical possession of the said land was handed over by the Vendor to the Purchaser on 16<sup>th</sup> day of June 2008 which the Purchaser herein admit and acknowledge. THEREFORE the transaction was completed on 16<sup>th</sup> day of June 2008 , but the Deed of Conveyance was not executed.

**AND WHEREAS** the Purchaser herein have approached the Vendor to complete sale, convey of the said land in favour of the Purchaser by executing the **DEED OF CONVEYANCE**

**NOW THIS INDENTURE WITNESSETH** that on payment of Rs. 4,00,000/- (Rupees Four Lac only) as per Memo of Consideration hereunder written, by the Purchaser to the Vendor at or before this presents (the payment whereof the Vendor do hereby and hereunder admit and acknowledge and acquit release the Purchaser and the Said Property hereby conveyed) the Vendor do hereby sell, transfer, alienate, convey and assure unto the Purchaser forever free from all encumbrances ALL THAT the Said Property, area 2 Cottahs out of 9 Decimal land together with all easement rights and facilities of the said land in Mouza Garagacha, under R.S. Dag No. 4 corresponding to L.R. Dag No. 4 appertaining to R.S. Khatian No. 32 corresponding to L.R. Khatian No.490 under Police Station - Sonarpur, under A,D.S.R., Sonarpur, within the Rajpur- Sonarpur Municipality, Ward No. 1 in the District. of 24 -Pgs(S) more fully described in the Schedule hereunder written or HOWSOEVER otherwise SAID PROPERTY now or heretofore were or was situated butted bounded called known numbered described and distinguished TOGETHER WITH ALL benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever or any part thereof belonging to or in anyway appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong

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District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 5 MAY 2015




or be appurtenant thereto AND FURTHER TOGETHER WITH all paths passages, streets, trees, drains, sewers, water courses, underground water courses, soils, subsoils, fences, fittings, fixtures etc AND remainder and remainders, reversion and reversions AND issues and profits thereof and of any part thereof AND issues and profits thereof and of any part thereof AND ALL the deeds, pattahs, muniments, writings and evidence of title and which now are or hereafter shall or may be in the custody power or possession of the VENDOR its heirs, executors, administrators, representatives or any person from whom he/they can or may produce the same without action on suit at law or in equity. TO HAVE AND TO HOLD and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights and appurtenances into the use of the PURCHASER her executors, administrators, representatives and assigns forever AND the VENDOR do hereby itself, its heirs executors administrators, representatives and assignees THAT notwithstanding any act, deed or things whatsoever by the VENDOR or by any of its predecessors and ancestors in title done or executed or knowingly suffered to the contrary the VENDOR have at all material times heretofore and now have good right, full powers absolute authority and indefeasible title grant sell convey transfer assign and assure the SAID PROPERTY hereby granted sold conveyed and transferred or expressed or intended as to be into and to the use of the PURCHASER her/their executors, administrators, representatives and assignees in the manner aforesaid AND THAT the PURCHASER her/their executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably and enjoy the SAID PROPERTY and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand whatsoever from or by the VENDOR of any person or persons lawfully or equitably claiming

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District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 5 MAY 2015

from under or in trust to them or from or under any of their ancestor or predecessors in title and that fee and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at their costs and expenses of the VENDOR will and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the VENDOR and all persons having lawfully or equitably any estate or interest whatsoever or any part thereof from or in trust of the VENDOR or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereinafter at the request and cost of the PURCHASER her/their executors, administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assigning and every part thereof unto and to the use of type PURCHASER his/their executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be reasonably required AND FURTHER THAT and that the Purchaser shall also be entitled to sell, lease, mortgage, gift, lien or otherwise alienate the said land in any manner whatsoever aforesaid as shall or may be reasonably required AND FURTHER THAT the said Purchaser shall have right to cause separate assessment by mutating her name in the office of the Rajpur-Sonarapur Municipality, Local authority, B.L & L.R.O, J.L & L.R.O, D. L.& L.R.O. and/or any other Government and semi Government offices and/or any other office/s 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 to any attachment, alignment lien, charges, mortgage or any suit or

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*[Signature]*  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

- 5 MAY 2015



execution of any court of law and the said land is free from all encumbrances AND FURTHER THAT the VENDOR and all its heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the PURCHASER his/their executors, administrators, representatives and assignees, if any, suffered by reason of any defect in the title of the VENDOR for any breach of the covenant hereunder contained.

### SCHEDULE

**ALL THAT** piece and parcel of Sali land measuring an area **2 Cottahs** more or less out of 9 Decimal land appertaining to R.S. Khatian No. 32 corresponding to L.R. Khatian No. 490, comprised in R.S. Dag. No. 4, corresponding to L.R. Dag No. 4 in Mouza -Garagacha, J.L. No. 45, R.S. No. 41, under Collectorate Touzi No. 56, Pargana- Khashpur under the Rajpur -Sonarpur Municipality, now within Ward No. 1, under P.S. & A.D.S.R. office at Sonarpur in the District. of South 24 - Parganas with all easements rights and also common passage/s 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, which is butted and bounded as follows :

ON THE NORTH : R.S.Dag No. 4  
 ON THE SOUTH : Part of R.S.Dag No. 4 and 8.  
 ON THE EAST : Part of R.S. Dag No. 3  
 ON THE WEST : Part of R.S.Dag No. 7 and  
 4 feet wide Common passage

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District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 5 MAY 2015

**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, HANSEH CHANDRA  
AVENUE, 6TH FLOOR  
KOLKATA - 700013.

Saraswati Agarwal

SIGNATURE OF VENDOR

2. Gauram Das  
P-71, Jadukulony  
KOL-34.

Prepared & Drafted by

Biswanath Ghosh  
#1693/444/97

BISWANATH GHOSH  
ADVOCATE  
High Court, Calcutta.

