T 14492 D-906/10

RUPEES 25000 रुपये — भारतीय गैर न्यायिक — INDIA NON JUDICIAL — RUPEES 25000 रुपये — पच्चीस हज़ार रुपये — TWENTY FIVE THOUSAND

V/C NO- 2932/7

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 040054

M.V. Rs 21,55,507/-

THIS DEED OF CONVEYANCE made this the 8th day of October, 2007 TWO THOUSAND SEVEN **BETWEEN SMT. HARSHITA AGARWALA** daughter of Bishan Agarwala, by Nationality Indian, by occupation Housewife, residing at Garagacha, Garia, P.S. Sonarpur, Kolkata – 700 084, District 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 her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

Contd....

No. 3667
Sold to Janak Raj Sachdeva
of 15, Ballygunge Park Road
Flat 8E, KOL-19.

Calcutta Collectorate,
Treasury
Date 4.6.2007.

Presented for Registration
at ..... on the ..... days of ..... year .....
Receipt of Evidence —

Janak Raj Sachdeva

3	@	75,000/-
1	@	20,000/-
1	@	1000/-
1	@	20/-
		96,020/-

6103

Janak Raj Sachdeva

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

6104

Nirmal Sachdev

6105

Harshila Agarwal

Identified by
Biswanath Ghosh
Advocate
High Court, Calcutta

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 040055

A N D

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....

No. 3667

Sold to Janak Raj Sachdeva

15, Ballygunge Park Road

Flat 8E, Kol-19

Calcutta Collectorate,

Treasury

Date 4.6.2007.

Treasury

3 @ 75,000/-

1 @ 20,000/-

1 @ 1000/-

1 @ 20/-

98,020/-

ADDITIONAL REGISTRAR OF ASSURANCE, CALCUTTA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 040056

WHEREAS one Ashutosh Naskar as a recorded owner as per C.S and R.S. Record all that land admeasuring .23 Satak in 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 under A.D.S.R.O. and Police Station Sonarpur, District 24-Parganas as his Raiyati Sthitiban Sattya. During the possession the said Ashutosh Naskar sold transferred and conveyed the said Sali land measuring .23 Satak 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

Contd....

No. 3667

Jaman Raj Sahdev

15 Ballygunge Park Road

Flat 8E, KOL-19.

Calcutta Collectorate,

Treasury

Date 4.6.2007.

3 @ 75,000/-

1 @ 20,000/-

1 @ 10,000/-

1 @ 20/-

96,020/-

AUDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

भारतीय गैर न्यायिक

Rs 20000 रु.

बीस हज़ार रुपये

RUPEES

20000

रुपये

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 029410

of Bengali 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. R. at Alipore and recorded in the Book No. I, Volume No.74, Pages 283 to 285 Deed No. 4247 for the year 1956.

AND WHEREAS said Ganesh Chandra Paul became the absolute owner of the said Sali land admeasuring .23 Satak and he was enjoying the property freely and absolute without any interruption.

Contd.....

3667

Janak Raj Sachdeva
15, Ballygunge Park Road
Flat PE KOL-19

Income Collectorate
Tax
4.6.87

3 @ 75,000/-
1 @ 20,000/-
1 @ 1000/-
1 @ 20/-
96,020/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL B 162585

AND WHEREAS said Ganesh Chandra Paul had decided to sale the said Sali land admeasuring .11 ½ Satak be a little more or less out of .23 Satak sold transferred and conveyed to some one Suresh Chandra Das and the said deed of sale was registered in the office of the D.R. at Alipore in Book No. 1, Being Deed No. 7384 for the year 1974 and also the rest land i.e. .11 ½ Satak sold transferred and conveyed to some one Smt. Kamala Mazumder and the said deed of sale was registered in the office of the D.R. at Alipore in Book No. 1, Volume No. 190, pages 173 to 177,

Contd....

3667

Janan Raj Sachdev

15, Ballygunge Park Road

Kol 19.

Calcutta Collectorate

Treasury

4.6.2007.

3e 75,000/-

1e 20,000/-

1e 1000/-

1e 20/-

96,020/-

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

6

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 03AA 232684

Being Deed No. 7385 for the year 1974. During the possession of the said Suresh Chandra Das sold transferred and conveyed of Sali land measuring 5 Cottahs 3 Chittaks 14 Sq.ft. more or less out of .11 ½ Satak in the said Mouza, Dag and Khatian no. to the present Vendor by a registered deed of kobala which was registered in the office of the D.R. at Alipore in Book No. 1, Volume No. 32, pages 259 to 272, Being Deed No. 1298 for the year 1995 and further the said Smt. Kamala Mazumder sold transferred and conveyed of Sali land measuring 2 Cottahs 12 Chittaks 31 Sq.ft. more or less out of .11 ½ Satak to the present Vendor by a registered deed of

Contd....

3667

Janak Raj Sachdeva

15 Ballygunge Park Road

Kol-19

Calcutta Collectorate.

Treasury

Date 4.6.1997.

3c - 75,00/-

1c 20,00/-

1c 100/-

1c 20/-

96,020/-

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

conveyance which was registered in the office of the D.R. at Alipore in Book No. 1, Volume No. 36, pages 11 to 19, Being Deed No. 5584 for the year 1996. That the Vendor has purchased of total land measuring (5 Cottahs 3 Chittaks 14 Sq. ft + 2 Cottahs 12 Chittaks 31 Sq. ft) 8 Cottahs more or less of the aforesaid two numbers deed 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.

AND WHEREAS since purchase the vendor is absolutely seized and possessed of all the said Sali land admeasuring 8 Cottahs. 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.

AND WHEREAS being in need of cash money the Vendor herein has declared for absolute sale of the said sali land admeasuring 8 Cottahs . 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,

Contd.....

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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. 16,00,000/- (Rupees Sixteen lacs) only free from all encumbrances.

NOW THIS INDENTURE WITHESSES that in pursuance of the said consideration of the said sum of Rs. 16,00,000/- (Rupees Sixteen lacs) 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 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 8 Cottahs 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

Contd....

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 premises or any part thereof together all deeds, 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 use of the Purchasers absolutely and forever for a perfect and indefeasible estate or inheritance in free simple in possession without

Contd....

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 Purchasers 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 Purchasers 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 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 Purchasers 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 Purchasers in manner aforesaid and to receive the rents, issues

Contd….

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 over the said passage together with easement rights therein as shown in the plan attached herewith and finally the said Purchasers 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

Contd....

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 **8 (eight) Cottahs** 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 passage 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. 3& 4
ON THE SOUTH	:	12 feet wide common passage
ON THE EAST	:	Balance Part of Dag No. 8 and Part of R.S. Dag No. 9
ON THE WEST	:	Balance Part of Dag No. 8 and Part of R.S. Dag No. 7.

9

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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. Masood Khan
MD. MASOOD KHAN
P50. Princep St Cal. 13

Manshila Agarwal

SIGNATURE OF VENDOR

2. Tapan Bhattacharjee
237. R. B. Rd.
Kol-53.

Tarun Raj Sarkhel

Nirmal Sachdev

SIGNATURE OF PURCHASERS

Prepared & Drafted by

Biswanath Ghosh

BISWANATH GHOSH
ADVOCATE
High Court, Calcutta

Contd ...

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

MEMO OF CONSIDERATION

RECEIPT of and from within named purchaser the within mentioned sum of Rs. 16,00, 000/- (Rupees Sixteen Lacs) only towards the full consideration money as follows:-

Date	Cheque. No.	Bank & Branch	Amount
01.02.2007	229978	South Indian Bank G.C. Avenue Branch	Rs. 8,00,000/-
01.02.2007	690242	Indian Overseas Bank Ballygunge Branch	Rs. 8,00,000/-
			Rs. 16,00,000/-

(RUPEES SIXTEEN LACS ONLY)

WITNESSES :-

1. MD. MASOOD KHAN
P50. Anwar St. Cal-13

2. Tapas Bhattacharjee
237, R.B. Rd.
Kol-53.

Harshila Agarwal

SIGNATURE OF VENDOR

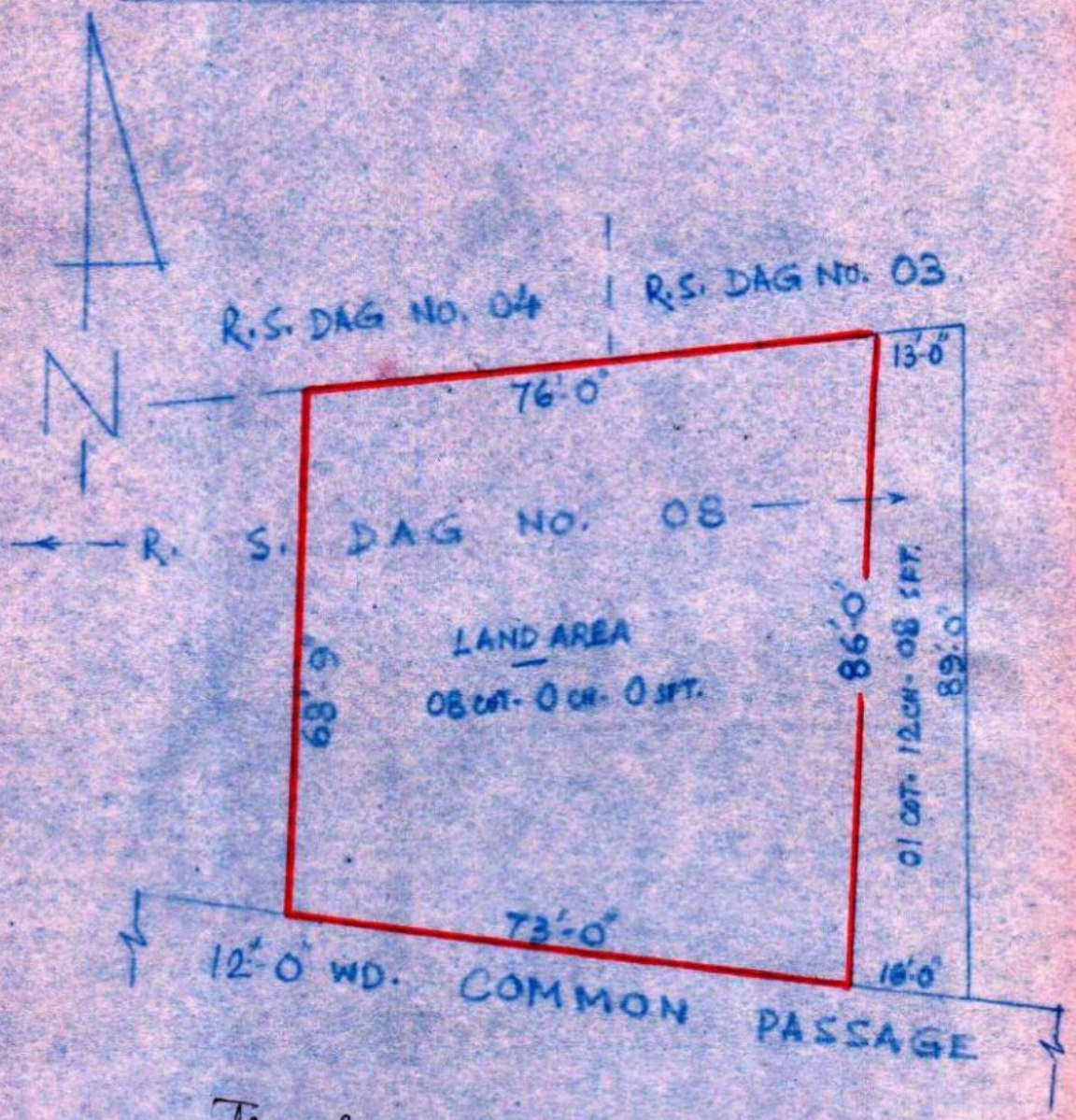
SITE PLAN OF PORTION OF R.S. DAG NO. 08, R.S. Kh. NO. 02, AT MOUZA- GORAGACHA, J.L. NO. 45, P.S.- SONARPUR, DIST. 24 PRG. (SOUTH), WARD NO. 22 UNDER R.S. MUNICIPA-LITY,

AREA OF LAND = 08 CAT- 0 CH- 0 SFT.

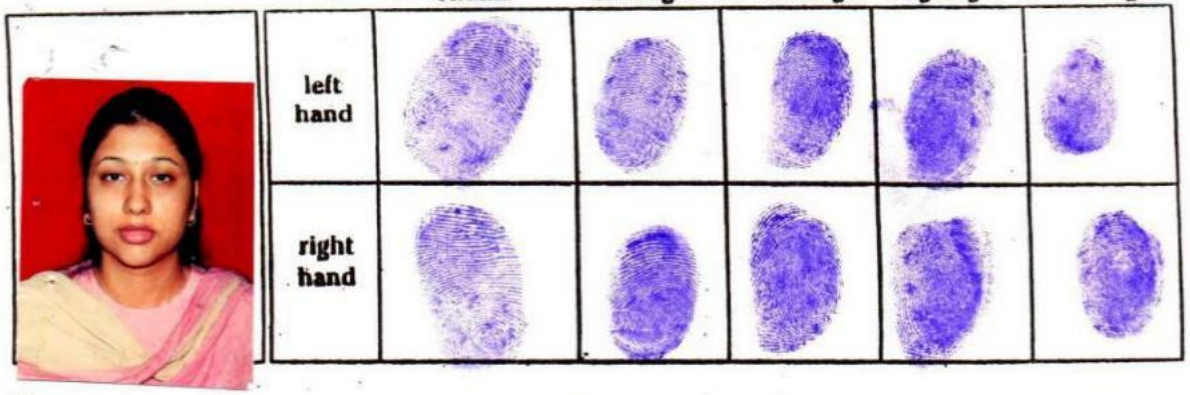
: NAME OF PURCHASERS :-

1. MR. JANAK RAJ SACHDEVA
2. MRS. NIRMAL SACHDEV.

SCALE = 1"=20'-0"

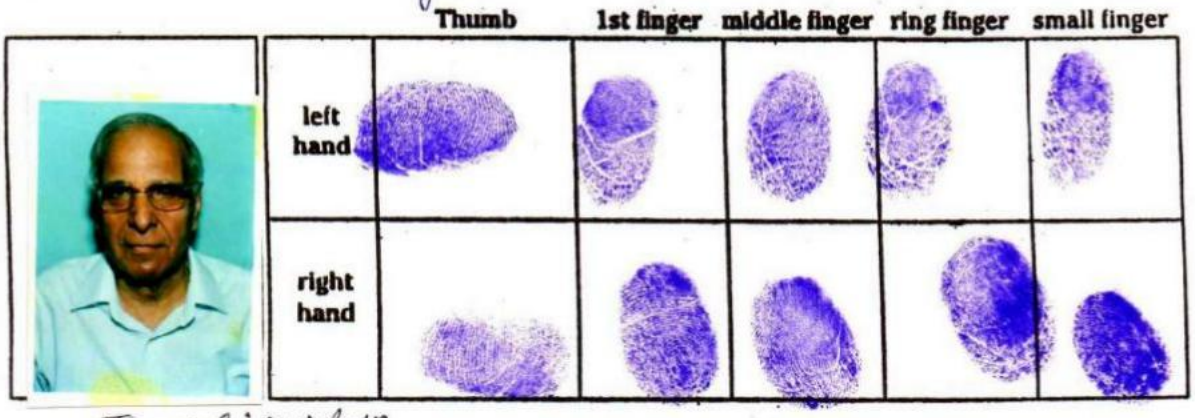


Janak Raj Sachdeva
Nirmal Sachdev
Harshila Agarwal



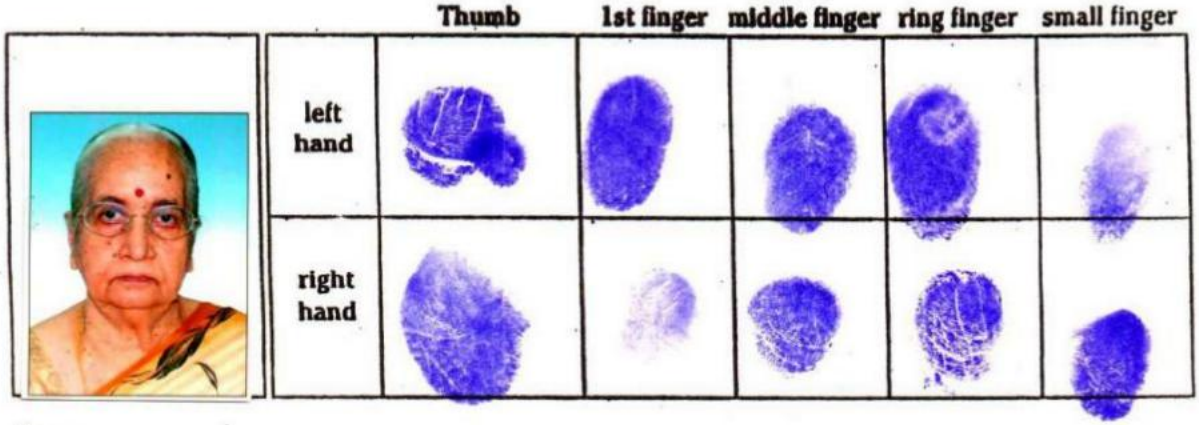
Name .....

Signature ...Manshila Agarwal.....



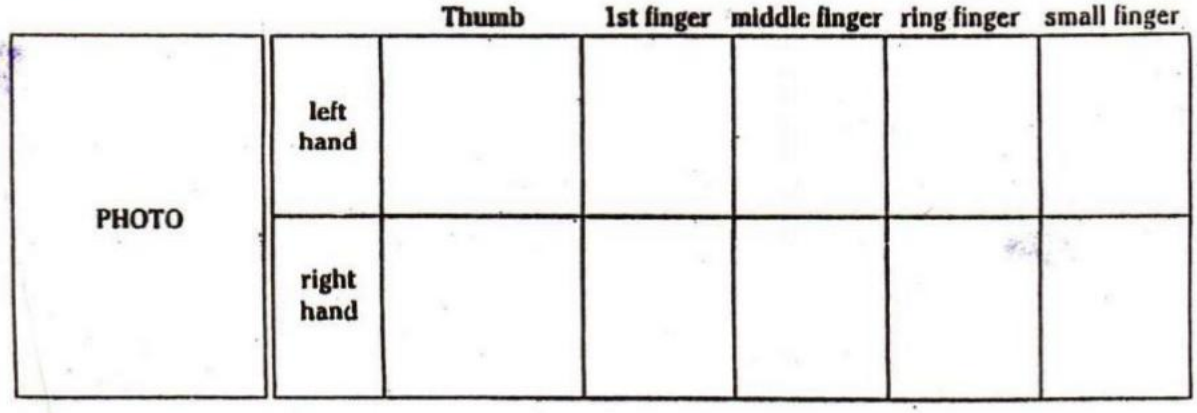
Name ...Janak Raj Sonkalne.....

Signature .....



Name .....

Signature ...Nirmal Sachdev.....



Name .....

Signature .....

Registered in
BOOK NO. .....
VOLOUM NO. .....
PAGE NO. ..... TO. .....
DEED NO. .....
YEAR. .....

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Government Of West Bengal

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

Endorsement For Deed Number : I - 09006 of 2010
(Serial No. 14492 of 2007)

On 08/10/2007

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

Presented for registration at 18.34 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. Harshita Agarwala., daughter of Bishan Agarwala , Gargacha, Garia, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Others
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) = 17589/- ,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.-2155507/-

Certified that the required stamp duty of this document is Rs.- 129330 /- and the Stamp duty paid as: Impresive Rs.- 96020/-

Additional Registrar of Assurances-I Kolkata
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 - 09006 of 2010

(Serial No. 14492 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. 36100/- is paid53650816/09/2010State 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) = 6116/- on 17/09/2010.

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

Additional Registrar of Assurances Kolkata
17 SEP 2010

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 3730 to 3754
being No 09006 for the year 2010.

Seal of the Additional Registrar of Assurances-I, Kolkata

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