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भारत पश्चिम बंगाल WEST BENGAL

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

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

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 07th 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 Retire, residing at
Bardhaman Road, Police Station- Siliguri, District -Darjeeling, PIN-
734401, West Bengal, hereinafter called and referred to as the "**VENDOR**"

Contd....

No. 3205 Date 7/5/15
Sold to OBBABRATA CHANDRA
of Advocate
Rupees 100/- High Court, Calcutta

V.C. 847/15

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

Rambilas Agarwal.

1769
7-5-2015



Rambilas Agarwal.



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

I identified by me
Dababrate Chandra
Advocate
High Court Calcutta

(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

SANDEEP KABRA (HUF) (Holding PAN AADHK 5471L)
represented by its Karta Sri Sandeep Kabra, son of Late Shrikrishan Kabra, 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 its successors, heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS one Bibhuti Prasanna Roy Chowdhury was the absolute owner and seized possessed and sufficiently entitled thereto of ALL THAT sali land lying and situated at 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 now 24 Paragnas South along with others land under A.D.S.R. office presently at Garia 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 a demarcated portion of land measuring about 03 Cottahs lying and situated at 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 now 24 Paragnas South along with others land under A.D.S.R. office presently at Garia and Police Station Sonarpur (herein after referred as “**Gifted Land**”) by way of registered Danpatra Deed (Gift Deed) dated 31.01.1983 in favour his son Nani Gopal Dutta the said Danpatra Deed was registered in the office of the District Sub-Registrar, 24 Parganas, Alipore, recorded in Book No. I, Volume No. 41, Page from 235 to 239, Being Deed No. 1122 for the year 1983, and after obtaining the said Gifted land, said Nani Gopal Dutta recorded his name in the L.R. Record of Rights, finally published. During the possession, said Nani Gopal Dutta sold, transferred and conveyed by way of registered Bengali Kobala dated 22.09.1998 of said Gifted Land 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 301 to 307, Being Deed No. 7300 for the year 1998

AND WHEREAS after purchase the Vendor is absolutely seized and possessed of all the said Sali land admeasuring 03 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 Garia 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.

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AND WHEREAS the Vendor for his necessity expressed his intention to sell demarcated separated and exclusive portion out of his said property measuring 01 Cottahs 08 Chittaks more or less out of the said 03 Cottahs 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. 3,00,000/- (Rupees Three Lac only) and the Vendor accepted the said offer and agreed to sell the said shali land 01 Cottahs 08 Chittaks more or less out of the said 03 Cottahs purchased 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 22th day June 2008 made between the parties hereto, it was inter alia agreed that the Vendor shall sale and purchasers shall that said land containing an area 01 Cottah 08 Chittaks 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 22th 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 22th day June 2008 which the Purchaser herein admit and acknowledge. THEREFORE the transaction was completed on 22th 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

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AND WHEREAS the Vendor for his necessity expressed his intention to sell demarcated separated and exclusive portion out of his said property measuring 01 Cottahs 08 Chittaks more or less out of the said 03 Cottahs 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. 3,00,000/- (Rupees Three Lac only) and the Vendor accepted the said offer and agreed to sell the said shali land 01 Cottahs 08 Chittaks more or less out of the said 03 Cottahs purchased 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.

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(the payment whereof the Vendor do hereby and hereunder admit and acknowledge and acquit release the Purchaser and the 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 01 Cottahs 08 Chittaks more or less out of 03 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 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. Garia;, herein after referred to as the Said Property and 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 his/her//their rights and appurtenances into the use of the PURCHASER her executors, administrators, representatives and assigns

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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 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 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

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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 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 measuring an area **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.

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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, which is butted and bounded as follows :

ON THE NORTH : Part of R.S.Dag No. 1;

ON THE SOUTH : R.S.Dag No. 3;

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

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

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. Satyananda Das
Sri Krishnagar (Duttapukur)
P.S. - Barasat, (N) 24 Pgs
Rn - 743248

Rambhites Agarwal
SIGNATURE OF VENDOR

2. Sanmali Dasgupta
81/2, 1c.B. Lane
Howrah - 71102




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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 memo given below :- .

MEMO OF CONSIDERATION

Date	Cash/Cheque	Amount
-----	-----	-----
11.06.2008	In Cash	Rs. 1,50,000/-
22.06.2008	In Cash	Rs. 1,50,000/-

		Rs. 3,00,000/-

(RUPEES THREE LAC ONLY)

WITNESSES :-

1. Satyananda Roy

Rambhakar Agarwal

SIGNATURE OF VENDOR

2. Saswati Dasgupta

Drafted and prepared at my office: -

Debabrata Chandra

(DEBABRATA CHANDRA, Advocate)

HIGH COURT, CALCUTTA























F-413/238/2002



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Alipore, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				




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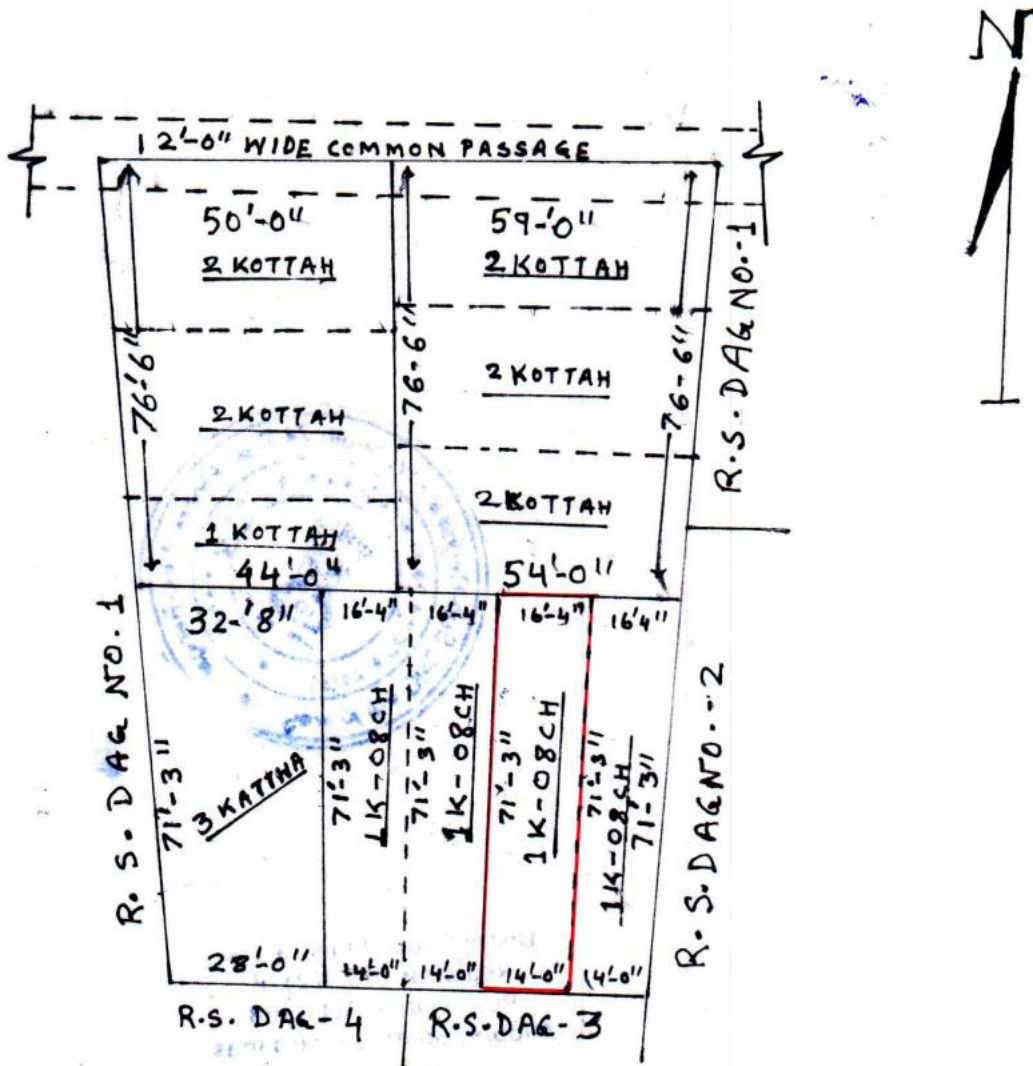
SITE PLAN OF R.S. & L.R. DAG NO. 1 (PART), R.S. KHATJAN NO. 42,

L.R. KHATJAN NO. 505, MOUZA-GARAGACHHA, J.L. NO. 45, P.S.-SONARPUR,

UNDER RAJ PUR-SONARPUR MUNICIPALITY, DISTRICT-24 PARGANAS (SOUTH).

LAND AREA SOLD HEREIN: 01 KOTTAH 08 CHITTAK 00 SFT.

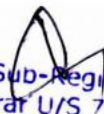
(MARKED WITH RED BORDER) (MAP NOT SCALED)



Rambilas Agarwal
SIG. OF VENDOR

SIG. OF PURCHASER




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

Endorsement For Deed Number : I - 03919 of 2015
(Serial No. 04019 of 2015 and Query No. 1604L000008857 of 2015)

On 07/05/2015

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

Presented for registration at 20.56 hrs on :07/05/2015, at the Private residence by Ram Bilash Agarwal ,Executant.

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

Execution is admitted on 07/05/2015 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 Debabrata Chandra, son of . , High Court Calcutta F 413/238/02, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 08/05/2015

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.-21,60,000/-

Certified that the required stamp duty of this document is Rs.- 129610 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 11/05/2015

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 23788/- is paid , by the draft number 850849, Draft Date 07/05/2015, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 11/05/2015

(Under Article : A(1) = 23749/- , B = 7/- , H = 28/- , M(b) = 4/- on 11/05/2015)

Deficit stamp duty

Deficit stamp duty



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
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 - 03919 of 2015
(Serial No. 04019 of 2015 and Query No. 1604L000008857 of 2015)

1. Rs. 31610/- is paid , by the draft number 091441, Draft Date 07/05/2015, Bank : State Bank of India, SUBODH MALLICK SQUARE, received on 11/05/2015
2. Rs. 49000/- is paid , by the draft number 091429, Draft Date 07/05/2015, Bank : State Bank of India, SUBODH MALLICK SQUARE, received on 11/05/2015
3. Rs. 49000/- is paid , by the draft number 091427, Draft Date 07/05/2015, Bank : State Bank of India, SUBODH MALLICK SQUARE, received on 11/05/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 3306 to 3320
being No 03919 for the year 2015.



Tridip Misra
(Tridip Misra) 13-May-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

