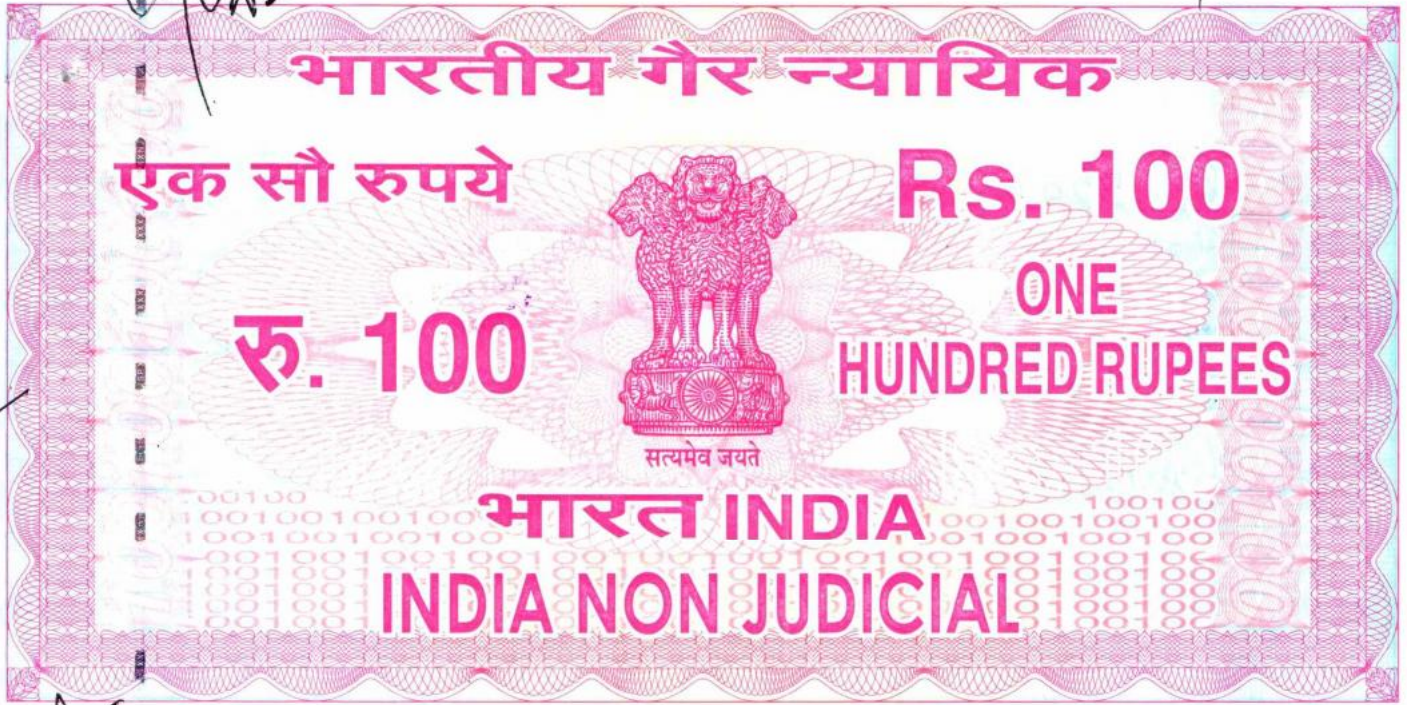


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पश्चिम बंगाल WEST BENGAL

U 664456

scrutinized that the document is examined  
e registration. the signature sheets and  
e endorsement sheets attached with  
is document are part of this document

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

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the ...<sup>07<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 Retire, residing at  
Bardhaman Road, Police Station- Siliguri, District -Darjeeling, PIN-  
734401, West Bengal;

Contd....

No. 3203 Date 7/5/15  
Sold to DEBABRATA CHANDRA  
of High Court, Calcutta  
Rupees 100/-

V.c. 849/15

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

Rambilas Agarwal.

1769

07-05-2015

Rambilas Agarwal.



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Identified by me  
Debabrata Chandra  
Advocate  
High Court, Calcutta



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**

**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 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 Sonarpur presently Garia 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.....



*[Signature]*  
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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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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 223 to 233, Being Deed No. 4295 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. Sonarpur & A.D.S. R. office at Sonarpur presently at Garia 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. 489 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 01 Cottahs 08 Chittaks 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. 3,00,000/- (Rupees Three Lac only) and the Vendor accepted the said offer and agreed to sell the said 01 Cottahs 08 Chittaks more or less of land in favour of the Purchaser at or for the said consideration of Rs. 3,00,000/- (Rupees Three Lac only) free from all sorts of encumbrances.



**AND WHEREAS** by an agreement dated 18<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 01 Cottahs 08 Chittaks more or less 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 18<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 18<sup>th</sup> day of June 2008 which the Purchaser herein admit and acknowledge. THEREFORE the transaction was completed on 18<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. 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 01 Cottahs 08 Chittaks 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.489 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); herein after referred to as the Said Property more fully described in the Schedule hereunder written or HOWSOEVER otherwise SAID PROPERTY

Contd.....






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 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

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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 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-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

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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 **01 Cottahs 08 Chittaks** more or less out of 9 Decimal land appertaining to R.S. Khatian No. 32 corresponding to L.R. Khatian No. 489, 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. 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. 4;  
 ON THE SOUTH : Part of R.S.Dag No. 4;  
 ON THE EAST : 12 feet wide Common passage;  
 ON THE WEST : Part of R.S.Dag No. 4.





  
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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. Satyananda Roy  
Sri Krishna Nagar (Duttapokri)  
PS - Barasat, PO - Digha  
North 24 (Tg), Pin-743248

Rambites Agarwal  
SIGNATURE OF VENDOR

2. Sameli Dey Sanyal  
81/2 . K.B. Lane  
Chinpur, Howrah-711102

Contd ...



  
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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 per the memo below:-

MEMO OF CONSIDERATION

Date	Cash/Cheque	Amount
-----	-----	-----
15.06.2008	In Cash	Rs. 1,50,000/-
18.06.2008	In Cash	Rs. 1,50,000/-
		-----
		Rs. 3,00,000/-
		-----

(RUPEES THREE LAC ONLY)

WITNESSES :-

1. *Satyananda Roy*

*Rambhola Agarwal*

SIGNATURE OF VENDOR

2. *Sonali Dasgupta*

Drafted and prepared at my office: -

*Debabrata Chandra*

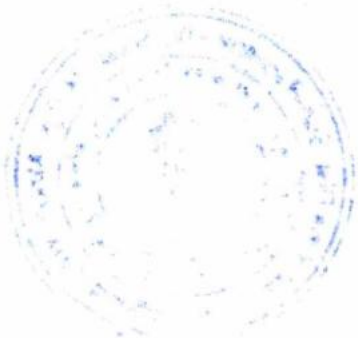
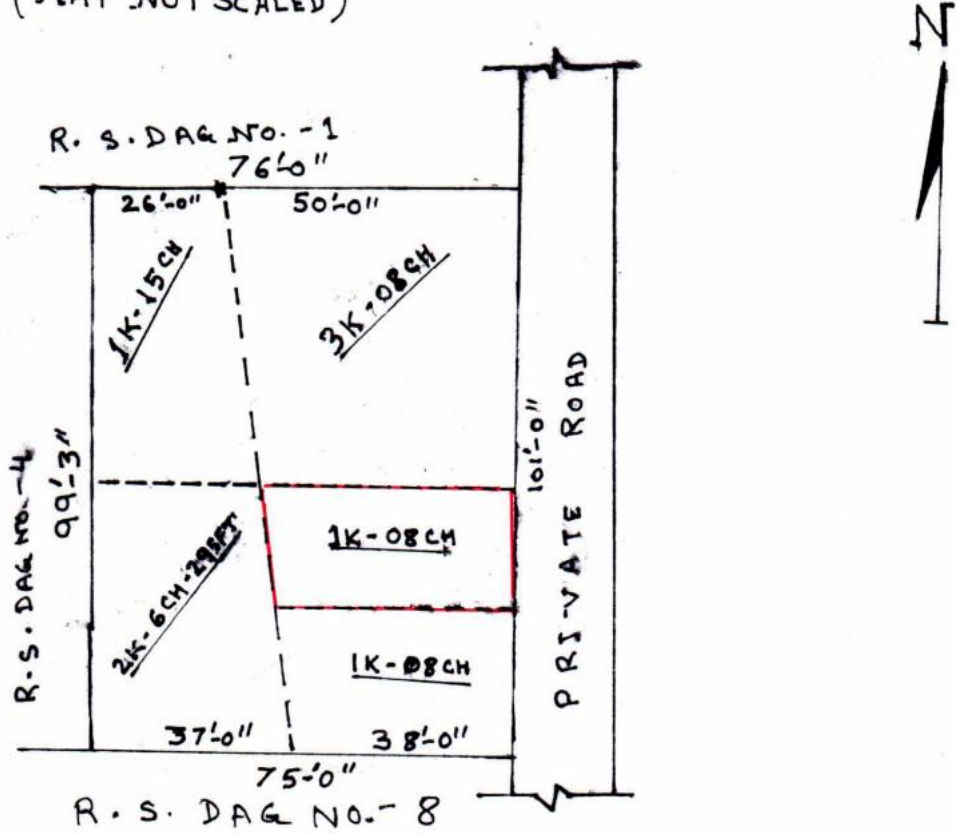
(DEBABRATA CHANDRA, Advocate)

HIGH COURT, CALCUTTA

F-413/238/2002

SITE PLAN OF R.S. & L.R. DAG NO. 4 (PART), R.S. KHATIAN NO. 32, L.R. KHATIAN NO. 489, MOUZA - GARAGACHHA, J.L. NO. 45, P.S. SONARPUR, UNDER- RAJPUR-SONARPUR MUNICIPALITY, DISTRICT- 24 PARGANAS (SOUTH)  
LAND AREA SOLD HEREIN = 01 K-08 CH (MARKED WITH RED BORDER)


(MAP NOT SCALED)



Ranubilas Agarwal  
 SIG. OF VENDOR  
 2108 JAN 8 '2

\_\_\_\_\_  
 SIG. OF PURCHASER

























  
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**SPECIMEN FORM FOR TEN FINGERPRINTS**

					
	Little	Ring	Middle	Fore	Thumb
	<b>(Left Hand)</b>				
					
	Thumb	Fore	Middle	Ring	Little
	<b>(Right Hand)</b>				
					
	Little	Ring	Middle	Fore	Thumb
	<b>(Left Hand)</b>				
					
	Thumb	Fore	Middle	Ring	Little
	<b>(Right Hand)</b>				



  
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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 - 03921 of 2015  
(Serial No. 04021 of 2015 and Query No. 1604L000008860 of 2015)

**On 07/05/2015**

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

Presented for registration at 20.59 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 850857, 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/- ,E = 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 - 03921 of 2015**  
**(Serial No. 04021 of 2015 and Query No. 1604L000008860 of 2015)**

1. Rs. 31610/- is paid , by the draft number 091445, 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 091433, 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 091431, 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**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 3337 to 3352  
being No 03921 for the year 2015.



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