

704221

17-9517/10



Vin no. 275/2

3.43 PM

M.V. Rs 33,38,399/-

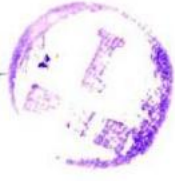
02BB 781518

S 30020

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.

Sale, H.S. 5,71,000

Additional Registrar of Assurances-1, Kolkata 30.9.10



Sanjeev Jain



Arneesh Saundav

A-5489
E-
5-55
25
170281
31404

THIS DEED OF CONVEYANCE made this the 22nd day of

March, 2007 TWO THOUSAND SEVEN BETWEEN MR.

SANJEEV JAIN son of Dharendra Singh Jain by Nationality Indian, by

occupation Chartered Accountant, residing at 1/1, 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, executors,

administrators, legal representatives and assigns) of the ONE PART

31404

Bhushan Adv.

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5/11/25
52/150

No. 20018
To Arneesh Sachdev
15, Ballygunge Park Rd, Flat No. 9B,
KOL-19.
Calcutta Collectorate,
Treasury
Date 7.3.2007.

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

30,020/-

Arneesh Sachdev

 1798

Arneesh Sachdev

 1799

Sanjeev Jain



Identified by
Biswanath Ghosh
Advocate
High Court, Calcutta.

Presented for Registration
days of
Vendor Residency
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

9
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



02BB 781519

2

AND

MR. AVNEESH SACHDEV son of Sri Janak Raj Sachdev by Nationality Indian, by occupation Business, residing at 15, Ballygunge Park Road, Flat No. 9D, 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, executors, administrators, legal representatives and assigns) of the OTHER PART

Bhushan
Adar

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No. 20018
Name: Animesh Sachdev
Address: 15, Ballygunge Lane Rd,
Flat no - 9D, Koi - 19
Calcutta Collectorate,
Treasury
Date: 7.3.2007.



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

30,020/-



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ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

03AA 160053

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WHEREAS one Bhusan Sardar of Garagacha, P.S. Sonarpur, District 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, District 24-Parganas. During the possession the said Bhusan Chandra Sardar sold transferred and conveyed the said Sali land measuring

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Adv

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Sl. No. 20018

Sold to Arneesh Sachdev
15, Ballygunge Park Road
Flat no. 3D, Kol-19

Calcutta Collectorate,
Treasury

Date 7.3.2007.

2e	30,000/-
1e	107/-
<hr/>	
	30,107/-



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 thereafter the said recorded owner Bhusan Sardar died and left behind two sons and four daughters i. e total six heirs are jointly owners of the left property of Late Bhusan Sardar.

AND WHEREAS four daughters and two sons of Late Bhusan Sardar had filed a partition suit being Title Suit No. 51 of 1978 before the Hon'ble Sub-Judge at Alipore. During the pendency of the said Suit they had comprised the said Title suit by solenama vide order no. 17 dated 06.04.1979 and afterthat they had enjoyed the said property as per said solenama. During the possession the said three daughters Smt. Kaja Bala Mondal Smt. Renu Bala Biswas and Miss Reba Rani Sardar sold, transferred and conveyed their share more or less 68 ½ sataks in the said dag, khatian and Mouza in the District of 24-Parganas to their brothers namely Rabindra Nath Sardar & Ranendra nath Sardar both son of Late Bhusan Sardar by a registered Deed of Sale on 10.12.1980 which was

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PUBLIC REGISTRAR OF
RANCHO, KOLKATA

recorded in the office of the D.R. at Alipore being Deed No. 986 vide Book No. 1, volume no. 301 pages 72 to 81 for the year 1980.

AND WHEREAS said Rabindra Nath Sardar & Ranendra Nath Sardar both son of Late Bhusan Sardar became the absolute owner of their share property admeasuring Sali land 68 ½ decimal and they was enjoying the property freely and absolute without any interruption.

AND WHEREAS said Rabindra Nath Sardar & Ranendra Nath Sardar both son of Late Bhusan Sardar had decided to sale the said Sali land plot by plot and one plot of land out of the said plot admeasuring 6 Cottahs 13 Chittaks 25 Sq. ft. be a little more or less which is morefully described in the schedule sold transferred and conveyed to Khagesh Gupta son of Ram Bilas Gupta 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. 31, Pages 393 to 398, Deed No. 2098 for the year 1995. During the possession of the said Sali land measuring 6 Cottahs 13 Chhataks 25 Sq.ft. more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56, C.S. Khatian. No. 17, and R.S. Khatian No. 18, C.S. Dag No. 3, and R.S. Dag. No. 2, within P.S. & A.D.S. R.O.Sonarpur under Rajpur Sonarpur Municipality in the District 24 -Pgs(s), the said Khagesh Gupta son of Ram Bilas Gupta sold, transferred and conveyed the said Sali land to the present vendor which is

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

morefully described in the Schedule and said deed of sale was registered on 29.02.1996 in Book No. I, volume No. 31, pages 11 to 19, Being Deed No. 2022 in the year 1996.

AND WHEREAS since purchase the vendor is absolutely seized and possessed of all the said Sali land admeasuring 6 Cottahs 13 Chhataks 25 Sq.ft. more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56, C.S. Khatian. No. 17, and R.S. Khatian No. 18, C.S. Dag No. 3, and R.S. Dag. No. 2, 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 6 Cottahs 13 Chhataks 25 Sq.ft. more or less in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56, C.S. Khatian. No. 17, and R.S. Khatian No. 18, C.S. Dag No. 3, and R.S. Dag. No. 2, 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 cosideration of the sum of Rs. 5,00,000/- (Rupees Five lacs) only free from all encumbrances.

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ADDITIONAL REGISTRAR OF
ASSURANCE, KOLKATA

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 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.2 appertaining to R.S. Khatian No. 18 measuring area of sali land 6 Cottahs 13 Chittaks 25 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

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Adv.

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For details see page 10



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 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,

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



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 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.

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ADDITIONAL REGISTRAR
SURROUNDING-I, KOLKATA



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 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 **6 Cottahs 13 Chittaks 25 Sq. ft.** more or less out of 68 ½ decimal Sali land C.S.

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*BS Ghosh
Adv*

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ADDENDUM 7

Khatian. No. 17, and R.S. Khatian No. 18, C.S. Dag No. 3, and R.S. Dag. No. 2 in Mouza -Goragacha, J.L. No. 45, R.S.No. 41, Touzi No. 56, Pargana- Khashpur under Rajpur Sonarpur Municipality, Ward No. 22, Holding no. 221, 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

ON THE SOUTH : Land of Sanjeev Sachdev

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

ON THE WEST : Private Road

Contd.....

B. Ghosh
Adm

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ADDITIONAL REGISTRAR OF
ASSURANCES, 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. Sanjeev Jain
 MD. NUCOOL (KATRA)
 P.S.O. PRINCEP ST. COL-72

Sanjeev Jain

SIGNATURE OF VENDOR

2. Subhas Priyadarshi
 7, old Post Office street
 Kolkata - 700001. Arvuesh Bander

SIGNATURE OF PURCHASER

Prepared & Drafted by

Biswanath Ghosh

BISWANATH GHOSH

ADVOCATE

High Court, Calcutta

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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 Advance Booking money as follows:-

Date	Cheque. No.	Bank & Branch	Amount
08.11.2006	339470	Indian Bank	Rs. 5,00,000/-

Ballygunge Park Road Branch

(RUPEES FIVE LACS ONLY)

WITNESSES :-

1. M. D. MURDAR KHAN
 1.10. KENDRA LT. CAT-72

Sanjeev Jain

SIGNATURE OF VENDOR

2. Subhas Priyadarshi
 7, Old Post Office street,
 Kolkata - 700001.

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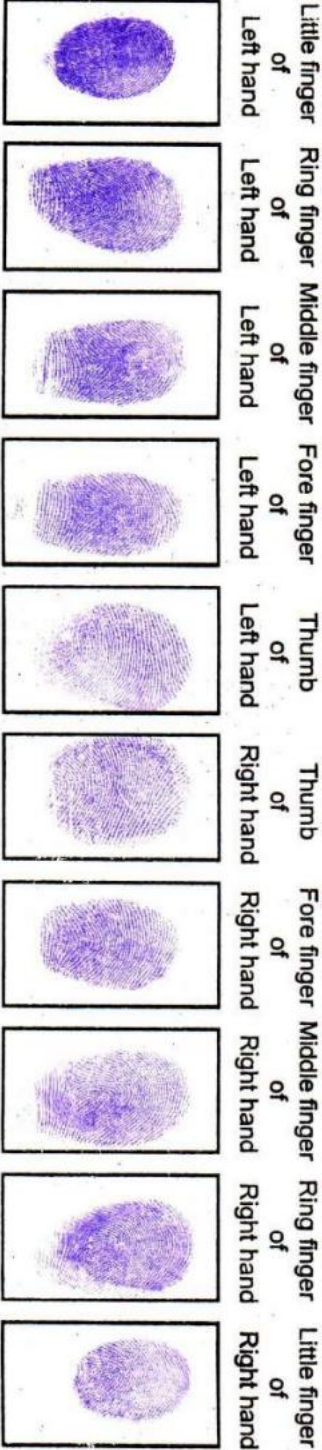
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ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA





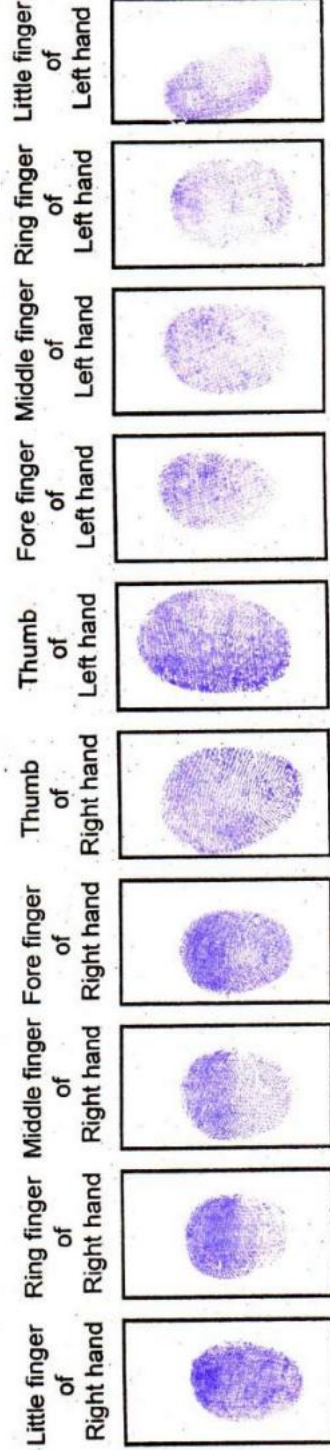
Sangeer Jain



Attested the finger prints
Sangeer Jain
Signature



Arneesh Sander



Attested the finger prints
Arneesh Sander
Signature
(PURCHASER)

ELL



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



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



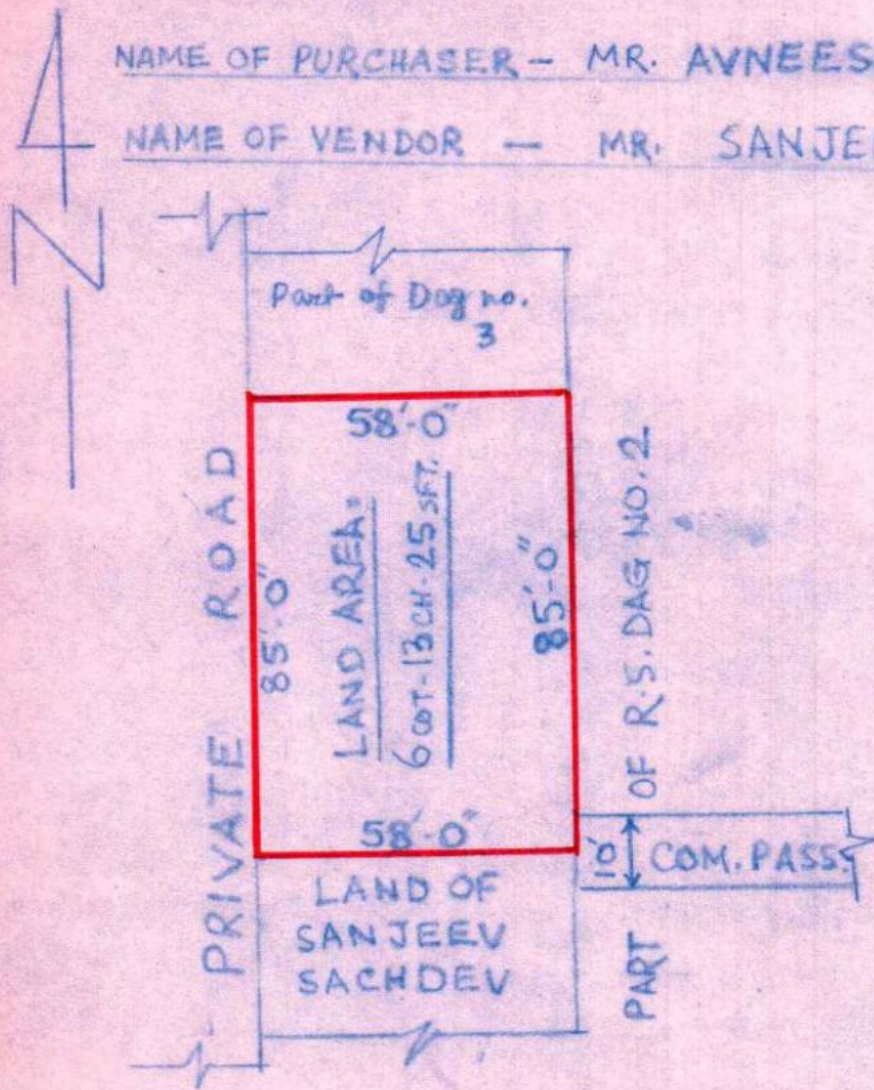
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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, J.L. NO. 45, P.S.- SONARPUR,
 DIST. 24 PARAG. (S), UNDER RAJPUR SONARPUR MUNICIPALITY,
 WARD NO. 22, AREA OF LAND = 06^{CO.}-13^{CH.}-25^{SFT.}
 (MKD. BY RED LINE)

NAME OF PURCHASER - MR. AVNEESH SACHDEV.

NAME OF VENDOR - MR. SANJEEV JAIN.

SCALE = 1" = 33'-0"



Sanjeev Jain
 Avneesh Sachdev

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9



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

Endorsement For Deed Number : I - 09517 of 2010
(Serial No. 04221 of 2007)

On 22/03/2007

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

Presented for registration at 17.43 hrs on :22/03/2007, at the Private residence by Avneesh Sachdev,
Claimant.

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

Execution is admitted on 22/03/2007 by

1. Sanjeev Jain., son of Dharendra Singh Jain , 1/1, Lord Sinha Road, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Hindu, By Profession : Professionals
2. Avneesh Sachdev., son of Janak Raj Sachdev , 15, Blygunge Park Road, Flat No:9 D, 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 23/03/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5489/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on
23/03/2007

(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.-3338399/-

Certified that the required stamp duty of this document is Rs.- 200304 /- and the Stamp duty paid as:
Impresive Rs.- 30020/-

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

On 30/09/2010



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

30/09/2010 13:22:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 09517 of 2010
(Serial No. 04221 of 2007)

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

1. Rs. 10320/- is paid56880428/09/2010State Bank of India, NETAJI SUBHAS ROAD BR., received on 30/09/2010
2. Rs. 40000/- is paid53667627/09/2010State Bank of India, SUBODH MALLICK SQUARE, received on 30/09/2010
3. Rs. 40000/- is paid53671929/09/2010State Bank of India, SUBODH MALLICK SQUARE, received on 30/09/2010
4. Rs. 40000/- is paid53673129/09/2010State Bank of India, SUBODH MALLICK SQUARE, received on 30/09/2010
5. Rs. 40000/- is paid56882328/09/2010State Bank of India, NETAJI SUBHAS ROAD BR., received on 30/09/2010

Deficit Fees paid

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

A(1) = 31229/- 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 1980 to 2000
being No 09517 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