

F 14493

D - 9005/110

V/C M - 2233/A



637 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 8/1007 MV R/11,16671-

040052
 50/80



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances-I, Kolkata
 17. 9. 10

A 9295
 E 7
 S 55
 msa. 25
 mch. 4
 9386

THIS DEED OF CONVEYANCE made this the 8th day of October, 2007 TWO THOUSAND SEVEN **BETWEEN MR. KHAGESH AGARWALA** son of Rambilash Agarwala, by Nationality Indian, by occupation Business, residing at 'RAMVILLA', Garagacha, (Near T. Block), Garia, P.S. Sonarpur, South 24-Parganas, 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 his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

Contd....

Sale + Agt
 31.46.000

3162

J. 250
 J. 2. 10. 0

3666

Janak Raj Saehdera
15, Ballygunge Park Road
Flat 8 E, KOL-19

Calcutta Collectorate,
Treasury

Date 4.6.77

Presented for Registration

on the

Janak Raj Saehdera

2e
1e
2e
1e
1e
1e

50,000/-

days of Residence

50/-
20/-
50/-
20/-
10/-

50,780/-



G103 ✓

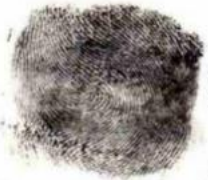
Janak Raj Saehdera

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



G104 ✓

Atmal Saehden



G106 ✓

Bhagsh. N. Agarwal



Identified by

Biswanath Ghosh
Advocate

High Court, Calcutta

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

040053

2

AND

1) MR. JANAK RAJ SACHDEVA son of Late Dayal Chand Sachdeva by Nationality Indian, by occupation Business, 2) SMT. NIRMAL SACHDEV wife of Sri Janak Raj Sachdeva, by Nationality Indian, by occupation Business, both residing at 15, Ballygunge Park Road, Flat No. 8E, 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 their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART

Contd....

3666
 To: Janet Kay Eckman
15 Ballygange Farm Rd
At SE - KS-19
 Salaries Collected
 Treasury
 4.6.67

20	50.00
10	50.00
20	20.00
10	50.00
10	20.00
10	10.00
<hr/>	
	180.00

20.00



D



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 217830

3

WHEREAS one Ashutosh Naskar as a recorded owner as per C.S and R.S. Record all that land admeasuring 4 Cottahs 2 Chittaks 14 Sq. ft on the westernside of Hal Dag No. 8, sabek Dag No. 9, Hal Khatian No. 2, sabek Khatian No. 3 of Mouza Goragacha, J.L. No. 45, R.S. No. 41 under Collectorate Touzi No. 39 along with other properties under A.D.S.R.O. and Police Station Sonarpur, District 24-Parganas as his Raiyati Sthitiban Sattya. During the possession the said sold transferred and conveyed the said Sali land measuring 4 Cottahs 2 Chittaks 14 Sq. ft under C. S. Khatian No. 3, R.S. Khatian No. 2, C.S. Dag No.9, R.S. Dag No. 8 in Mouza Garagacha under Police Station Sonarpur in the District of 24-Parganas to one Ganesh Chandra Paul by a registered deed of Bengali

Contd....

4

3666
 Sonar Raj Saldan
 15, Ballygunge Park Rd
 Plot 8E, B-12.
 Calcutta Collectorate,
 Treasury
 Date 4.6.1977

20 50,000
 10 500
 20 200
 10 100
 10 20
 10 10
 10 10

 108,000

WHILE one Ashutosh Biswas as a recorded owner as per R. 2 and R. 3 Record all the land adjoining 4 Cansha 2 (Plots 14 2d. B. on the west side of Hal Dag No. 8, sector 1, Hal Khatian No. 2, sub-plot Khatian No. 3 of Mohan Garagcha, H. No. 45, R.S. No. 41 under Collectorate Town No. 39 along with other properties under A.D. 2, K.D. and Police Station Panchayat, District 24-Parganas as his Kaveri Shidhan (Sujar) During the possession the said sold transferred and conveyed the said 4th land measuring 4 Cansha 2 (Plots 14 2d. B. under C. 2. Khatian No. 2, C. 2, Khatian No. 2, C. 2, Hal Dag No. 8 in Mohan Garagcha area Police Station, District 24-Parganas to one Chandrabhaga Pal by a registered deed of Mortgage.

(Contd...)



ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA

39



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 199462

4

Kobala on payment of proper consideration maintained in the said deed and delivered possession of the said land and the said deed was registered in the office D.S.R. at Alipore and recorded in the Book No. I, Volume No.190, Pages 173 to 177 Deed No. 7385 for the year 1974.

AND WHEREAS said Ganesh Chandra Paul became the absolute owner of the said Sali land admeasuring 4 Cottahs 2 Chittaks 14 Sq. ft and he was enjoying the property freely and absolute without any interruption.

Contd.....

8

3666

Tanaji Raj Sachdev

15 Ballygunge Park Road

Dist SE, Kol-19.

Calcutta Collectorate,
Treasury

4/1/1977

2c	50,000
1c	500
2c	200
1c	50
1c	200
1c	100
	<hr/>
	50,780



9
ADDITIONAL REGISTRAR OF
ASSURANCES - KOLKATA



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 199463

5

AND WHEREAS said Ganesh Chandra Paul sold transferred and conveyed to the present Vendor Sri Khagesh Agarwala son of Ram Bilas Agarwala the said Sali land admeasuring 4 Cottahs 2 Chittaks 14 Sq. ft. be a little more or less which is morefully described in the schedule and the said deed of sale was registered in the office of the A.D.S.R. Sonarpur and said deed of sale was registered on 01.07.1996 in Book No. 1, Volume No. 91, Pages 11 to 19(A), Being Deed No. 5910 for the year 1996. During the possession of the said Sali land measuring 4 Cottahs 2 Chittaks 14 Sq. ft . more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 39, C.S. Khatian. No. 3, and R.S. Khatian No. 2, C.S. Dag No. 9, and R.S. Dag. No. 8, within P.S. & A.D.S.R. at .Sonarpur under Rajpur Sonarpur Municipality, Ward No.22, in the District South 24 –Parganas.

Contd....

Q

3666
 Paid to: Danon Raj Sachdev
15, Ballygunj, Park
cut PE. Vol-19
 Atlanta Collectors,
 Treasury
 No. 4, 6, 1977.

20	50
10	100
20	200
10	50
10	20
10	10
<hr/>	
	1087.05

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 054880

6

AND WHEREAS since purchase the vendor is absolutely seized and possessed of all the said Sali land admeasuring 4 Cottahs 2 Chhataks 14 Sq.ft. more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 39, C.S. Khatian. No. 3, and R.S. Khatian No. 2, C.S. Dag No. 9, and R.S. Dag. No. 8, within P.S. & A.D.S. R.O.Sonarpur under Rajpur Sonarpur Municipality, Ward No. 22, P.S. & A.D.S.R.O. Sonarpur in the District. of 24 -Pgs(S) and mutated his name in the aforesaid Municipality after paying taxes regularly and also sufficiently entitled to the aforesaid property as absolute owners thereof.

Contd....

3666
To: Janak Raj Sachdev
15 Ballygunge, Park Road
Post PE, Calcutta.

Calcutta Collectorate,
Treasury

4.6.2007



2 e	50,000/-
1 c	500/-
2 c	200/-
1 c	50/-
1 c	20/-
1 c	10/-
	<hr/>
	50,780/-

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9

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

03AA 232683

7

AND WHEREAS being in need of cash money the Vendor herein has declared for absolute sale of the said sali land admeasuring 4 Cottahs 2 Chittaks 14 Sq.ft. more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 39, C.S. Khatian. No. 3, and R.S. Khatian No. 2, C.S. Dag No. 9, and R.S. Dag. No. 8, within P.S. & A.D.S. R.O. Sonarpur under Rajpur- Sonarpur Municipality, Ward No. 22 in the District. of 24 -Pgs(S) and the Purchaser herein has agreed to purchase the same which has been morefully and particularly described in the schedule below at or for the total consideration of the sum of Rs. 8,46,000/- (Rupees Eight lacs forty six thousand) only free from all encumbrances.

Contd.....

8

3666

Tanaji Raj Sachdeva

15 Ballygunge Lane

Flat 8E, Vol-19

Voluntary Collectorate,

Treasury

41667

20	50,000/-
10	5000/-
20	2000/-
10	500/-
10	200/-
10	100/-
<hr/>	
	50,700/-



9
ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

14AA 949202

8

NOW THIS INDENTURE WITNESSES that in pursuance of the said consideration of the said sum of Rs. 8,46,000/- (Rupees Eight lacs forty six thousand) only to the true and lawful money of the Union of India in hand to the Vendor paid by the Purchasers at or before the execution of these presents whereof the Vendor doth hereby as well as by the receipt hereunder written admit acknowledge and of and from the payment of the same doth hereby acquit, release and forever discharge the

Contd....

12

3666

Jagan Raj Sachdev

15, Ballygunge Park Road

Calcutta 70

Joint Collectorate,

Treasury

4.6.70

[Handwritten signature]

₹	50,000
₹	500
₹	200
₹	50
₹	10
₹	5
₹	5
<hr/>	
	₹ 50,015

NOW THIS INDENTURE WITNESSES that in pursuance of the said contribution of the said sum of Rs. 8,40,000/- (Eight Lacs forty six thousand) only to the trust and lawful money of the Union of India in part to the Vendor paid by the Purchaser at or before the execution of these presents whereof the Vendor doth hereby as well as by the receipt hereunder written admit acknowledgement and of and from the payment of the same doth hereby acquit release and discharge the



10

ADDITIONAL REGISTRAR OF ASSURANCES-4, KOLKATA

Purchasers as well as the said land , the Vendor doth hereby grant, transfer, convey, sell assign and assure unto and to the use of the Purchaser free from all encumbrances ALL THAT land measuring about the same a little more or less in Mouza Garagacha, under R.S. Dag No.8 appertaining to R.S. Khatian No. 2 measuring area of sali land 4 Cottahs 2 Chittaks 14 Sq.ft. under Police Station Sonarpur, District South 24 – Parganas together with all fixtures, yard, courts areas, sewers, drains ways, paths, passages, common fences, water, water courses, lights, rights, title, and interest on the said land and other rights, liberties, easements appendages, appurtenances and estate right title interest property claim whatsoever of the Vendor in the said land free from all encumbrances to hold the same absolutely and forever situated in Mouza Garagacha under the aforesaid Police Station and District, morefully and particularly mentioned and described in the Schedule hereunder written delineated in the plan or map annexed hereto bordered in RED verges hereinafter referred to as the said land or in anywise appertaining or usually held used or enjoyed therewith or reputed to belong or appurtenant thereto AND all the estate right, title, interest, inheritance, use, trust possession, property, claim and demand whatsoever both at law and in equity of the Vendor or in and upon the said land hereditaments and premise s or any part thereof together all deeds,

Contd.....



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said land hereditaments and premises or any part thereof which now are or hereinafter shall or may be in the possession, power or control of the Vendor or any other persons from whom it may procure the same without any action or suit TO HAVE AND TO hold the said land here by granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the of the Purchasers absolutely and forever for a perfect and indefeasible estate or inheritance in free simple in possession without any manner of condition use, trust or others thing whatsoever to alter, defect, encumber or make void the same and the Vendor doth hereby covenant, with the Purchaser that notwithstanding any act, deed, matter, assurance or in whatsoever by the Vendor made done execute occasioned or suffered to the contrary the Vendor now lawfully rightfully and absolutely seized and possessed on or otherwise well and sufficiently entitled to all that the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of hindrance condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act, deed, matter or thing whatsoever as

Contd....



9

ADDITIONAL REGISTRAR OF
ASSURANCES, KARNATAKA

aforesaid the Vendor has now in itself good right, full power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said land hereby granted, sold, transferred conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and that the Purchaser shall and may from time to time and all times hereafter peaceably and quietly possess and enjoy the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and to receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or of the said land and premises directly to the authorities concerned and that the Purchasers shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the said land in any manner whatsoever aforesaid as shall or may be reasonably required.

MOREOVER THE VENDOR declare that the rent and taxes for the said land hereby sold has been paid and there is no arrear of dues of rates, rents and taxes in respect of the said land further that the Vendor shall execute all documents deed of declaration or rectification or any other supplementary deed or deeds at the cost of the Purchasers to establish its good and effective title and the Purchasers shall have full right absolute authority to bring electric , telephone, gas and water connection under or

Contd....



D
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

over the said passage together with easement rights therein as shown in the plan attached herewith and finally the said Purchaser shall have right to cause separate assessment by mutating his name in the office of the Municipality, B.L & L.R.O and/or any other Government and semi government offices 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.

SCHEDULE

ALL THAT piece and parcel of Sali land admeasuring **4 Cottahs 2 Chittaks 14 Sq. ft.** more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 39, C.S. Khatian. No. 3, and R.S. Khatian No. 2, C.S. Dag No. 9, and R.S. Dag. No. 8, within P.S. & A.D.S. R.O.Sonarpur under Rajpur Sonarpur Municipality, Ward No. 22, P.S. & A.D.S.R.O. Sonarpur in the District. of South 24-Parganas with all easements rights of common facilities and passages 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 and butted and bounded as follows :

ON THE NORTH : Part of R. S. Dag No. 4

ON THE SOUTH : 16 feet wide common passage

Contd....



D

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

ON THE EAST : Part of R.S. Dag No. 8


ON THE WEST : Part of R.S. Dag No. 7.

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 :-

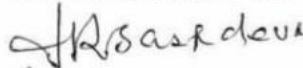
1. 
 MD NASIR KHAN
 P. 50, Princep Street Cal-13.

2. Tapan Bhattacharya
 23A, R. B. Rd.
 K.R. - 53



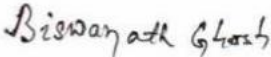
 ✓

SIGNATURE OF VENDOR


 (Anand Kumar Sachdev)
 Nirmal Sachdev

SIGNATURE OF PURCHASERS

Prepared & Drafted by



BISWANATH GHOSH
ADVOCATE
 High Court, Calcutta

Contd ...



9

*ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA*


MEMO OF CONSIDERATION

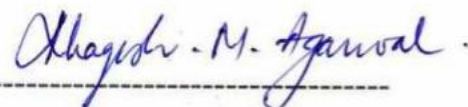
RECEIPT of and from within named purchaser the within mentioned sum of Rs.8,46,000/- (Rupees Eight lacs forty six Thousand) only towards the full consideration money as follows:-

Date	Cheque. No.	Bank & Branch	Amount
01.02.2007	229979	South Indian Bank G.C. Avenue Branch	Rs. 4,23,000/-
01.02.2007	690243	Indian Overseas Bank Ballygunge Branch	Rs. 4,23,000/-
			Rs. 8,46,000/-

(RUPEES EIGHT LACS FORTY SIX THOUSAND ONLY)