Computer Typed by

S. Ghosh

(S.GHOSH)  
10, K.S.Roy Road, 2<sup>nd</sup> floor,  
Kolkata- 700 001.

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District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

- 5 MAY 2015

MEMO OF CONSIDERATION

RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 4,00,000/- (Rupees Four Lac only ) towards the full and final consideration price as follows:-

Date	Cash/Cheque	Amount
10.06.2008	In Cash	Rs. 2,00,000/-
16.06.2008	In Cash	Rs. 2,00,000/-
		Rs. 4,00,000/-

(RUPEES FOUR LAC ONLY)

WITNESSES :-


1. VIVEK AGARWAL

Saraswati Agarwal

SIGNATURE OF VENDOR

2. Gauram Das

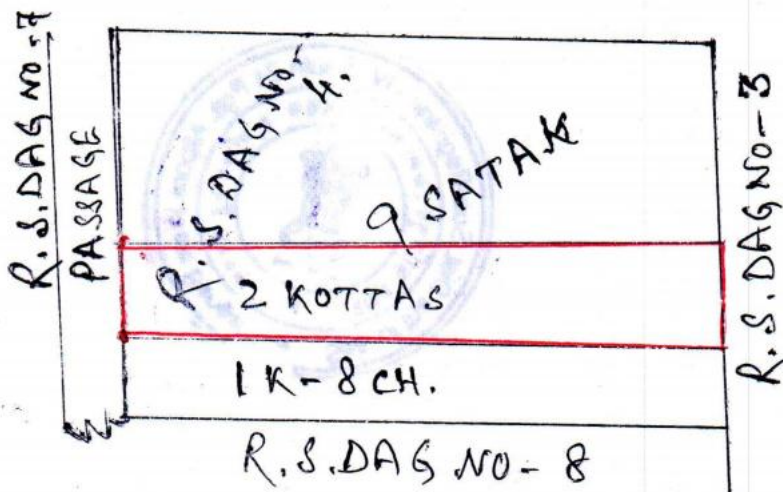


  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

- 5 MAY 2015



SITE PLAN OF R.S. DAG NO-4, L.R. DAG  
NO-4, R.S. KHATIAN NO-32, L.R. KHATIAN  
NO-490, MOUZA-GARAGACHA, J.L. NO.  
45, P.S. SONARPUR, DISTRICT-24-PGS(S)  
UNDER RAJPUR-SONARPUR MUNICIPALITY  
WARD NO-1, SCALE-20'-0" TO 1" INCH, RED MARKED  
VENDOR :- SARASWATI AGARWAL  
PURCHASER :- AVANTIKA SACHDEV  
AREA - 2 KOTTAS



Saraswati Agarwal

SIGNATURE OF VENDOR

S. Mukherjee, R.A.S.

DRAWN BY

विवरण अन्तर्गत

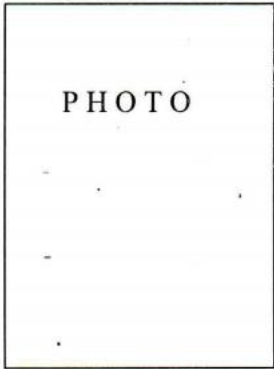
आकाश - अक्षा



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

5 MAY 2015

# SPECIMEN FORM FOR TEN FINGER PRINTS



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

*Suzana Swati Agrewal*

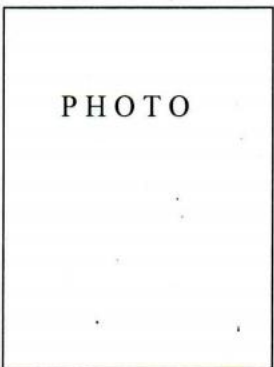


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Avantika Sachdev*




	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
Right Hand					↘





  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

- 5 MAY 2015



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

Endorsement For Deed Number : I - 03654 of 2015  
(Serial No. 03846 of 2015 and Query No. 1604L000007177 of 2015)

On 05/05/2015

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

Presented for registration at 19.10 hrs on :05/05/2015, at the Private residence by Saraswati Agarwal ,Executant.

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

Execution is admitted on 05/05/2015 by

1. Saraswati Agarwal, wife of Ram Bilash Agarwal , Bardhaman Rd, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, By Caste Hindu, By Profession : House wife

Identified By Biswanath Ghosh, son of . , High Court Calcutta F 693/444/97, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

On 06/05/2015

**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 Draft

Rs. 29948/- is paid , by the draft number 091354, Draft Date 04/05/2015, Bank Name State Bank of India, SUBODH MALLICK SQUARE, received on 06/05/2015

( Under Article : A(1) = 29909/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 06/05/2015 )

**Certificate of Market Value(WB PUVI rules of 2001)**

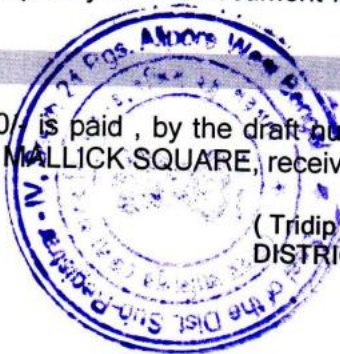
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-27,20,000/-

Certified that the required stamp duty of this document is Rs.- 163210 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 158250/- is paid , by the draft number 091353, Draft Date 04/05/2015, Bank : State Bank of India, SUBODH MALLICK SQUARE, received on 06/05/2015

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV



( Tridip Misra )

DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 1

06/05/2015 16:10:00







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11.  
Page from 5116 to 5130  
being No 03654 for the year 2015.



*Tridip Misra*  
(Tridip Misra) 07-May-2015  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal