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L-03656/2015



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 816886

V.C. Case No-0819/2015

B.No- 7176/15

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

District Sub-Registrar-IV  
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  
.....May....., 2015 TWO THOUSAND FIFTEEN BETWEEN  
SRI RAM BILASH AGARWAL, son of Late Gulab Chand Agarwal, by  
Nationality Indian, by faith Hindu, by occupation Retired, residing at  
Bardhaman Road, Police Station- Siliguri,, District -Darjeeling, PIN-  
734401, West Bengal, hereinafter called and referred to as the

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no. 2588 Date 08/4/15  
Sold to BISWANATH GHOSH  
of Advocate  
High Court, Calcutta  
Rupees 5722/- 10, K. S. Roy Road, 2nd Floor  
R. No.-36, Kolkata - 700001

✓ c 819715

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-77

2588 Rs 5722/- (Rs Five thousand two hundred and two)

✓ Rambilas Agarwal

✓ c 479

1734

575715



✓ Rambilas Agarwal

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Identified by  
Biswanath Ghosh  
Advocate  
High Court, Calcutta



**“VENDOR”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor, heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

**AND**

**SMT. ASHA SACHDEV**, wife of Sanjeev Sachdev, **PAN-ALNPS1705L**, 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 **“PURCHASERS”** (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 Bibhuti Prasanna Roy Chowdhury was the absolute owner by way of purchase of all that sali land area 3 Cottahs comprised in R.S. and L.R. Dag No. 1, appertaining to C.S.. Khatian No. 55. R.S. Khatian No. 42, in Mouza Garagacha under the Rajpur- Sonarpur Municipality, the then District 24-Parganas along with others land under A.D.S.R. office and Police Station Sonarpur, and during the possession the said Bibhuti Prasanna Roy Chowdhury sold, conveyed by way of registered Bengali Kobala dated 01.10.1962 of the said land unto and in favour of Rakhai Chandra Dutta, the said Bengal Kobala, was registered in the office of the Sub-Registrar at Baruipur, recorded in Book No. I, Volume No. 108, Page from 88 to 92, Being Deed No. 8975 for the year 1962.

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**AND WHEREAS** after purchase, said Rakhai Chandra Dutta became absolute owner and possessed the said property. During the possession, said Rakhai Chandra Dutta gifted the said land by way of registered Danpatra dated 31.01.1983 in favour his son Nitya Gopal Dutta the said Danpatra was registered in the office of the District Sub-Registrar, 24 Parganas, Alipore, recorded in Book No. I, Volume No. 41, Page from 240 to 244, Being Deed No. 1123 for the year 1983, and after obtaining the said land measuring 3 Cottahs, said Nitya Gopal Dutta recorded his name in the L.R. Record of Rights, finally published. During the possession, said Nitya Gopal Dutta sold, transferred and conveyed by way of registered Bengali Kobala dated 22.09.1998 of all that shali land measuring 3 Cottahs in favour of Ram Bilash Agarwal, THE PRESENT VENDOR, the said Bengali Kobala was registered in the office of the A.D.S.R at Sonarpur, recorded in Book No. I, Volume No. 119, Page from 293 to 300, Being Deed No. 7299 for the year 1998

**AND WHEREAS** after purchase the Vendor is absolutely seized and possessed of all the said Sali land admeasuring 3 Cottahs more or less comprised in R.S. and L.R. Dag No. 1 appertaining to C.S.. Khatian No. 55, R.S. Khatian No. 42, in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 . P.S. Sonarpur, under the Rajpur- Sonarpur Municipality, Ward No. 1, District 24-Parganas (South) under A.D.S. R. office at Sonarpur and recorded his name in the L.R. Record of Rights, finally published under L.R. Khatian No. 505 and sufficiently entitled of the aforesaid property as absolute owner thereof and the said property is free from all sorts of encumbrances.

**AND WHEREAS** the Vendor for his necessity expressed his intention to sell demarcated separated and exclusive portion out of his said property measuring 1 Cottahs 8 Chittaks more or less out of 3 Cottshs 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

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consideration price of Rs. 3,00,000/- (Rupees Three Lac only) and the Vendor accepted the said offer and agreed to sell the said shali land 1 Cottahs 8 Chittaks more or less out of 3 Cottahs land in favour of the Purchasers at or for the said consideration of Rs. 3,00,000/- (Rupees Three Lac only) the said property is free from all sorts of encumbrances.

**AND WHEREAS** by an agreement dated 17<sup>th</sup> day 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 1 Cottah 8 Chittks for a consideration price of Rs.3,00,000/- (Rupees Three Lac only )


**AND WHEREAS** the Purchaser had paid the full consideration price a referred above on and before 17<sup>th</sup> day 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 17<sup>th</sup> day June 2008 which the Purchaser herein admit and acknowledge. THEREFORE the transaction was completed on 17<sup>th</sup> day 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. 3,00,000/- (Rupees Three 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 1 Cottahs 8 Chittaks more or less out of 3 Cottahs land together with all easement rights and facilities of the said land in R.S. and L.R. Dag No. 1 appertaining to C.S. Khatian No. 55, R.S. Khatian

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No. 42, L.R. Khatian No. 505, in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 within P.S.- .Sonarpur under Rajpur- Sonarpur Municipality, Ward No. 1, in the District. of South 24 – Parganas under A,D.S.R., Sonarpur, within the Rajpur- Sonarpur Municipality, Ward No. 1, 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 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

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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 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 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 his/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 her/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

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the said Purchaser shall have right to cause separate assessment by mutating their names in the office of the Rajpur-Sonarpur 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 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 admeasuring **1 Cottah 8 Chittaks** more or less out of 3 Cottahs land comprised in R.S. and L.R. Dag No. 1 appertaining to C.S. Khatian No. 55, **R.S. Khatian No. 42**, L.R. Khatian No. 505, in **Mouza Garagacha**, Pargana Khashpur, J.L. No. 45, R.S. No. 41, Touzi No. 56 within **P.S. -Sonarpur**, under A.D.S. R. office at Sonarpur within the limits of the Rajpur- Sonarpur Municipality, Ward No. 1, in the District. of South 24 -Parganas together with all easements rights and also common passages 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. 1 and 4 feet wide Common passage

ON THE SOUTH : Part of R.S.Dag No. 4 & 3.

ON THE EAST : Part of R.S.Dag No. 1

ON THE WEST : Part of R.S.Dag No. 1



  
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**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, GANDER CHANDRA  
Avenue, 6th Floor,  
Kolkata - 700013.

*Rambhadr Agarwal*

-----  
SIGNATURE OF VENDOR

2. Gaurain Das  
P-71, Jadeu Colony  
Kolkata - 34.

Prepared & Drafted by

*Biswanath Ghosh*  
Advocate  
216931446197  
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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MEMO OF CONSIDERATION

RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 3,00,000/-(Rupees Three Lac only ) towards the full and final consideration price as follows:-

| Date       | Cash/Cheque | Amount         |
|------------|-------------|----------------|
| 08.06.2008 | In Cash     | Rs. 1,50,000/- |
| 17.06.2008 | In Cash     | Rs. 1,50,000/- |
|            |             | Rs. 3,00,000/- |

(RUPEES THREE LAC ONLY)

WITNESSES :-

1. *VIVEK AGARWAL*

*Rambhadas Agarwal*

SIGNATURE OF VENDOR

2. *Gautam Das*

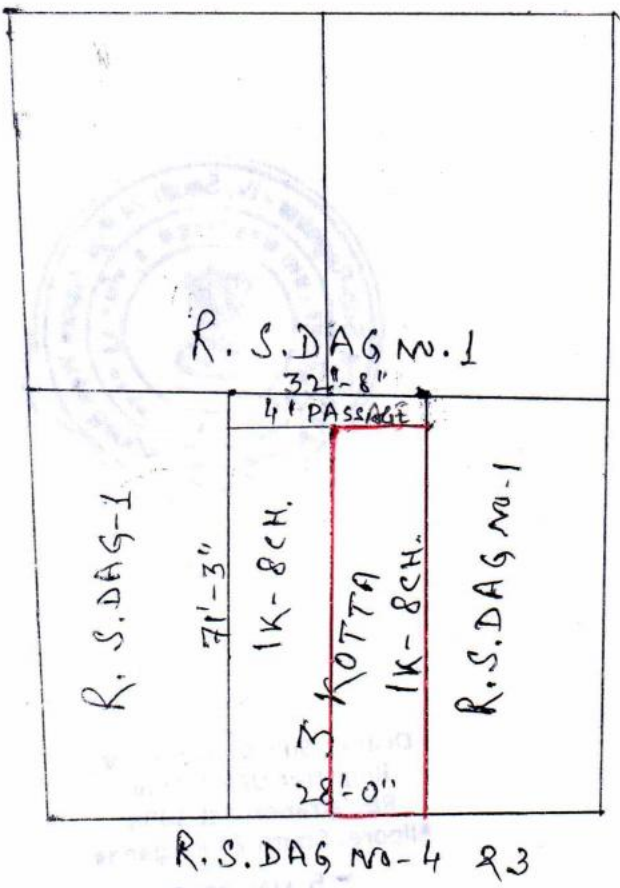




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SITE PLAN OF R.S.DAG NO-1(P),  
LR.DAG NO.1, R.S. KHATIAN NO-42  
L.R.KHATIAN NO-505 IN MOUZA-  
GARAGACHA, J.L.NO-45, P.S.SONARPUR  
DISTRICT-SOUTH 24-PARGANAS, UNDER  
RAJPUR-SONARPUR MUNICIPALITY,  
WARD NO-1, SCALE 33'-0" TO 1", RED MARKED  
PURCHASER :- ASHA SACHDEV  
VENDOR :- RAM BILASH AGARWAL.  
AREA :- 1 COTTA & CHITTAKS.



*Rambhates Agarwal.*

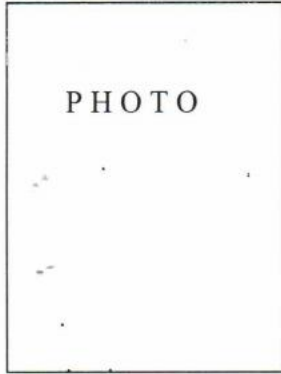
SIGNATURE OF VENDOR

S Mukherjee LBS  
DRAWN BY

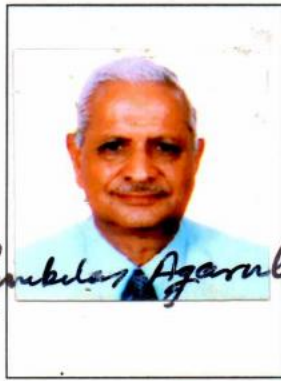




# SPECIMEN FORM FOR TEN FINGERPRINTS



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



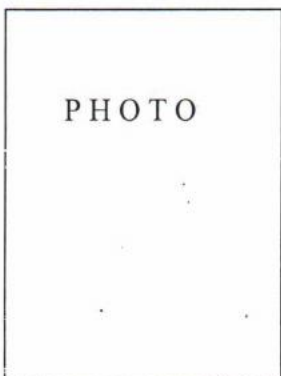
*Rambhadr Agarwal*

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



*Asha Sachdev*  
(ASHA 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  | ↖             |             |               |             |       |
|            |               |             |               |             |       |
| Right Hand | ↘             |             |               |             |       |
|            |               |             |               |             |       |



  
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- 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 - 03656 of 2015  
(Serial No. 03848 of 2015 and Query No. 1604L000007176 of 2015)

**On 05/05/2015**

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

Presented for registration at 19.00 hrs on :05/05/2015, at the Private residence by Ram Bilash Agarwal ,Executant.

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

Execution is admitted on 05/05/2015 by

1. Ram Bilash Agarwal, son of Late Gulab Chand Agarwal , Bardhaman Rd, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, By Caste Hindu, By Profession : Retired Person

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. 22468/- is paid , by the draft number 091358, Draft Date 04/05/2015, Bank Name State Bank of India, SUBODH MALLICK SQUARE, received on 06/05/2015

( Under Article : A(1) = 22429/- ,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.-20,40,000/-

Certified that the required stamp duty of this document is Rs.- 122410 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 117450/- is paid , by the draft number 091357, 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








Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 5146 to 5159  
being No 03656 for the year 2015.



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