WITNESSES :-


1. 
N.D. Masood Khan
P. 50. Princep St, Cal-13



SIGNATURE OF VENDOR

2. Tapas Bhattacharya
237, R. B. Rd.
W-53

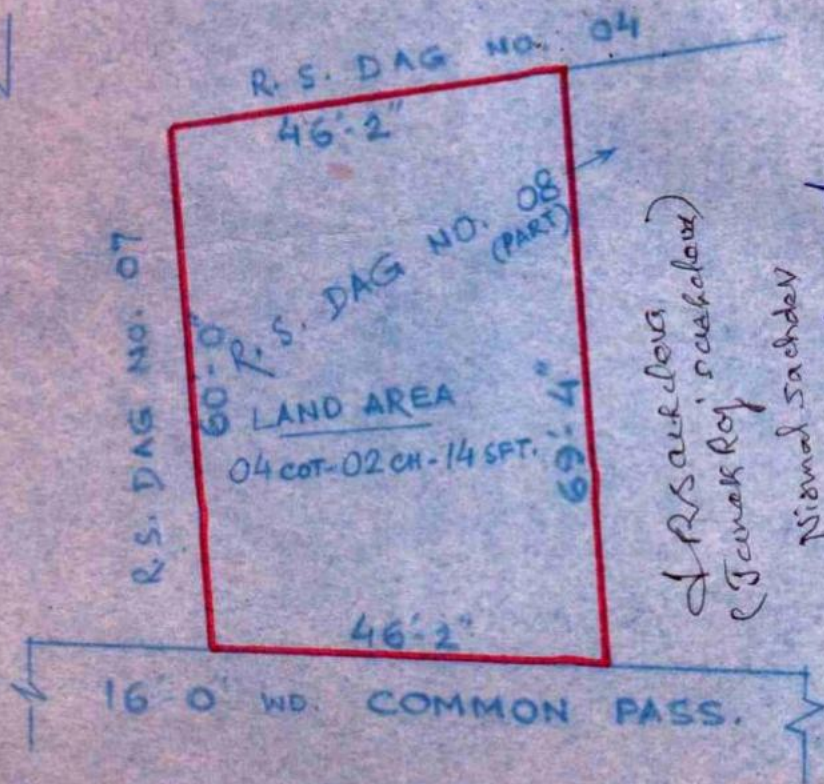



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

SITE PLAN OF R.S. DAG NO. 8 (PART), R.S. KHATIAN NO. 2,
MOUZA-GARAGACHA, J.L. NO. 45, P.S. - SONARPUR,
DIST 24 PRG.(S), WARD NO. 22 UNDER R.S. MUNICIPALITY,
AREA OF LAND = 04 COT-02 CH-14 SFT. (MKD. BY RED LINE)

NAME OF PURCHASERS :- 1) MR. JANAK RAJ SACHDEVA,
2) MRS. NIRMAL SACHDEV.

SCALE -
1" = 20'-0"







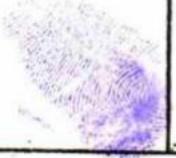






J. R. Sachdeva
(Janak Raj Sachdeva)
Nirmal Sachdev
M. Aggarwal












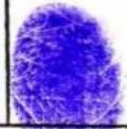

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					



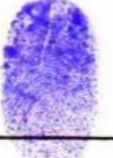
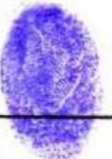

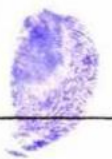
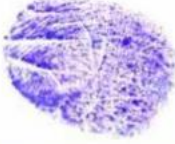


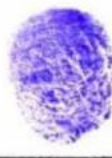

Name

Signature *Abhagish N. Agarwal*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

Signature *Prasad*
(Jai Shankar Prasad)

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name *Nirmal Sachdev*

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Registered in
BOOK NO
PAGE NO
SERIAL NO
1854



ADDITIONAL REGISTRAR OF
ASSURANCES - KOLKATA



4

ADDITIONAL REGISTRAR OF
ASSURANCES - KOLKATA



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09005 of 2010

(Serial No. 14493 of 2007)

On 08/10/2007

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

Presented for registration at 18.37 hrs on :08/10/2007, at the Private residence by Janak Raj Sachdeva. , one of the Claimants.

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

Execution is admitted on 08/10/2007 by

1. Khagesh Agarwala., son of Rambilash Agarwala , Ramvilla, Garagacha, Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Janak Raj Sachdeva., son of Lt Dayal Chand Sachdeva , 15, Ballygunge Park Road, Flat No:8 E, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Business
3. Nirmal Sachdev, wife of Janak Raj Sachdeva , 15, Ballygunge Park Road, Flat No:8 E, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Business

Identified By Biswanath Ghosh, son of .. , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I

On 09/10/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9295/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/10/2007

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I

On 15/09/2010

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.-1116671/-

Certified that the required stamp duty of this document is Rs.- 67000/- and the Stamp duty paid as: Impresive Rs.- 50780/-

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I
17 SEP 2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09005 of 2010

(Serial No. 14493 of 2007)

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 17/09/2010

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.

Deficit stamp duty

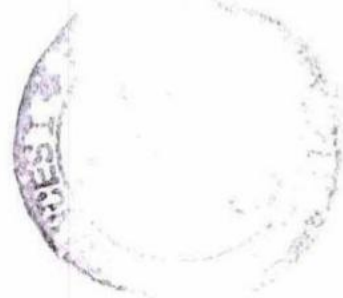
Deficit stamp duty Rs. 16340/- is paid53650716/09/2010State Bank of India, SUBODH MALLICK SQUARE, received on 17/09/2010

Deficit Fees paid

- Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 2981/- on 17/09/2010.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



(Dines Kumar Mukhopadhyay)
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 3703 to 3729
being No 09005 for the year 2010.



(Handwritten signature)

(Dines Kumar Mukhopadhyay) 20-September-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal