

T 01495

P-9576/10

W/c 17-276/2



10 PM
on
for 6207

M.V. R. 32,20,578/-

04BB 083918

30010 ✓

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



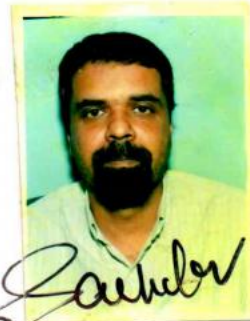
Additional Registrar
of Assurances-1, Kolkata

30.9.10

5,00,000
Sale Price



Sudeep Jain



S. Sarker
Sajeev Sarker

THIS DEED OF CONVEYANCE made this the 8th day of February,

2007 TWO THOUSAND SEVEN BETWEEN MR. SUDEEP JAIN son of Dhirendra Singh Jain by Nationality Indian, by occupation Chartered Accountant, residing at I/1, Lordsinha Road, P.S. Park Street, Kolkata - 700 071, 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, executor/s, administrator/s, legal representatives and assigns) of the ONE PART

A/c 5489
mg
ml
16 32/5
30/06
30/06

250
150
400 =

499
499
5489

Contd....

Chakraborty

18152
Sanjeev Sachdev
15, Ballygunge Park Road,
Flat no. 7B, Kol-13.
Calcutta Collectorate.
Treasury
Date.. 01-02-2007.

M

Sanjeev Sachdev

2 c 30,000/-
1 c 20/-
30,020/-

Presented For Registration
at Kolkata Registration Office
ondays of 20

[Signature]

REGISTRAR OF
ASSURANCES, KOLKATA

687 ✓

Sanjeev Sachdev

688 ✓

Sudeep Jain
SUDEEP JAIN



Identified by
Biswanath Ghosh
Advocate
H.C. Calcutta.

[Signature]

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



04BB 083919

2

AND

MR. SANJEEV SACHDEV son of Sri Janak Raj Sachdev, by Nationality Indian, by occupation Business, residing at 15, Ballygunge Park Road, Flat No. 7D, 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 his heirs, executor/s, administrator/s, legal representative/s and assigns) of the OTHER PART

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Bans

Sl. No. 18152

Sold to Sanjeev Sachdev

15, Ballygunge Park Road

Flat No. 7D, Kurl-12.

Calcutta Collectorate,

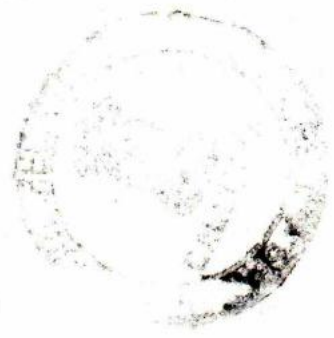
Treasury

Date 01-02-2007.

AM

Treasurer

20	30,000/-
10	20/-
	<hr/>
	30,020/-





पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

02AA 393036

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WHEREAS one Bhusan Chandra Sardar of Garagacha, P.S. Sonarpur, District 24- Parganas now South 24-Parganas as a recorded owner as per Revisional settlement Record by colome no. 13 and colome no. 23 (section no. 13 & 23) all that land area 157 decimals in Mouza Garagacha, Parganas Khaspur, J.L. No. 45, R.S. No. 41 under Collectorate Touzi No. 56, C.S. Khatian No. 17 and R.S. Khatian No. 18 and also Khatian No. 108/2, C.S. Dag No. 3 and R.S. Dag No. 2 & 9 under A.D.S.R.O. and Police Station Sonarpur in the District of 24-Parganas.

