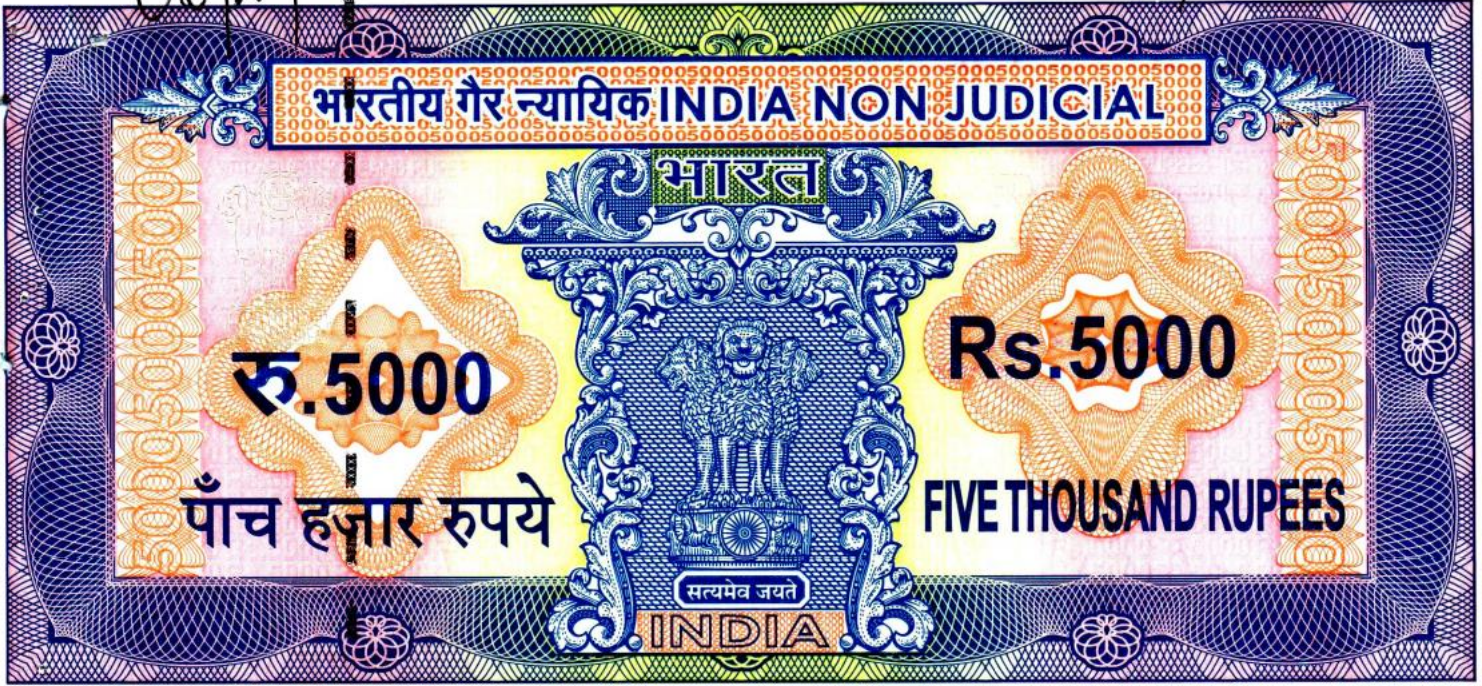


0679A

1-06373/2015



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

Certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document. G 310480

District Sub-Registrar  
Registrar of S 7(2)  
Registration Act  
Alipore, South 24 P.  
20 AUG 2015

**THIS INDENTURE** made this 19<sup>th</sup> day of August, Two Thousand Fifteen **BETWEEN** **SANJEEV SACHDEV**, having **PAN AIPPS0292R**, son of Late Janak Raj Sachdeva, residing at 15, Ballygunge Park Road, Post Office Ballygunge, Police Station Karaya, Kolkata 700 019, hereinafter referred to as the **VENDOR** (which 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 AND AKASH SACHDEV**, having **PAN DEJPS5770B**, son of Avneesh Sachdev, residing at 15, Ballygunge Park Road, Post Office Ballygunge, Police Station Karaya, Kolkata



5979 17/8/15 5000  
 No. 5979 Dt. 17/8/15  
 M/s. Sri Smt. Alankrishna Devi & Adv  
 Address Alipore Judge Court  
 P. S. Kol-27  
 Author S.W. by

Santosh Kr. Dey  
 ALIPUR POLICE COURT  
 Kolkata - 77



*Ganesh*

V.C.T. @



3193



*Ganesh*

V.C.T. @



3194

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

Akash Sachdev

Prakash Munsaddi  
 S/O Raj Kr. Munsaddi Sami, Kol-26.  
 122/1R, S.N. Majumdar  
 12B, Lord Sunkha Road, P.O. P.S. Tollygunge  
 P.S. Shakespeare Sarani, Kol-26  
 Kol-26  
 Service

700 019, hereinafter referred to as the **PURCHASER** (which 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**:

**W H E R E A S:**

A) One Bibhuti Prasanna Roychowdhury was seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of Sali land measuring an area of 133 decimals, be the same a little more or less, situate and lying at Mouza Garagacha, J.L. No.45, R.S. and L.R. Dag No.1 under R.S. Khatian No.50, Police Station Sonarpur, the then District 24-Parganas (hereinafter referred to as the **said entire land**).

B) By a Bengali Kobala (Deed of Conveyance) dated the 14<sup>th</sup> Ashwin, 1369 corresponding to 1<sup>st</sup> day of October, 1962, made between the said Bhibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Mrinal Kanti Majumder, Bimal Kanti Majumder, Amal Kanti Majumder, Kamal Kanti Majumder and Shyamal Kanti Majumder therein collectively referred to as the Purchasers of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.108, Pages 83 to 87, Being No.8974 for the year 1962, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 13 Cottahs equivalent to 21 decimals, be the same a little more or less, out of the said entire land (hereinafter referred to as the **said larger land**).

C) By a Bengali Kobala (Deed of Conveyance) dated the 22<sup>nd</sup> Magh, 1405 corresponding to 5<sup>th</sup> February, 1999, made between the said Mrinal Kanti Majumder, Bimal Kanti Majumder, Amal Kanti Majumder, Kamal Kanti Majumder and Shyamal Kanti Majumder therein collectively referred to as the Vendors of the One Part and one Pratik Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, South 24-Parganas, in Book No.I, Volume No.17, Pages 350 to 356, Being No.1049 for the year 1999, the Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 10.5 decimals, be the same a little more or less, out of the said larger land (hereinafter referred to as the **said subject land**).

D) By a Deed of Conveyance dated the 27<sup>th</sup> day of December, 2010, made between the said Pratik Agarwal therein referred to as the Vendor of the One Part and one Sanjeev Sachdev therein referred to as the Purchaser of the Other Part and the Vendor herein and registered at the office of Additional Registrar of Assurances-I, Kolkata, in Book No.I, CD Volume No.29, Pages





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

6991 to 7007, Being No.12116 for the year 2010, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said subject land.

E) Thus the said Sanjeev Sachdev is now seized and possessed of and/or otherwise well and sufficiently entitled to All That the said subject land being a piece and parcel of land containing an area of 10.5 decimals, be the same a little more or less, lying situate at Mouza Garagacha, J.L. No.45, R.S. and L.R. Dag No.1, Police Station Sonarpur, under Rajpur-Sonarpur Municipality, Ward No.1, District-South 24 Parganas.

F) The Vendor herein has duly recorded his name in respect of said subject land in the records of Block Land and Land Reforms Office at Sonarpur under L.R. Khatian No.423.

G) The Vendor herein has agreed to sell and the Purchaser has agreed to purchase All That the piece and parcel of land measuring an area of 1 decimal, be the same a little more or less, more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as the **said land**) out of the said subject land free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, trusts of whatsoever nature at and for the consideration of Rs.9,50,000/- (Rupees Nine Lacs Fifty Thousands only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.9,50,000/- (Rupees Nine Lacs Fifty Thousands only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **All That** the piece and parcel of Sali land measuring an area of 1 decimal, be the same a little more or less, lying situate at Mouza Garagacha, J.L. No.45, R.S. and L.R. Dag No.1 under L.R. Khatian No.423, Police Station Sonarpur, under Rajpur-Sonarpur Municipality, Ward No.1, District-South 24 Parganas more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right,



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

19 AUG 2015



title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his heirs executors administrators legal representatives and assigns done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for him the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser doth hereby and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.



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

19 AUG 2015



**THE SCHEDULE ABOVE REFERRED TO:**

**(Said land)**

**ALL THAT** the piece and parcel of Sali land measuring an area of 1 decimal, be the same a little more or less, lying situate at Mouza Garagacha, J.L. No.45, R.S. and L.R. Dag No.1 under L.R. Khatian No.423, Police Station Sonarpur, under Rajpur-Sonarpur Municipality, Ward No.1, District-South 24 Parganas.



District Sub-Registrar-IV  
Registrar Office (2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**19 AUG 2015**



**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their hands the day month and year first above written.

**SIGNED AND DELIVERED** by the **VENDOR** at Kolkata in the presence of:-

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



2. Sandeep Kabra  
23A N.C. Road  
2nd floor  
Kolkata - 700001

**SIGNED AND DELIVERED** by the **PURCHASER** at Kolkata in the presence of:-

1. Vivek Agarwal



2. Sandeep Kabra

Drafted by,

Alamgir-Raza F-1199/03

Advocate

Alipore Judge Court  
Kol-27



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

**19 AUG 2015**



**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs.9,50,000/- (Rupees Nine Lacs Fifty Thousands only) being the consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

Date	Cheque No.	Bank, Branch	Amount (Rs.)
14-08-15	459815	The South Indian Bank Ltd. Ganesh Chandra Avenue Branch - Kolkata	9,50,000/-
<b>Total</b>			<b>9,50,000.00</b>

**(RUPEES NINE LACS FIFTY THOUSANDS ONLY)**



Signature of the Vendor

**WITNESSES :-**

1. Vivek Agarwal

2. Panduphally



















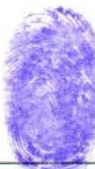





District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipur, South 24 Parganas

**19 AUG 2015**



**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p><i>[Signature]</i></p>	<p><i>[Signature]</i></p>					
		<p><b>Little      Ring      Middle      Fore      Thumb</b></p>				
		<p><b>(Left Hand)</b></p>				
						
<p><b>Thumb      Fore      Middle      Ring      Little</b></p>						
<p><b>(Right Hand)</b></p>						
 <p><i>[Signature]</i></p>	<p><i>[Signature]</i></p>					
		<p><b>Little      Ring      Middle      Fore      Thumb</b></p>				
		<p><b>(Left Hand)</b></p>				
						
<p><b>Thumb      Fore      Middle      Ring      Little</b></p>						
<p><b>(Right Hand)</b></p>						
<p align="center"><b>PHOTO</b></p>						
		<p><b>Little      Ring      Middle      Fore      Thumb</b></p>				
		<p><b>(Left Hand)</b></p>				
<p><b>Thumb      Fore      Middle      Ring      Little</b></p>						
<p><b>(Right Hand)</b></p>						



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



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	16040000627836/2015	Query Date	18/08/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	28/1, Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 9,50,000/-	Total Market Value:	Rs. 9,69,697/-
Stampduty Payable	Rs. 58,202/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 10,705/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		






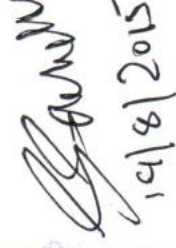








Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16040000627836/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Sanjeev Sachdev 15, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller			 19/8/2015
2	Mrs Akash Sachdev 15, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Buyer			 19/8/2015
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Prakash Musaddi Son of Mr R N Musaddi 122/1R, S.N. Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Mr Sanjeev Sachdev, Mrs Akash Sachdev		 19/8/15.	

(Md Shadman)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS









## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Sanjeev Sachdev Son of Late Janak Raj Sachdeva 15, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AIPPS0292R, Status : Self Date of Execution : 19/08/2015 Date of Admission : 19/08/2015 Place of Admission of Execution : Pvt. Residence</p>





Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Akash Sachdev            Son of Mr Avneesh Sachdev            15, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019            Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. DEJPS5770B,            Status : Self            Date of Execution : 19/08/2015            Date of Admission : 19/08/2015            Place of Admission of Execution : Pvt. Residence</p>

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Prakash Musaddi            Son of Mr R N Musaddi            122/1R, S.N. Majumder Sarani, P.O:-            Kalighat, P.S:- Tollygunge, District:-            South 24-Parganas, West Bengal,            India, PIN - 700026            Sex: Male, By Caste: Hindu,            Occupation: Service, Citizen of: India,</p>	Mr Sanjeev Sachdev, Mrs Akash Sachdev	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha, Ward No: 1	LR Plot No:- 1 , LR Khatian No:- 430	1 Dec	9,50,000/-	9,69,697/-	Proposed Use: Bastu, ROR: Shali, Property is on Road Adjacent to Metal Road,

### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Alamgir Reza
Address	28/1, Judges Court Road, Thana : Alipore, District : South 24-Parganas,



**Details of the applicant who has submitted the requisition form**

Applicant's Name	Alamgir Reza
Address	28/1, Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate





Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160406373 / 2015

Query No/Year	16040000627836/2015	Serial no/Year	1604006724 / 2015
Deed No/Year	I - 160406373 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Sanjeev Sachdev	Presented At	Private Residence
Date of Execution	19-08-2015	Date of Presentation	19-08-2015

Remarks

On 19/08/2015

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

Presented for registration at 16:35 hrs on : 19/08/2015, at the Private residence by Mr Sanjeev Sachdev ,Executant.

**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 9,69,697/-

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

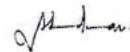
Execution is admitted on 19/08/2015 by

Mr Sanjeev Sachdev, Son of Late Janak Raj Sachdeva, 15, Ballygunge Park Road, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Others Indetified by Mr Prakash Musaddi, Son of Mr R N Musaddi, 122/1R, S.N. Majumder Sarani, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service

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

Execution is admitted on 19/08/2015 by

Mrs Akash Sachdev, Son of Mr Avneesh Sachdev, 15, Ballygunge Park Road, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Others Indetified by Mr Prakash Musaddi, Son of Mr R N Musaddi, 122/1R, S.N. Majumder Sarani, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service



(Md Shadman)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 20/08/2015



**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,705/- ( A(1) = Rs 10,659/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 10,705/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 58,202/- and Stamp Duty paid by Draft Rs 53,202/-, by Stamp Rs 5,000/-

**Description of Stamp**

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 5979, Purchased on 17/08/2015, Vendor named S K Dey.

**Description of Draft**

1. Rs 13,202/- is paid, by the Draft(other) No: 050409000382, Date: 19/08/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.

2. Rs 40,000/- is paid, by the Draft(other) No: 050404000382, Date: 18/08/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.



(Tridip Misra)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal





10

11

12

13

14

15

16

17

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 63820 to 63837

being No 160406373 for the year 2015.



Digitally signed by TRIDIP MISRA  
Date: 2015.08.26 17:59:20 -07:00  
Reason: Digital Signing of Deed.



(Tridip Misra) 26/08/2015 17:59:19  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)