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AND WHEREAS the said Bhusan Chandra Sardar sold transferred and conveyed the said Sali land measuring 20 decimals out of 157 decimals of land under C. S. Khatian No. 17, R.S. Khatian No. 18, C.S. Dag No.3, R.S. Dag No. 2 in Mouza Garagacha under Police Station Sonarpur in the District of 24-Parganas to Smt. Angur Bala Sardar wife Manojkumar Sardar of Garagacha, P.S. Sonarpur, 24 -Pgs(s) by a deed of conveyance on payment of proper consideration maintained in the said deed and delivered possession of the said land and the said deed was registered on the 20/01/1973 in the office A.D.S.R. Sonarpur and recorded in the Book No. I, Volume No.2, Pages 235 to 239 Deed No. 177 for the year 1973 and further the said Smt. Angur Bala Sardar had purchased a Sali land admeasuring 2 decimal i.e.1 Cottah 3 Chittaks 17 Sq.ft more or less under R.S. khatian no. 108/2, R.S. Dag No. 9 in afore said Mouza and Police Satation. That the said Angur Bala Sardar had the owner of total Sali land admeasuring 22 decimals in the aforesaid Dag nos. Khatian nos. under Mouza Garagacha in the District of 24-Parganas.

AND WHEREAS said Smt. Angur Bala Sardar wife Manojkumar Sardar had decided to sale the said Sali land plot by plot and one plot of land out of the said plot a portion R.S.Dag No. 2 measuring area 6 Cottahs 7 Chittaks 5 Sq. ft. be a little more or less and a portion of R.S. Dag No. 9

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



measuring area 2 Chittaks 26 Sq.ft i.e. total land 6 Cottahs 9 Chittaks 31 Sq. ft. more or less out of 22 decimals of land which is morefully described in the schedule sold transferred and conveyed to Ram Bilas Agarwal son of Gulab Chand Agarwal 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 14.3.95 in Book No. 1, Volume No. 28, Pages 39 to 44, Deed No. 1831 for the year 1995. During the possession of the said Sali land measuring 6 Cottahs 9 Chhataks 31 Sq.ft. more or less in Mouza Garagacha under R.S. Dag Nos 2 and 9 and R.S. Khatian Nos. 18 and 108/2 , J.L. No. 45, R.S.No. 41, Touzi No. 56 Pargana Khashpur under Rajpur Sonarpur Municipality P.S. & A.D.S.R.O. Sonarpur in the District 24- Pgs (S), said Ram Bilas Agarwal sold, transferred and conveyed the said Sali land to the present vendor which is morefully described in the Schedule and said deed of sale was registered on 27.02.1996 in Book No. I, volume No. 45, pages 48 to 56, Being Deed No. 2949 in the year 1996.

AND WHEREAS since purchase the vendor is absolutely seized and possessed of all the said Sali land admeasuring 6 Cottahs 9 Chhataks 31 Sq.ft. more or less R.S. Khatian No. 18 and 108/2, R.S. Dag No. 2 and 9, Mouza –Goragacha, J.L. No. 45, R.S.No. 41, Touzi No. 56, Pargana-Khashpur 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

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA 1



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 6 Cottahs 9 Chittaks 31 Sq. ft. more or less R.S. Khatian Nos. 18 and 108/2, R.S. Dag Nos. 2 and 9, Mouza –Goragacha, J.L. No. 45, R. S. No. 41, Touzi No. 56, Pargana- Khashpur under Rajpur Sonarpur Municipality P.S. & A.D.S.R.O. Sonarpur 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 cosideration of the sum of Rs. 5,00,000/- (Rupees Five lacs) only free from all encumbrances.

NOW THIS INDENTURE WITNESSES that in pursuance of the said consideration of the said sum of Rs. 5,00,000 /- (Rupees Five Lacs) only to the true and lawful money of the Union of India in hand 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 acknowledge and of and from the payment of the same doth hereby acquit, release and forever discharge the Purchaser as well as the said land , the Vendor doth hereby grant, transfer, convey, sell

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



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 Nos.2 & 9 appertaining to R.S. Khatian Nos. 18 and 108/2 measuring area of sali land 6 Cottahs 9 Chittaks 31 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 Vendors 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 Vendors or in and upon the said land hereditaments and premises or any part thereof together all deeds, pattahs, muniments, writings

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



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 Purchaser 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 Vendors 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 aforesaid the Vendor has now in itself good right, full power and absolute authority to grant, sale, transfer, convey, assign and

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



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 Purchaser 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 and also the purchaser shall agree to sign this deed

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 Purchaser to establish its good and effective title and the Purchaser 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

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



plan attached herewith and finally the said Purchaser shall have right to cause separate assessment by mutating his name in the office of the 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. .

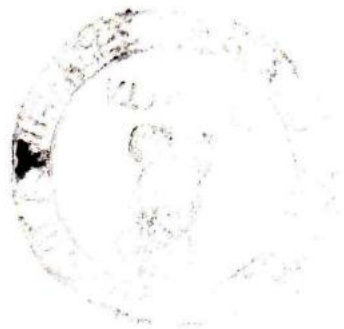
SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Sali land a portion R.S.Dag No. 2 measuring area 6 Cottahs 7 Chittaks 5 Sq. ft. be a little more or less and a portion of R.S. Dag No. 9 measuring area 2 Chittaks 26 Sq.ft more or less i.e. total Sali land admeasuring **6 (six) Cottahs 9 (nine) Chittaks 31 thirty one) Sq. ft.** more or less out of 22 decimals of Sali land appertaining to R.S. Khatian Nos. 18 and 108/2 in the aforesaid two nos. Dag under Mouza –Goragacha, J.L. No. 45, R.S.No. 41, Touzi No. 56, Pargana- Khashpur under Rajpur Sonarpur Municipality, Ward No. 22, Holding No. 222, P.S. & A.D.S.R.O. Sonarpur in the District. of South 24 -Parganas with all easements rights of common passage thereof.

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B. Singh

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA 1



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 : Plot No. 2

ON THE SOUTH : R. S. Dag No. 9

ON THE EAST : Part of Dag No. 2 and part 10 feet wide passage

ON THE WEST : Private Road ✓

IN WITNESS WHEREOF the parties have set and subscribed

their respective hands on the day, month and year first above written.

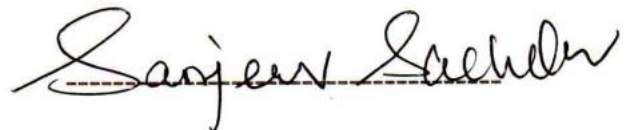
**SIGNED, AND
DELIVERED IN THE
PRESENCE OF :-**

1. Subhas Priyadarshi
7, Old Post office street,
Kolkata - 700001.



SIGNATURE OF VENDOR

2. Md. Masood Khan.
P. 50 Princep St
Cal-72



SIGNATURE OF PURCHASER

Prepared & Drafted by

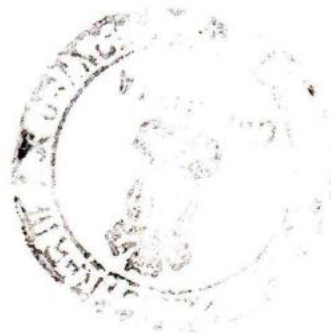
Biswanath Ghosh

**BISWANATH GHOSH
ADVOCATE**

1990 12 31

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ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA



MEMO OF CONSIDERATION

RECEIPT of and from within named purchaser the within mentioned sum of **Rs. 5,00,000/- (Rupees Five lacs)** only towards the full consideration money of this Deed as follows:-

Date	Cheque. No.	Bank & Branch	Amount
08.11.2006	551254	Standard Chartered Bank Church Lane, Kolkata	Rs. 5,00,000/-

(RUPEES FIVE LACS ONLY)

WITNESSES :-

1. *Sulhas Priyadarshi*
7, Old Post office street,
Kolkata - 700001.

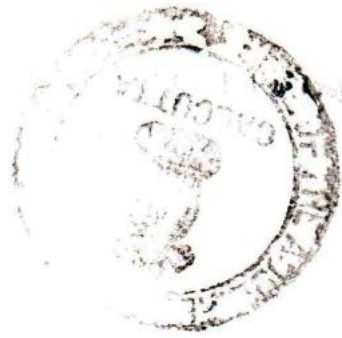
Sulhas Priyadarshi

SIGNATURE OF VENDOR

2. *Md. Masood Khan.*
P. 50, Princep St Cal-72

Masood Khan

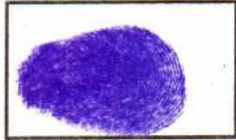
4
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



Passport
Photo
With Signature



Little finger
of
Left hand



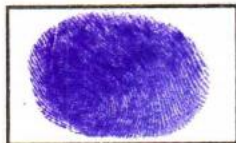
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of
Left hand



Middle finger
of
Left hand



Fore finger
of
Left hand



Thumb
of
Left hand



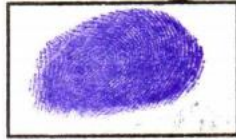
Thumb
of
Right hand



Fore finger
of
Right hand



Middle finger
of
Right hand



Ring finger
of
Right hand

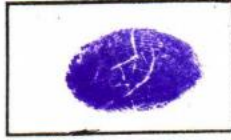


Little finger
of
Right hand

Attested the finger prints
Sudap Jau
Signature

Passport
Photo
With Signature

Sajeer Saeban



Little finger
of
Left hand



Ring finger
of
Left hand



Middle finger
of
Left hand



Fore finger
of
Left hand



Thumb
of
Left hand



Thumb
of
Right hand



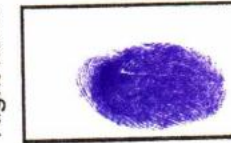
Fore finger
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Ring finger
of
Right hand



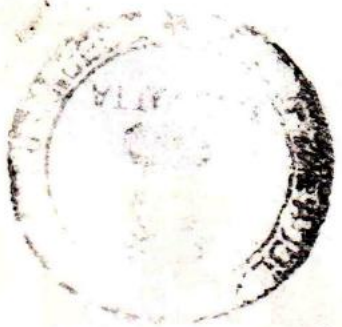
Little finger
of
Right hand

Attested the finger prints
Sajeer Saeban
Signature

212

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

7



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

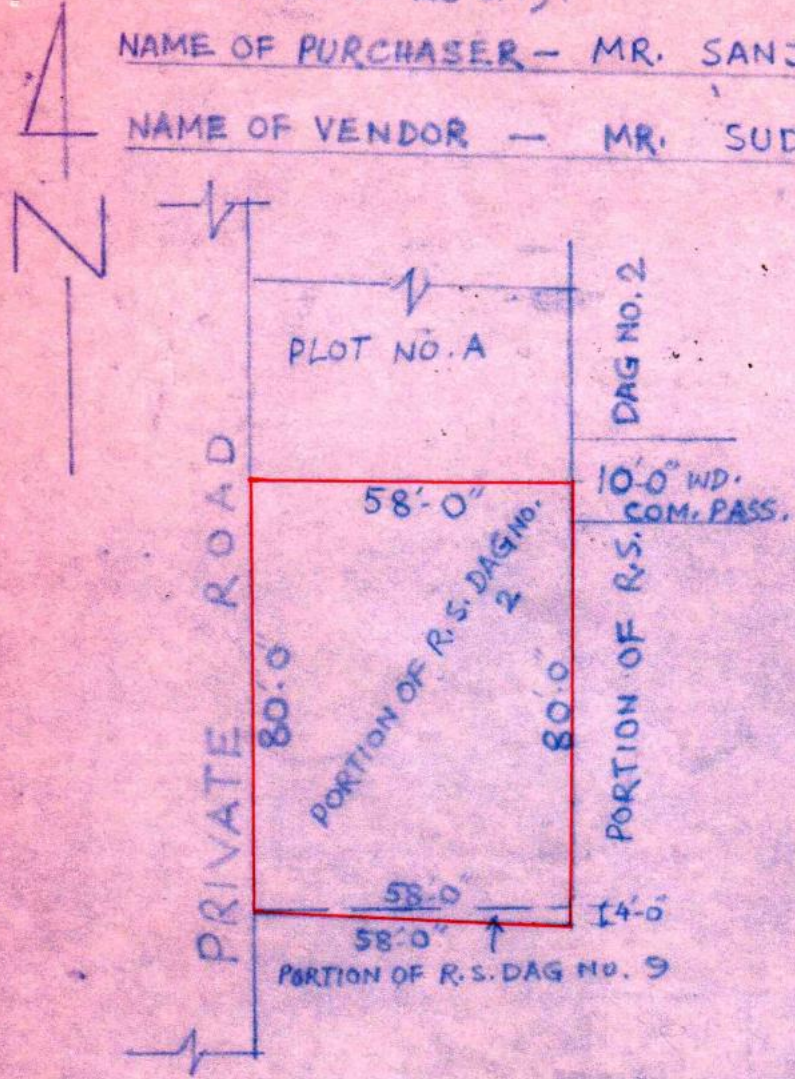
SITE PLAN OF PORTION OF C.S. DAG NO. 3, PORTION OF R.S. DAG NO. 2, R.S. KHATIAN NO. 18 & R.S. DAG NO. 9 (PORTION) MOUZA- GARAGACHHA, T.L. NO. 45, P.S. - SONARPUR, DIST. 24 PARAG. (S), UNDER RAJPUR SONARPUR MUNICIPALITY, WARD NO. 22, TOTAL AREA OF LAND = 06 COT. - 09 CH. - 31 SFT.

(PORTION OF R.S. DAG NO. 2 = 6 COT. 7 CH. 5 SFT.) + (PORTION OF R.S. DAG - NO. 9 = 0 COT. 02 CH. 26 SFT).

NAME OF PURCHASER - MR. SANJEEV SACHDEV.

NAME OF VENDOR - MR. SUDEEP JAIN.

SCALE = 1" = 33'-0"



Sanjeev Sachdev
Sanjeev Sachdev

Traced by -
 S. Mukherjee,
 Surveyor, Bahala

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**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 - 09516 of 2010
(Serial No. 01495 of 2007)

On 06/02/2007

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

Presented for registration at 17.10 hrs on :06/02/2007, at the Private residence by Sanjeev Sachdev,
Claimant.

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

Execution is admitted on 06/02/2007 by

1. Sudeep Jain., son of Dharendra Singh Jain , 1/1, Lordsinha Road, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Hindu, By Profession : ----
2. Sanjeev Sachdev., son of Janak Raj Sachdev , 15, Ballygunge Park Road, 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 07/02/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5489/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on
07/02/2007

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I

On 14/09/2010

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.-3220578/-

Certified that the required stamp duty of this document is Rs.- 193235 /- and the Stamp duty paid as:
Impresive Rs.- 30020/-

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

On 30/09/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)



Additional Registrar
(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I
Endorsement Page 1 of 2

30/09/2010 13:22



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

Endorsement For Deed Number : I - 09516 of 2010
(Serial No. 01495 of 2007)

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

1. Rs. 3250/- is paid 18408828/09/2010 State Bank of India, BIPLABI ANUKUL CH STREET, received on 30/09/2010
2. Rs. 40000/- is paid 53667727/09/2010 State Bank of India, SUBODH MALLICK SQUARE, received on 30/09/2010
3. Rs. 40000/- is paid 18408928/09/2010 State Bank of India, BIPLABI ANUKUL CH STREET, received on 30/09/2010
4. Rs. 40000/- is paid 53672129/09/2010 State Bank of India, SUBODH MALLICK SQUARE, received on 30/09/2010
5. Rs. 40000/- is paid 53672029/09/2010 State Bank of India, SUBODH MALLICK SQUARE, received on 30/09/2010

Deficit Fees paid

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

A(1) = 29931/- on 30/09/2010.

(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I



(Anil Kumar Ghoshal)
ADDL. REGISTRAR OF ASSURANCE-I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 1960 to 1979
being No 09516 for the year 2010.



(Anil Kumar Ghoshal) 30-September-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal