

118303/07

E-14001

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

अन्वितमन्त्रालय पश्चिम बंगाल WEST BENGAL

W 106060

At 01-07-09
118303/09
118303/09

Handwritten signature and stamp

THIS INDENTURE OF CONVEYANCE made this the 10th day of
TWO THOUSAND AND NINE BETWEEN

1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000

- (2) SMT. SARANTI DAS wife of Late Chittaranjan Das (2) ANUPAM DAS and (3) ANJANA DAS both sons of the said Late Chittaranjan Das all residing at 2-3/492, Riverside Road, P.S. Hudaib, P.O. Badartala, Kolkata 700 044 (hereinafter collectively referred to as the VINDICORS (which term or expression shall unless excluded by or restricted to the subject or context be deemed to mean and include their respective heirs, legal representatives, assigns, administrators and assigns) of the ONE PART AND (1) PRANJAN CHAND AGARWAL son of Late Bhanu Lal Agarwal having his Pan No. ACPA320111 residing at 111, B Chandraji Market, Kolkata, Kolkata 700 022 (2) SMT. PUSPABATI AGARWAL wife of Sri Jagdish Chand Agarwal having her Pan No. ACPA320111, residing at No. 82 Gopalpur Bazaar Lane, Kolkata 700 022 (3) SMT. KUMAR AGARWAL, son of Sri Prasad Chandra Agarwal having his Pan No. ACPA320110B residing at No. 82 Gopalpur Bazaar Lane, Kolkata 700 022 (4) SMT. MANITA AGARWAL wife of Sri Suresh Kumar Agarwal having her Pan No. ACPA320111 residing at No. 11A, Newmarket, New Alipore, Kolkata 700 032 (5) JITENDRA AGARWAL son of Sri Prasad Chand Agarwal having his Pan No. ACPA320111, was residing at No. 82 Gopalpur Bazaar Lane, Kolkata 700 022 (6) SARANGI LAL CHOWDHURY son of Late Prasad Lal Agarwal having his Pan No. ACPA320111B residing at No. 57/2 Grand Road (R. Cross Road) Kolkata 700 011 (7) SMT. SIKHA MUKHI AGARWAL wife of Sri Bipin Lal Chowdhury having her Pan No. ACPA320111B residing at No. 11/2A Block-F, New Alipore, Kolkata 700 032 (8) SARANGI KUMAR AGARWAL son of Late Prasad Lal Agarwal having his Pan No. ACPA320111B residing at No. 8 Chandraji Market, Kolkata 700 022 (9) SMT. SIMLA DEVI AGARWAL wife of Sri Prasad Kumar Agarwal having her Pan No. ACPA320111B residing at No. 11/2A Block-F, New Alipore, Kolkata 700 032 (10) DIVYEN AGARWAL son of Rajendra Kumar Agarwal having his Pan No. ACPA320111B residing at No. 11/2A Block-F, New Alipore, Kolkata 700 032 (11) INDIRA CHAND GUPTA son of Late Suresh Lal Chowdhury having his Pan No. ACPA320111B (12) GROUPADI DEVI AGARWAL wife of Sri Late Chand Gupta having her Pan No. ACPA320111B (13) SUSHITA KUMAR AGARWAL son of Sri Late Chand Gupta having his Pan No. ACPA320111B (14) MISS. SANGEETA AGARWAL having her Pan No. ACPA320111B and (15) MISS. PREETA AGARWAL and daughter of Sri Late Chand Gupta having her Pan No. ACPA320111B all residing at No. 11/2A Block-F, New Alipore, Kolkata 700 032 (hereinafter collectively referred to as the VINDICORS) all jointly and severally by their constituted attorney namely TRIPATI CHAND GUPTA son of Late Suresh Lal Chowdhury residing at No. 11/2A Block-F, New Alipore, Kolkata 700 032 having his Pan No. ACPA320111B (16) SASARNAL AGARWAL son of Sri Shekhar Agarwal having his Pan No. ACPA320111B (17) SMT. GROUPADI DEVI AGARWAL wife of Sri Suresh Lal Chowdhury having her Pan No. ACPA320111B (18) ANUP KUMAR AGARWAL son of Sri Prasad Lal Chowdhury having his Pan No.

MUNICIPALITY (19) SMT. PRASHI AGARWAL wife of Sh. Anil Kumar Agarwal having her Pan No. ACPA5465A all residing at No. 272 45A Main Market Kar Road, Kolaba 700 (20) MANOJ AGARWAL son of Sh. Suresh Agarwal having her Pan No. ACPA5386C (21) SMT. NERA AGARWAL wife of Sh. Prasad Agarwal having her Pan No. ACPA5288H 1004 INHONG at No. 272 3/4 4th Cross, Market, Kolaba 700042 (22) HAVAN KUMAR AGARWAL son of Sh. Suresh Agarwal having his Pan No. ACPA5275C (23) SMT. BENEKE AGARWAL wife of Sh. Anand Kishor Agarwal having her Pan No. ACPA5289B (24) SURENDRA AGARWAL son of Sh. Suresh Agarwal having his Pan No. ACPA5287A (25) SMT. BARBTA AGARWAL wife of Sh. Surendra Agarwal having her Pan No. ACPA5273B (26) HARSHIKA AGARWAL son of Sh. Suresh Agarwal having her Pan No. ACPA5286B (27) SMT. RUPA AGARWAL wife of Sh. Subhash Agarwal having her Pan No. ACPA5282D all residing at No. 270 2A Ram Anand Kar Road, Kolaba 700042 (28) KASLAN CHANDRA AGARWAL son of Late Bhawanji Lal Agarwal having his Pan No. ACPA5277A (29) SMT. KISHIKI AGARWAL wife of Sh. Kishor Chandra Agarwal having her Pan No. ACPA5287H and (30) KANHADEVI AGARWAL wife of Sh. Mahesh Chandra Agarwal having her Pan No. ACPA5281H all residing at No. 2/23 Prastha Road, Khar East Road, 3rd floor, Mumbai 700013. (31) Clauses 16, 17, 25 and 26 in 38 are amended by their constituent members namely: SURENDRA AGARWAL son of Sh. Suresh Agarwal residing at No. 270 1/2 Ram Anand Kar Road, Kolaba 700 042 having his Pan No. ACPA5287H; (32) The following conditions shall be applicable to the subject in dispute to be defined to mean and include their respective legal representatives (executors administrators and assigns) of the OTHER PARTY.

XIIBBAA)

- A) In this Deed the said (1) from Clause 20 and (2) from Clause 21 are collectively referred to as the Vendors and the said (3) from Clause 22 is referred to as the Co-Owner.
- B) The said Smt. Kaveri Devi and Smt. Havan Prasad are governed by virtue of a registered Deed of Conveyance dated 17th July 1984 registered at the office of the Sub Registrar, 24 Ring Road (20-11) at Plot No. A, Vastha No. T3 Page 102 to 105 being No. 8073 for the year 1984 bearing registration No. 102/84 and bearing of 102/84 and 103/84 and referred to as (A) THAT the said parties shall and shall not be bound by conditions or terms of 2nd party on the same as this deed is being executed by all parties to the said deed and the same shall be deemed to be

Pages No. 2972 and Nos. 327, 330, 331, 332 and 304 to which shall be added the full and complete schedule and recorded in the SCHEDULE, heretofore set out, and the same referred to as the **ENTIRE LANDS** each one of them being entitled to an equal undivided half share in interest 100 of parts of the said **ENTIRE LANDS**.

- 1) The said Contract was made between the said **WILLIAM** and **MARY** surviving his wife, bearing date the 11th day of January 1890 and the said **WILLIAM** and **MARY** as his only heirs and legal representatives and each her share the said (1) Sec. 327 (2) 330 (3) 331 (4) 332 and (5) 304 that jointly became entitled to his undivided half share in interest 100 of parts of the said **ENTIRE LANDS** that shall be allotted to the said **WILLIAM** and **MARY** (When deceased)
- 2) By an Agreement for Sale dated 9th August 1890 made between the said (1) 327 (2) 330 (3) 331 (4) 332 and (5) 304 which is hereby made to be the vendors of the said **ENTIRE LANDS** and the Purchaser herein named or referred to as the Purchaser of the other Part and registered at the office of the Registrar of Assurances (A.S.S.) Volume 1000 No. 11523 for the year 1890 and recorded in Book No. 11523 for the year 1890. The said **WILLIAM** and **MARY** as the vendors of the said **ENTIRE LANDS** and the said **WILLIAM** and **MARY** as the Purchaser of the other Part have agreed to sell and transfer to the said **WILLIAM** and **MARY** the said **ENTIRE LANDS** with and in favor of the Purchaser herein named or referred to as the **ENTIRE LANDS** and the effect of the same shall be as follows: and the agreement has already been paid.
 - 1) In the premises the Purchaser herein named or referred to as the **ENTIRE LANDS** undivided half share in interest 100 of parts of the said **ENTIRE LANDS**.
 - 2) The said **ENTIRE LANDS** intended to be transferred and conveyed by the vendors herein part of the said Nos. 327, 330, 331, 332 and 304 and also including the said **ENTIRE LANDS** from the vendors the Purchaser will become entitled to the entire of the said **ENTIRE LANDS** part of the said Nos. 327, 330, 331, 332 and 304.
 - 3) In the premises of the Purchaser herein named or referred to as the **ENTIRE LANDS** respectively have agreed to execute with the said **WILLIAM** and **MARY** and the vendors and each one of them respectively have agreed to sell and transfer and the Purchaser herein named or referred to as the **ENTIRE LANDS** and the said **WILLIAM** and **MARY** have agreed to purchase and receive **ALL THAT** the said **ENTIRE LANDS** and the said **WILLIAM** and **MARY** have agreed to purchase and receive **ALL**

aside from any and all interests owned and controlled in the
SCHEMATA (the "Schemata") and all other interests in the Schemata
the most or best interest of the Vendor and the Vendor's interest in
all circumstances and charges for the construction, and subject to the
terms and conditions hereinafter appearing.

- (1) As to before the execution of this agreement the Vendor and each one of
them respectively have entered the intention as follows:
 - i) THAT the Vendor agrees with the said Vendor that the Vendor (hereinafter
referred to as the Co-Vendors) are the sole and rightful owners of the
THAT the Vendor has a right of interest in or upon the said
Lands.
 - ii) THAT existing the Vendor hereby and for any time the interest in
or upon the said Lands and in respect of the said Vendor has a right of interest
in or upon the said Entire Lands or any part or portion thereof.
 - iii) THAT the Vendor have a right of interest in or upon the said Lands
and share of interest in or upon the said Entire Lands.
 - iv) THAT there is no legal bar or impediment in the Vendor making and/or
transferring the said Vendor has a right of interest in or upon the said
Entire Lands.
 - v) THAT the Vendor have consented in writing to the execution of the said
Lands and the Vendor to the extent of their interest in or upon the
Lands and upon the said Entire Lands.
 - vi) THAT the said Joint Agreement to which the Vendor was a party in the
Lands.
 - vii) THAT all part of the said Lands have been sold to the Vendor in
severalty and/or jointly.
 - viii) THAT there is no impediment in the Vendor making any right in or upon
in respect of the said Entire Lands or any part thereof.
 - ix) THAT the Vendor have not entered into any other agreement for any
transfer of interest in or upon the said Entire Lands or any
part or portion thereof.
 - x) Having in the aforesaid representations and covenants the Vendor to the Vendor
and having in the said Vendor the Vendor have agreed to execute
and assign the said Joint Agreement to the Vendor and to the Vendor
upon the said Entire Lands and the Vendor of the said Entire Lands of
the Vendor have been all circumstances and charges for the construction
and subject to the terms and conditions hereinafter appearing.

... and to the use of the Purchaser in the future as shown and on the
terms and conditions as aforesaid AND THAT the Vendor does not make any
promise of the said UNREVOCABLE GRANT to the Purchaser and the
Purchaser hereunder will acquire the same without being any liable
to demand or state whatsoever against the Vendor in respect of the same either
concerning the construction of the said deed or in the said
properties or the said UNREVOCABLE GRANT in any way AND THAT the Purchaser
shall and may at all times transfer all his right, title, claim and interest
separately and jointly with full power and with the same and receive
and take all the rents issues and profits thereof without any such estate
reservation claim or demands whatsoever from or by the Vendor or his agent
or persons acting or equitably claiming from under or in right for the Vendor or
from under or in right for any of their predecessors or assigns of theirs.

IV AND THAT the Purchaser shall be bound and obliged and freely and lawfully and
absolutely acquired, purchased, obtained and discharged of all and
the costs and expenses of the Vendor and all authorities, taxes, duties and
legal liabilities and indemnities of him and against all and all persons of former
or other estates whatsoever thereon less than certain mortgages, liens,
charges, liabilities, trusts, encumbrances, conditions, covenants, restrictions,
rights and interests whatsoever suffered or made or limited created or
imposed on the said premises and / or the said UNREVOCABLE GRANT by the Vendor
or by any person or persons (wholly and equitably claiming from under or in right
for the Vendor or their predecessors in any or any of them as aforesaid) or
otherwise AND THAT all rates taxes and other impositions and/or charges
payable in respect of the said property and / or the said UNREVOCABLE GRANT
shall be payable by the Vendor and the said UNREVOCABLE GRANT and shall be payable by the
Vendor and shall be payable by the Vendor and shall be payable by the
Vendor and shall be payable by the Vendor AND THAT the Vendor here
under does not have any other vacant land within the meaning of the Urban
Land Ceiling & Regulation Act, 1974 AND THAT the said property is not a
portion thereof has not been affected or exempted under the Urban Land Ceiling &
Regulation Act, 1974 AND THAT no authority (including any local body or
authority) is exercising under the Income Tax Act, 1961 and other enactments,
which is or may be exercising any power or authority for the acquisition
of the said property under the Companies (and other) Act, 1956 and under
any other acquisition Act, 1954 or under any other law in force in India.

We hereby consider and the vendors have the knowledge of loss of any of
 such notes or notes for the time being existing under the above said notes
 filed for the time being in force affecting the said property, or claims to any
 part thereof AND THAT no suit and/or proceeding is pending in any Court of
 law affecting the said premises and / or the said syndicated lease and/or
 part or portion thereof nor the same has been being attached under any writ or
 attachment of any Court of judicial authority AND FURTHER THAT the vendors
 and all persons having or having or capable of claiming any right and interest
 therein whatsoever in the said property or any part thereof from through whom it
 is held for the vendors and will give due to them and their legal heirs
 at the request and costs of the Purchaser such full and complete discharge
 and release and transfer into their names and things whatsoever for further
 release and more perfectly and effectually giving all securities for the
 said property share and every part thereof and in the said the purchase of
 which or may be reasonably required.

V. In as much as the full stamp duty has already been paid to the Purchaser from
 the said first sale agreement and also with the said second sale agreement
 and in as much as the said first sale agreement and the said second sale
 agreement have been registered and the Deed of Conveyance is being registered as
 a new deed in the name of the said Purchaser (The wife).

VI. AND THIS DEED FURTHER WITNESSETH that the Purchaser as the
 authorized representative and/or constituted attorney of the Vendor
 shall be entitled to:

- i) To apply for mutation of their names
- ii) To have the soil made
- iii) To apply for and obtain permission for conversion of the use of the said
 land/plot.
- iv) To present or cause to be presented a plan of plot and submit the same
 for sanction to the authorities concerned for construction of a new
 building and/or buildings.
- v) To apply for and obtain all necessary permissions approval complete
 and/or sanction as may be required for construction of a new
 building and/or buildings.
- vi) To apply and obtain all necessary permissions approval complete
 and/or sanction as may be required for construction of a new
 building and/or buildings.

To apply and obtain all necessary permissions approval complete and/or sanction
 as may be required for conversion of the use of the said land/plot for
 obtaining the sanction of the use of the said land/plot from the authorities

RECEIVED and of and from the within named PURCHASER by the vendors the within-mentioned sum of Rs. 5,50,000/- (Rupees Five Lacs fifty thousand only) being the total consideration money payable under these contracts.

Rs. 5,50,000.00

MEMO OF CONSIDERATION

Cheque No.	Date	Bank/Branch	Particulars	Rs.	Amount
547236	28.05.09	PNB, BHANU PRST BR	SAVANTI OAS	5,00,000	5,00,000
547237	27.05.09	DO	DO	50,000	50,000
547238	02.06.09	DO	DO	28,000	28,000
505271	07.10.08	DO	DO	20,000	20,000
547157	09.08.08	DO	ASTHAN SRS	10,000	10,000
547158	02.05.08	DO	DO	3,000	3,000
547159	20.05.08	DO	DO	15,000	15,000
526549	07.10.08	DO	DO	1,000	1,000
547156	05.08.08	DO	DO	1,000	1,000
547221	02.05.09	DO	DO	10,000	10,000
547235	27.05.09	DO	DO	28,000	28,000
60820	07.10.09	DO	Total Rs.	5,50,000	5,50,000

1. *[Handwritten signature]*
 2. *[Handwritten signature]*
[Handwritten signature]
 VENDOR

(Rupees Five Lacs fifty thousand only)

WITNESSES

[Handwritten signature]
[Handwritten signature]

DRAFTED AND PREPARED in my
 OFFICE *[Handwritten signature]*
M. L. GARG
 SOLICITOR & ADVOCATE
 HIGH COURT, CALCUTTA

EDUCATION FORM FOR TRAVERSERS

	<i>Asm. 10. 10. 10.</i>							
		Left	Ring	Middle	Index	Little		
		(Left Hand)						
		Left	Ring	Middle	Index	Little		
		(Right Hand)						
		Left	Ring	Middle	Index	Little		
		(Left Hand)						
Left	Ring	Middle	Index	Little				
(Right Hand)								
	<i>Asm. 10. 10. 10.</i>							
		Left	Ring	Middle	Index	Little		
		(Left Hand)						
		Left	Ring	Middle	Index	Little		
		(Right Hand)						
		Left	Ring	Middle	Index	Little		
		(Left Hand)						
Left	Ring	Middle	Index	Little				
(Right Hand)								
	<i>Asm. 10. 10. 10.</i>							
		Left	Ring	Middle	Index	Little		
		(Left Hand)						
		Left	Ring	Middle	Index	Little		
		(Right Hand)						
		Left	Ring	Middle	Index	Little		
		(Left Hand)						
Left	Ring	Middle	Index	Little				
(Right Hand)								

IDENTIFICATION FOR THE ...

[Redacted]	<i>Sequester</i>					
		Little	Ring	Middle	Index	Thumb
		(Left Hand)				
[Redacted]	<i>Sequester</i>					
		Little	Ring	Middle	Index	Thumb
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Index	Thumb
		(Left Hand)				
PHOTO						
		Little	Ring	Middle	Index	Thumb
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Index	Thumb
		(Left Hand)				
PHOTO						
		Little	Ring	Middle	Index	Thumb
		(Right Hand)				

INDONESIA RIWAYAT, (SALAH NO. 1983, 33, 30 & 79)
 (SALAH NO. 20, 21, 22, 23 & 24) 21, 22, 23 & 24
 (SALAH NO. 25, 26, 27, 28 & 29) PA. RIWAYAT
 (SALAH NO. 30, 31, 32, 33 & 34)

LAND AREA - 1 B - 18 X 0 CL - 1879 R



SCALE - 1 : 75



INDONESIA RIWAYAT
 (SALAH NO. 20, 21, 22, 23 & 24)
 (SALAH NO. 25, 26, 27, 28 & 29)
 (SALAH NO. 30, 31, 32, 33 & 34)
 (SALAH NO. 35, 36, 37, 38 & 39)
 (SALAH NO. 40, 41, 42, 43 & 44)
 (SALAH NO. 45, 46, 47, 48 & 49)
 (SALAH NO. 50, 51, 52, 53 & 54)

*Basuki on
 Air S
 dihye*

NO	INDONESIA RIWAYAT	INDONESIA RIWAYAT	INDONESIA RIWAYAT	INDONESIA RIWAYAT
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

NO	INDONESIA RIWAYAT	INDONESIA RIWAYAT	INDONESIA RIWAYAT	INDONESIA RIWAYAT
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				





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

Endorsement For Deed Number 1- 52216 of 2008

(Serial No. 0808 of 2009)

On 10/11/2009

Payment of Fees

Fee paid in pursuance of article 1(A)(1) of 2285/77-1=55-3K(0)=25-4M(1)=40 on 10/11/2009

Certificate of Market Value (W.B. PUVZ rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 20000000-

Further that the required stamp duty of this document in Rs. 10/- and the Stamp Duty paid in Imp. Rs. 50/-

Deficit stamp duty

Deficit stamp duty Rs. 8400/- in full, by the cash number 810710, Draft Date 10/11/2009, Bank Name STATE BANK OF INDIA, Branch B.O. Kolkata, received on 10/11/2009

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

Presented for registration on 10/11/2009 at the Office of the A.R.S. - KOLKATA by Mr. Chandan Kumar son of the Claimant

Admission of Execution Under Section 59, W.B. Registration Rules, 1962

Execution is admitted on 10/11/2009 by

1. Suman Das, wife of Lt. Chittaranjan Das, 3-319/2 River Side Rd Baranagar, Kolkata-41, Thane Nadia, By Case Hindu, By Profession: Housewife
2. Animesh Das, son of Lt. Chittaranjan Das, 2-416/2 River Side Rd Baranagar, Kolkata-41, Thane Nadia, By Case Hindu, By Profession: Officer
3. Anura Das, son of Lt. Chittaranjan Das, 2-416/2 River Side Rd Baranagar, Kolkata-41, Thane Nadia, By Case Hindu, By Profession: Officer
4. Indro Chandra Ghosh, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
5. Sunanda Aggarwal, son of Jagannath Aggarwal, 270, Park Road, Mahanagar, P.O. Park Road, Kolkata-41, Thane Nadia, By Case Hindu, By Profession: Officer

Executed by Attorney

Execution by

1. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer, as the original attorney
2. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
3. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
4. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
5. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
6. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
7. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
8. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
9. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
10. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
11. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
12. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer
13. Mr. Chandan Kumar, son of Lt. Bhaswati Lal Gupta, 201/2 A Block, P. Puri, Udaypur, Kolkata-22, Thane Nadia, By Case Hindu, By Profession: Officer

Additional Registrar of
Assurances, Kolkata
10 NOV 2009

(Kumar Kumar Mahapatra) S.
A. R. S. - KOLKATA



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

Endorsement For Deed Number 11-122TR of 2009
(Serial No. 08905 of 2009)

1. Surentra Agarwal, son of, Sagarlal Agarwal, 270, Pally from Motion For P.S. Kolkata-41, 'T5000' ...
By Cause Hindi, By Profession: Officer, as the consolidated attorney of 1) Biparnal Agarwal 2) Rajendra
Agarwal 3) Raju Agarwal 4) Kailash Chandra Agarwal 5) Karam Agarwal 6) Karmel Agarwal 7)
Dhruvaji Debi Agarwal 8) Anup Kumar Agarwal 9) Shyam Agarwal 10) Nitin Agarwal 11) Pratik
Agarwal 12) Pawan Kumar Agarwal 13) Sachin Agarwal 14. Beala Agarwal is admitted by him.

Identified By Asst. Clerks - son of A. K. Sharma, 6, Old Post Office St., Calcutta-01, Bengal | By Cause
Hindi, by Profession: Service.

(Dines Kumar Mukherjee)
A. R. A. - I KOLKATA

On 12/11/2009

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1960)

Admissible under rule 43 of West Bengal Registration Rules, 1960 duly exempted under section 14,
Article number 23 of Indian Stamp Act 1899

(Dines Kumar Mukherjee)
A. R. A. - I KOLKATA



KST
Assistant Registrar of
Assurances, Kolkata
12 NOV 2009

(Dines Kumar Mukherjee)
A. R. A. - I KOLKATA

Government of West Bengal
 Department of Finance (Business), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. & KOLKATA, District- Kolkata
 Signature / CTI Sheet of Serial No. 0000 7 2009

Signature of the President

Name of the President	Photo	Finger Print	Registered after date
Julia Choudhury			10/11/2009

11. Signature of the persons appointing the Executive of Office

Sl No.	Address of Executive By	Status	Photo	Finger Print	Signature
1	Rowan Das Address - 2/11/421 New Billa 22 Barabara Kolkata-44	Self			Rowan Das
2	Rowan Das Address - 2/11/421 New Billa 22 Barabara Kolkata-44	Self			Rowan Das
3	Arifa Das Address - 2/11/421 New Billa 22 Barabara Kolkata-44	Self			Arifa Das
4	Julia Choudhury Address - 170/2a Block II New Billa Kolkata-44	Self			Julia Choudhury

DIRECTORATE OF REGISTRATION & STAMP REVENUE
 KOLKATA
 10/11/2009

[Office Copy: Multi-repository]
 A. N. S. KOLKATA
 Office of the A.R.A. & KOLKATA

GOVERNMENT OF WEST BENGAL
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A.-2 KOLKATA, District- KOLKATA
Signature, 111 Street of Sector No. 09/02, C-2008

Signature of the person(s) attending the Registrar's Office:

No.	Address of Applicant by	Status	Photo	Stamp	Signature
-----	-------------------------	--------	-------	-------	-----------

1. **Surindia Agarwal**
Address - 201, Bala Park
Postal Box 53 Kolkata-91

PROPERTY



Surindia Agarwal
(Surindia Agarwal)

08/11/2018

10/11/2018

2. **Mani Chand Ghose**
Address - 711/2 A Block A,
New Ballygunge Kolkata-91

Self

Mani Chand Ghose
(Mani Chand Ghose)

3. **Surindia Agarwal**
Address - 201, Bala Park
Postal Box 53 Kolkata-91

Self

Surindia Agarwal
(Surindia Agarwal)

Name of Signifier of above Person(s)
Age Name
Mr. A. B. Mukherjee, Kolkata-91

Signature of Signifier with Date

A. B. Mukherjee
10/11/2018

Additional Register of
Assurances, Kolkata
1.0.101.2018

(Office Stamp & Signature)
 A. B. A. - 2 KOLKATA
 Office of the A.R.A.-2 KOLKATA

Certificate of Registration under section 60 and Rule 60.

Registered in Book - I
CD Volume number 39
Page from 2775 to 2791
Serial No: 12215 for the year 2009.




(Dines Kumar Mukhopadhyay) 21 November 2009
KODL REGISTRAR OF ASSURANCES
Office of the S.D.A. KOLKATA
West Bengal

~~As Witnessed by the undersigned Justice of the Peace at the County of _____ State of _____~~
DATED THIS 10th DAY OF November 2000
~~at the Court House at _____~~

BETWEEN
SHY. BIRNBAUM & CO

—VENDOR—

AND
FRANCO-CHINO AGENCIA S. CO

—PURCHASER—

CONFEYANCE

Z. L. GARDNER
NOTARY PUBLIC & ASSOCIATE
6 OLD POST OFFICE STREET
WHEELERS 700 011

8906/09

1237/09

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

रु.50

Rs.50



INDIA NON-JUDICIAL

पश्चिम बंगाल WEST BENGAL

H 186850

श्री श्री श्री श्री

10.11.09

18764/09

Handwritten signature and date



THIS INDENTURE OF CONVEYANCE made this the 10th day of
NOVEMBER TWO THOUSAND AND NINE BETWEEN

SHY. BASANTI DAS wife of Late Gopalchandra Das residing at 2-14-68 Over 2nd
 Floor, H.E. Baidya P.O. Bodartha, Kolkata 700 079 having been referred to as the
 transferee herein under of possession shall remain subject to the provisions of the
 subject or contract be deemed to exist and include the heirs, legal representatives,
 executors, administrators and assigns) of the **ONE PART AND (7) PRAHLAD
 CHAND AGARWAL** son of Late Shri Lal Aggarwal having the Pan No. ADP42141
 residing at No. 8 Chatterjee Market, Kanchingra, Kolkata 700 022 (2) **SHY.
 VUSPADEVI AGARWAL** wife of Shri Prasad Chandra Aggarwal having the Pan No.
ADP42141 residing at No. 8/2 Chatterjee Market, Kolkata 700 022 (3) **SUNIL
 KUMAR AGARWAL** son of Shri Prasad Chandra Aggarwal having the Pan No.
ADP42141 residing at No. 8/2 Chatterjee Market, Kolkata 700 022 (4) **SMT.
 NUNTA AGARWAL** wife of Shri Sunil Kumar Aggarwal having the Pan No. ADP42141
 residing at No. 8/2A, Block-F, New Market, Kolkata 700 022 (5) **DEEPIKA AGARWAL**
 daughter of Shri Prasad Chandra Aggarwal having the Pan No. ADP42141 and residing at No.
 8/2 Chatterjee Market, Kolkata 700 022 (6) **BAHARU LAL CHOWDHURY**
 son of Late Bahar Lal Aggarwal, having the Pan No. ADP42141 residing at No.
 8/2A Block-F, New Market, Kolkata 700 022 (7) **SMT. SONAL KUMAR
 AGARWAL** wife of Shri Bahar Lal Aggarwal having the Pan No. ADP42141
 residing at No. 8/2A Block-F, New Market, Kolkata 700 022 (8) **RAJENDRA
 KUMAR AGARWAL** son of Late Bahar Lal Aggarwal having the Pan No. ADP42141
 residing at No. 8 Chatterjee Market, Kanchingra, Kolkata 700 022 (9) **SMT. SIBLA
 DEVI AGARWAL** wife of Shri Bahar Lal Aggarwal having the Pan No. ADP42141
 residing at No. 8/2A Block-F, New Market, Kolkata 700 022 (10) **CHHEDI
 AGARWAL** son of Bahar Lal Aggarwal, having the Pan No. ADP42141 residing
 at No. 8/2A Block-F, New Market, Kolkata 700 022 (11) **SHYAM CHAND GUPTA**
 son of Late Bahar Lal Aggarwal having the Pan No. ADP42141 (12) **DRONADI
 DEVI AGARWAL** wife of Shri Indra Chandra Aggarwal having the Pan No. ADP42141
 (13) **DEEPIKA AGARWAL** daughter of Shri Indra Chandra Aggarwal, the Pan No.
ADP42141 (14) **MISS. SANDEETA AGARWAL** having the Pan No. ADP42141
 and (15) **MISS. SWEETA AGARWAL** both daughters of Shri Indra Chandra Aggarwal
 having the Pan No. ADP42141 and residing at No. 8/2A Block-F, New Market,
 Kolkata 700 022 (Partners Nos. 1, to 15 and 17 to 19 are Herewithin as the
 transferees herein) namely **SHYAM CHAND GUPTA** son of Late Bahar Lal
 Aggarwal residing at No. 8/2A Block-F, New Market, Kolkata 700 022 having the
 Pan No. ADP42141 (16) **SAGUNMAL AGARWAL** son of Late Shyam Lal Aggarwal
 having the Pan No. ADP42141 (17) **SMT. DRONADI DEVI AGARWAL** wife of Shri
 Sagunmal Aggarwal having the Pan No. ADP42141 (18) **AYON KUMAR AGARWAL**
 son of Shri Sagunmal Aggarwal having the Pan No. ADP42141 (19) **SMT. SHANTI
 AGARWAL** wife of Shri Indra Chandra Aggarwal having the Pan No. ADP42141

residing at No. 270 Raja Ram Mohan Roy Road, Volume 198-031 (21) **HEMAD AGARWAL** son of Sri Sagarlal Agarwal having his Pan No. ACPW63790 (22) **SMT. NEHA AGARWAL** wife of Sri Hemad Agarwal having her Pan No. ACPW63790 both residing at No. 270 Raja Ram Mohan Road, Volume 198-031 (22) **PAWAN KUMAR AGARWAL** son of Sri Sagarlal Agarwal having his Pan No. ACPW63790 (23) **SMT. SUSHI AGARWAL** wife of Sri Pawan Kumar Agarwal having her Pan No. ACPW63790 (24) **SURENDRA AGARWAL** son of Sri Sagarlal Agarwal having his Pan No. ACPW63790 (25) **SMT. RAJESHA AGARWAL** wife of Sri Surendra Agarwal having her Pan No. ACPW63790 (26) **KARINDRA AGARWAL** son of Sri Sagarlal Agarwal having his Pan No. ACPW63790 (27) **SMT. RUPA AGARWAL** wife of Sri Karindra Agarwal having her Pan No. ACPW63790 all residing at No. 270 Raja Ram Mohan Roy Road, Volume 200-011 (28) **KALASH CHANDRA AGARWAL** son of Sri Kishore Lal Agarwal having his Pan No. ACPW63790 (29) **SMT. KUSUM AGARWAL** wife of Sri Kalash Chandra Agarwal having her Pan No. ACPW63790 and (30) **SAHAYIA AGARWAL** son of Sri Kalash Chandra Agarwal having his Pan No. ACPW63790 all residing at No. 270 Raja Ram Mohan Roy Road, Volume 200-011 from 01.10.1984 to 31.03.1985 and 01.04.1985 to 31.03.1986 are represented by their consolidated attorney-at-law **SURENDRA AGARWAL** son of Sri Sagarlal Agarwal residing at No. 270 Raja Ram Mohan Roy Road, Volume 198-031 having his Pan No. ACPW63790) hereinafter collectively referred to as the **PETITIONERS** certain form of agreement shall hence executed by or assigned in the subject or settled in favour of them and fulfill their respective legal responsibilities, conditions, warranties and covenants) of the **OTHER PART**;

WITNESSES:

- A) In this Deed the said Smt. Sushil Devi is referred to as the Vendor and the said (1) Jatinlal Nath Malhotra (2) Smt. Gouri Devi (3) Jatinlal Kishor Malhotra and (4) Sushil Devi Malhotra are collectively referred to as the Co-Vendors and are hereinafter collectively referred to as the **Others**.
- B) The said Smt. Sushil Devi Jaganath Lal Patel Malhotra (hereinafter referred to as the **Plaintiff**) in virtue of a Married Deed of 27th March 1974 duly registered at the office of the Sub Registrar, 24 Ferozpur (Delhi) in Form No. I Volume No. 22 Pages 299 to 303 being No. 1874 for the year 1974 became absolutely seized and possessed of and/or otherwise well and lawfully entitled to ALL THAT the Village patta and herath of full extent containing 1/4 acre or less of 32 bighas (in the year 1974-75) (the land or lands or part thereof) situate in 18-20246-1 District 18-2 19-3. More in detail

mentioned in Khata No. 2422 (Old No. 241, 334, 335, 336 and 704) of
 Hissa Block, P.S. Berhampur (Old No. 704 and 705) and particularly mentioned and
 described in the **SCHEMATIC** herewith shown and herewith referred to
 as the **ENTIRE LANDS** and title of such LANDS referred to as would
 involved half share or interest into or upon the said Entire Lands.

- 6) The said Smt. Prasad Rajendra and Member of the Late SOGEMATH
 herewith, the Assistant-Secretary from Hyderabad her husband daughter
 and Smt. Smt. Smt. and her two sons namely (1) Smt. Smt. Smt. Rajendra
 (2) Smt. Smt. Smt. Rajendra as the first two sons and her
 representatives and after her death the said (1) Smt. Smt. Smt. Rajendra
 (2) Smt. Smt. Smt. Rajendra (3) Smt. Smt. Smt. Rajendra and (4) Smt. Smt. Smt.
 Rajendra her family become entitled to the undivided half share or
 interest into or upon the said Entire Lands and their contingents to the said
 Smt. Prasad Rajendra (with details)
- 7) By an Agreement for Sale dated 17 August 2001 made between the said
 Vendor and the Purchaser referred to as the Vendor of the One Part and the
 Purchaser herewith thereby also referred to as the Purchaser of the Other
 Part and registered at the Office of the Registrar of Assurances (RA&C)
 Kolkata Bang Serai (No. P-422) for the year 2001 and recorded in Book No.
 1 being 1100/23 in the year 2001 the said Smt. Prasad Rajendra for the
 consideration of Rs. 2,00,000/- herewith mentioned agreed to sell and transfer
 her undivided half share or interest into or upon the said Entire Lands her
 and in favour of the Purchaser herewith (with details referred to) and the **SALE
 AGREEMENT** and the contents of the said Agreement referred to as
 said Agreement had already been sent.
- 8) In the Terms of the Purchase, herewith separate written or 17/8/2001 the
 undivided half share or interest into or upon the entirety of the said Entire
 Lands.
- 9) The said Entire Lands intended to be transferred and conveyed by the
 Vendor herewith and on 17th Aug. 2001, 2001, 2001, 2001 and thereafter after
 acquiring the said Entire Lands into the Vendor the Purchaser will become
 entitled to the entirety of the lands furnished out of 017 (No. 241, 334,
 335, 336 and 704).

- 37) At the request of the Purchaser the Vendor has agreed to execute and register the Deed of Conveyance the Vendor has agreed to sell and transfer and the Purchaser have agreed to purchase and acquire the **THAT** the subdivided half share or interest in or over the said Estate Lands (here fully and particularly mentioned and described in the **SCHEDULE** hereunder written situation whereof is shown and delineated in the map or plan annexed hereto and bearing in **REG.** number) free from all encumbrances and charges for the satisfaction and benefit of the Vendor and contrary to the usual stipulations.
- 38) As in and to the extent of this Deed the Vendor has assumed the burdens as follows:
 - 38) **THAT** the Vendor along with the said Gen. Inverval Highway (hereinafter) hereinafter collectively referred to as the Owners in the said map, possess owner of ALL **THAT** the subdivided half share or interest in or over the said Estate Lands.
 - 39) **THAT** excepting the Vendor hereby she has any right title interest claim or demand over and in respect of the said subdivided half share or interest in or over the said Estate Lands or any part of either thereof.
 - 40) **THAT** the Vendor has a marketable title in respect of the said subdivided half share or interest in or over the said Estate Lands.
 - 41) **THAT** there is no right title or impediment in the Vendor selling and transferring the said subdivided half share or interest in or over the said Estate Lands.
 - 42) **THAT** the Vendor has remained in uninterrupted possession of the said Lands since the year 1889 to the extent of her subdivided half share or interest in or over the said Estate Lands.
 - 43) **THAT** the said Sale Agreement is valid and subsists with binding effect on all parties.
 - 44) **THAT** no part of the said Estate Lands are subject to any mode of acquisition under the law.
 - 45) **THAT** there is no superior estate being claimed claiming any right over the in respect of the said Estate Lands or any part thereof.
 - 46) **THAT** the Vendor has not received for any other purposes the said transfer being duly documented in respect of the said Estate Lands or any part or portion thereof.
 - 47) Relying on the aforesaid representations and believing the same to be true and acting on the facts thereof the Purchaser have agreed to purchase and acquire the said **THAT** the Vendor has agreed to sell and transfer

under the said 1934 Laws and/or the exercise of the right the subject of the Vendor has been authorized and charged to the (individual and subject to the terms and conditions hereinafter appearing)

NOW THIS INSTRUMENT WITNESSETH and it is hereby agreed by and between the parties herein as follows:

1. THAT in pursuance of the said 50th Amendment dated 4th August 1958 and in further consideration of a sum of Rs. 22,000/- (Twenty Two thousand rupees) only of the lawful moneys of the Vendor (both real and truly paid by the Vendor to the Vendor himself and the said sum being the amount of consideration paid under the said 50th Amendment (which amount the said Vendor himself has been advised and acknowledged to have been received), and of and from the payment of the same and every part thereof the Vendor himself and the said undivided half share of interest in or upon the said 50th Amendment, hereby stands to be fully transferred and conveyed the Vendor both hereby irrevocably and with specific intent assign and assure unto and to the Purchaser ALL THAT the undivided half share or moiety (to be with various moneys and benefits in 50/- and 1/20th parts) by way of equity an area of 32 acres (by the said 50th Amendment) more or less (containing a portion of 24.2 acres or less) acquired in certain No. 222, 223, 224, 225, 226, 227, 228 and 229 situated in Nizam Jubilee P.S. District (hereby and hereinafter mentioned and covered by the SCHEDULE hereunto written and hereinafter referred to as the **PROPERTY SHARE**) and/or the entirety of the right title and interest of the Vendor (as shown in the plan and map attached in the file of this proposed transfer and hereinafter in **RECORD NUMBER 118**) **HEREINAFTER** (the said undivided share of any part or portion thereof) together with the entirety of the said property and of the said undivided share of interest (as mentioned) together with all benefits and advantages of ancient and other rights appurtenant thereto and all other rights and interests whatsoever in or upon the said property and of the said undivided share of any part or portion thereof (including transfer or in any way appurtenant to or in the said or any part of the said property and of the said undivided share of interest) which shall be used, enjoyed or appurtenant to or in the said property or benefit to or in or upon the said property and of the said undivided share and every part or portion thereof AND all the legal incidents thereof and all the rights

right, the legal inheritance-possessor, the true, lawful owner and estate-
 whosoever both at law and in equity of the Vendor into or with and in trust of
 the said undivided share or part and every part thereof herein assigned and
 hereby now granted and hereinafter **TOGETHER WITH** all such certain
 mortgages and encumbrances of the said undivided share or part as to be
 conveyed the said property / lands and/or Undivided share or part or part
 thereof which now are or hereafter shall or may be in the custody power
 possession or control of the Vendor or any person or persons from whom the
 Vendor can or may derive the same without any action or suit at law or in equity:
TO HAVE AND TO HOLD the said Undivided share hereby granted and conveyed
 together assigned and/or assigned or intended to be with all Rights and
 appurtenances thereto in law and in equity of the Purchaser absolutely
 and forever free from all encumbrances charges liens claims demands mortgages
 debts fines taxes trust attachments equities provisions prohibitions
 restrictions reservations and incumbrances whatsoever.

II. **AND** the Vendor doth hereby further covenant with the Purchaser that the
 Vendor is the absolute and lawful owner of the said Undivided share and every
 part thereof and entitled to the said lands conveyed herein and hereby part
 thereof free from all encumbrances charges and liabilities of whatsoever nature
 and the Vendor and hereby covenants with the Purchaser that the said part or
 any part thereof does or occurred or knowingly suffered or has done or may
 do any act done matter or thing whereby or by the means thereof the said
 Undivided share hereby granted shall convey transferred assigned and assigned or
 assigned or is intended to be was or is attributable in any way or otherwise to
 be taken against the Vendor or any person or persons who granted selling
 conveying assigning and conveying the said Undivided share or any part thereof in
 the manner aforesaid.

III. **AND THAT NOTWITHSTANDING** any act done or thing by the Vendor done
 committed or knowingly suffered in the contrary, the Vendor at the time of
 execution of these presents is the absolute and lawful owner of every share
 and part thereof and is and absolutely lawful and becoming of, one or
 entitled to the said Undivided share and / or the lands comprised therein and/or
 the said Undivided share hereby granted and conveyed hereinto assigned
 assigned or intended to be and every part thereof by a just and reasonable
 estate or inheritance without any mortgage or condition use trust or other thing
 whatsoever by any lawful estate or estate and the said **AND THAT**
NOTWITHSTANDING any act done or thing whatsoever as aforesaid the

seller's tax has in full (as good right full and absolute ownership) with the
 same full name transfer issue and assign the said Unimol (the Party
 granted will proceed together and united or expressed in full with and in
 the case of the Purchase in the name of Unimol and in the title and
 certificate of Unimol. THAT the Vendor on this subject understand
 the said UNIMOL System in the business book and the Purchase had
 received and accepted the same without having any claims, demand or claim
 whatsoever against the Vendor in respect of the Unimol which originates of the
 construction resulting in the land contained in the contract and the said
 Unimol and/or otherwise AND THAT the Purchaser shall and how at all times
 together with all costs, charges and expenses payable and actually or
 hold, receive and enjoy the same and make and take all the necessary and
 profits to be made without any legal or other exception claim or demand
 whatsoever from or by the Vendor or any person in present, future or to be
 claiming from and/or in trust for the Vendor or from and/or in trust for any of
 their predecessors in title or any other person.

10. **AND THAT** the Purchaser shall be bound and bound and fully and clearly and
 responsibly required to maintain, insured and discharged in accordance with and of
 the same and expenses of the Vendor shall not sufficiently paid, defended and
 that the Vendor and indemnified of them and applied to and as a result of former or
 other states, obligations, charges, taxes, duties, demands, penalties, fines
 levied liabilities, costs, attachment, mortgages, encumbrances, mortgages, liens, and
 liquidated damages suffered or made or liabilities created in respect of the
 said property and / or the said Unimol here by the Vendor or by any person,
 or persons lawfully and equitably claiming from and/or in trust for the Vendor or
 their predecessors in title or any of them or otherwise or otherwise AND THAT all
 taxes, rates and other impositions and/or charges payable in respect of the said
 property and / or the said Unimol from the date of execution of the said
 First Sale Agreement and Second Sale Agreement, or any other proceeds by the
 activities conducted and shall be payable by the Vendor and those relating to the
 said activities in the date of execution of these contracts shall be payable by
 the Purchaser AND THAT the Vendor shall DEM and DEM and DEM and DEM and DEM
 and DEM and DEM within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976
 and the said property or any part or portion thereof has not been affected or
 vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no
 certificate proceedings and/or notice of proceedings is subsisting under the Income
 Tax Act, 1961 AND THAT no order, which is or may be subsisting has been served
 on the Vendor for the execution of the said property and/or the contract DEM.

therein or any part thereof until the time specified in the said deed or any other law or Act and/or rules made or to be made in that behalf and the Vendor shall be responsible of issue of any of such notes or notes for the time being subsisting under the above Act and/or rules for the time being in force affecting the said property, if process or law suit thereon AND THAT no suit, action, proceeding or process in any Court of law affecting the said property and/or the said undivided areas and/or any part or portion thereof for the time being being attached under any writ or attachment of any Court or authority whatsoever AND FURTHER THAT the Vendor and all persons having or having or possibly having any right title interest or estate whatsoever in the said property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser thereunto acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said IMPROVED SHARE and every part thereof and will to the use the Purchaser as shall or may be lawfully required.

- V. In as much as the full Estate hereof has already been paid by the Purchaser under the said First Sale Agreement and also under the said Second Sale Agreement and in as much as the said First Sale Agreement and the said Second Sale Agreement have been registered the Cost of Conveyance is being registered as a roll paper stamp paper of Rs.30/- (Thirty Rs. only)

WEAND THIS DEED FURTHER WITNESSETH that the Purchaser as the authorized representative and/or constituted attorney of the Vendor shall be entitled to:

- (i) To apply for mutation of land records.
- (ii) To have the plot leased.
- (iii) To apply for any further permission for construction of the use of the said undivided share.
- (iv) To arrange or cause to be prepared a plan of plot and submit the same for sanction to the authority concerned for construction of a new building and/or building.
- (v) To apply for and obtain all necessary permissions necessary consent and/or sanction as may be necessary and/or required for construction, erection and completion of the said new building and/or building.

- (v) To buy and receive all plans, applications, orders, and contracts as may be required by various authorities from time to time for obtaining the number of the land or lots from the authority concerned and also for the purpose of undertaking the management of the said Survey land.
- (vi) To execute Advertisements and other legal notices and to sign orders and/or affidavits and other documents, forms, returns, statements, petitions, returns, including applications, affidavits, proceedings, declarations, Vouchers, certificates of Approval or any other documents or papers as may be required from time to time and to collect and prosecute any legal action or proceedings including filing of writ applications, to appear and give evidence to confer the status for lots or parcels from any order or decree of the court in respect of the said Survey land.
- (vii) To do all acts, deeds, matters and things that he or she shall think fit to do, documents, instruments, plans, applications and papers as may be necessary and/or required for carrying out the said Survey land.

**THE SCHEDULE ABOVE REFERRED TO
(THE SAID UNDIVIDED SHARE)**

ALL THAT the attached map shows or consists of the Number 100 to 1004, various pieces and parcels of Sold Land comprising by estimation an area of 32 Acres (or the same or better) more or less situated in Township 3 North, Range 5 West, T10N R5W of the 3rd principal meridian, more particularly with such remaining own land from or to (the land) comprised in Sections No. 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104 in Polk County, Minnesota more particularly Section 24 as shown in the following table.

N.S. Cont. No.	Area of Land
520	1/2 Acre
521	1/2 Acre
522	1/2 Acre
523	1/2 Acre
524	1/2 Acre
	<u>32 Acres</u>

THE attached map shows of 32 Acres of land, more or less, with relative valuation thereof is shown and contained in the map of the several pieces and parcels in (see above)

<p>RECEIVED and of and from the selling named PURCHASER by the Vendor the within-mentioned sum of Rs.5,31,000/- (Rupees five lakhs thirty one thousand only) being the work completion money payable under these drawings.</p>	<p>Rs.5,31,000.00</p>
--	-----------------------

MEMO OF CONSULATION

Drawn No.	Date	Drawn To	For what	Amount
217195	08.01.01	THO. BIRB RO. WIL	BADANTI CASE	125,000/-
226817	14.02.04	DO	DO	1,00,000/-
220088	14.02.04	DO	DO	1,00,000/-
226818	07.10.04	DO	DO	1,00,000/-
226819	07.10.04	DO	DO	1,00,000/-
			Total Rs.	5,25,000/-

(Rupees Six lakhs thirty one thousand only)


 Date: _____
 Vendor: _____

WITNESSES:


 Date: _____

DRAFTED AND VERIFIED in my
Office


 R. L. GACCARI

SELECTOR & ADVOCATE
 HIGH COURT, CALCUTTA

ACCOMMODATION FORM FOR TEXT IDENTIFICATION

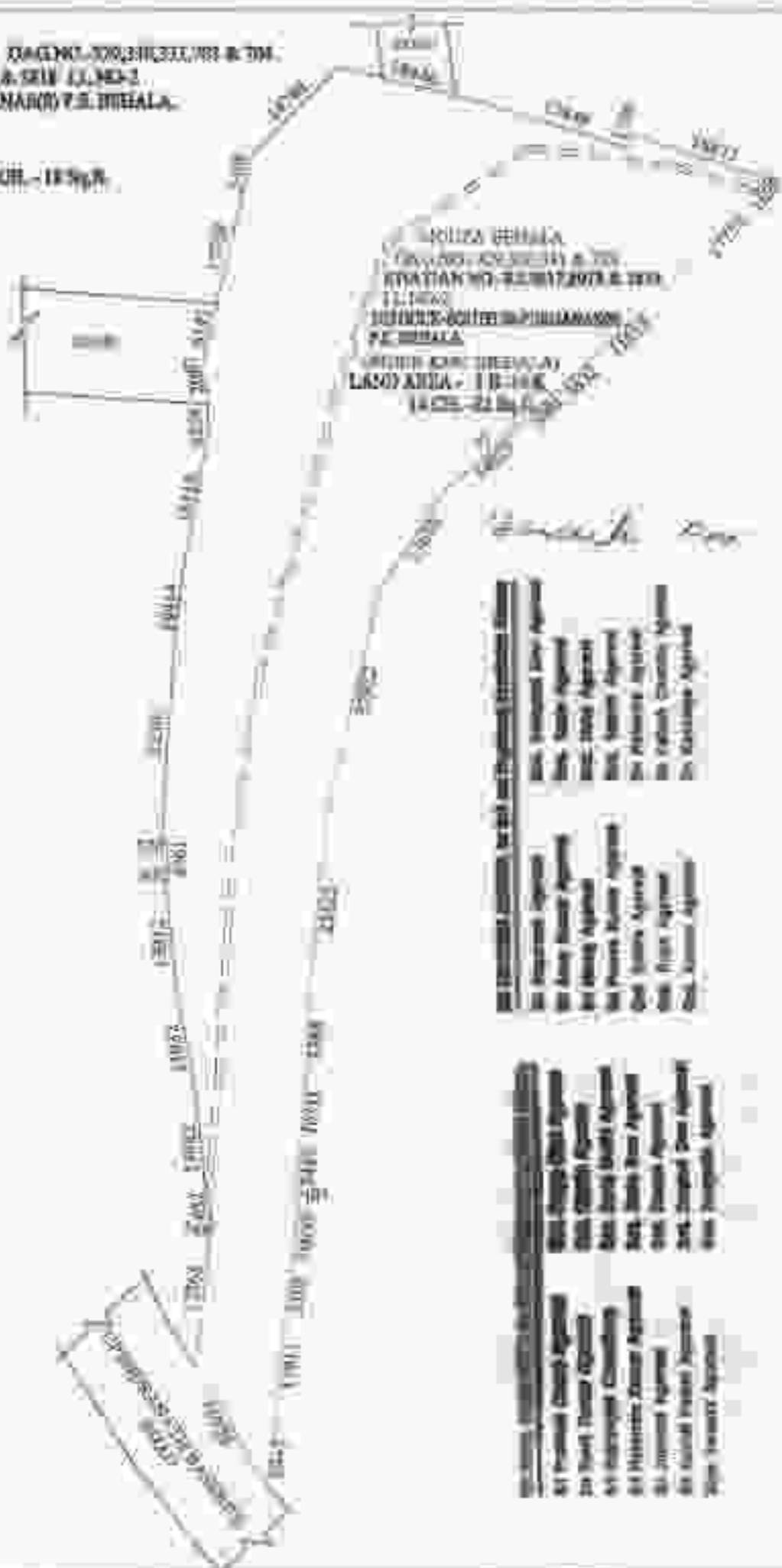
	<i>Barbara Le Sueur</i>	 ONE	 TWO	 THREE	 FOUR	 FIVE		
		(Left Hand)						
		 ONE	 TWO	 THREE	 FOUR	 FIVE		
		(Right Hand)						
		 ONE	 TWO	 THREE	 FOUR	 FIVE		
		(Left Hand)						
		 ONE	 TWO	 THREE	 FOUR	 FIVE		
		(Right Hand)						
		 ONE	 TWO	 THREE	 FOUR	 FIVE		
		(Left Hand)						
 ONE	 TWO	 THREE	 FOUR	 FIVE				
(Right Hand)								
	<i>Magnum</i>							
		 ONE	 TWO	 THREE	 FOUR	 FIVE		
		(Left Hand)						
		 ONE	 TWO	 THREE	 FOUR	 FIVE		
(Right Hand)								

LAND IN MUZZA BEEHIVE, DISTRICT NO. 24, PORT BLAIR & DISTRICT
 STATION NO. 24, PORT BLAIR & DISTRICT NO. 2
 DISTRICT NO. 24, PORT BLAIR & DISTRICT NO. 2
 (MUNICIPALITY OF BEEHIVE)

LAND AREA - 18-18 E-100-1800



SCALE 1:500



Handwritten signature or name.

- 1. [Name] Agreement
- 2. [Name] Agreement
- 3. [Name] Agreement
- 4. [Name] Agreement
- 5. [Name] Agreement
- 6. [Name] Agreement
- 7. [Name] Agreement
- 8. [Name] Agreement
- 9. [Name] Agreement
- 10. [Name] Agreement

- 11. [Name] Agreement
- 12. [Name] Agreement
- 13. [Name] Agreement
- 14. [Name] Agreement
- 15. [Name] Agreement
- 16. [Name] Agreement
- 17. [Name] Agreement
- 18. [Name] Agreement
- 19. [Name] Agreement
- 20. [Name] Agreement



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

Enforcement For Dued Number: 1-12217 of 2009
(Serial No. 08008 of 2009)

On 10/11/2009

Payment of Fees

Fee Paid in respect under office: 11-2012, Fee = Rs. 25/-, MB = 40/- on 10/11/2009

Certificate of Market Value (WB PVT rates of 2001)

Certified from the market value of the property which is the subject matter of the deed has been assessed at Rs. 238300/-

Certified that the required stamp duty of this document is Rs. 10/- and the same duty paid on 10/11/2009.

Deficit stamp duty

Deficit stamp duty Rs. 8400/- is paid, by the draft number 310011, Draft Date 10/11/2009, Bank Name STATE BANK OF INDIA, Bhubaneswar, Kolkata, received on 10/11/2009

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

Presented for registration at 14.00 hrs on 10/11/2009, at the Office of the A.R.A. - KOLKATA, by the Chief Clerk, Executive.

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

Execution is admitted on 10/11/2009 by

1. **Ramesh Das**, wife of Lt Chittaranjan Das, 2-3492 River Side Rd, P.O. - 44, Thane, Kachhi, By Caste Hindu, By Profession, Other
2. **Indra Chand Gupta**, son of Lt Saran Lal Chowdhury, 201/2 A, Block - P, New Airport, Kachhi, Thane, By Caste Hindu, By Profession, Other
3. **Suresh Agarwal**, son of Sagarmal Agarwal, 270 Raja Rani Mohan Roy Rd, Kachhi, Thane, By Caste Hindu, By Profession, Other
Identified By - Asit Mishra, son of A K Mishra, 5, Old Post Office St, Kachhi - 1, Thane, By Caste Hindu, By Profession, Service

Executed by Attorney

Execution by

1. **Indra Chand Gupta**, son of Lt Saran Lal Chowdhury, 201/2 A, Block - P, New Airport, Kachhi, Thane, By Caste Hindu, By Profession - Thane, as the constituted attorney of 1. Prakash Chand Agarwal 2. Dinesh Agarwal 3. Ramprasad Agarwal 4. Basu Kumar Agarwal 5. Rangesh Agarwal 6. Suresh Agarwal 7. Kripal Dev Agarwal 8. Suresh Kumar Agarwal 9. Manoj Agarwal 10. Jitendra Kumar 11. Rajendra Lal Chowdhury 12. Gauri Kumar Agarwal 13. Rajendra Kumar Agarwal 14. Prasad Agarwal identified by him.
2. **Suresh Agarwal**, son of Sagarmal Agarwal, 270 Raja Rani Mohan Roy Rd, Kachhi - 1, Thane, By Caste Hindu, By Profession - Other as the constituted attorney of 1. Sagarmal Agarwal 2. Rabindra Agarwal 3. Ravi Agarwal 4. Kamal Chandra Agarwal 5. Kishan Agarwal 6. Kamal Agarwal 7. Dr. Prasad Prasad Agarwal 8. Anup Kumar Agarwal 9. Manoj Agarwal 10. Prasad Agarwal 11. Prasad Agarwal 12. Prasad Kumar Agarwal 13. Prasad Agarwal identified by him.

Assistant Registrar, Kolkata
11 NOV 2009

(1/11/09) Kachhi, Thane
A. R. A. - KOLKATA



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

Endorsement For Deed Number 1-12317 of 2009
(Serial No. 08906 of 2009)

Identified By: A.R.A. No. 101 of 2009, P.O. Office of the A.R.A. - Kolkata, West Bengal. By: _____
By Profession: _____

(Dines Kumar Mukhopadhyay)
A. R. A. - KOLKATA

On 13/11/2009

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

Admissibility under Rule 21 of West Bengal Registration Rules, 1962 under Section 24
Article number: 23 of Indian Stamp Act 1899.

(Dines Kumar Mukhopadhyay)
A. R. A. - KOLKATA



Additional Registrar of
Assurances-I, Kolkata
13 NOV 2009



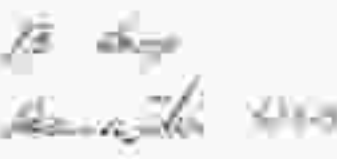









(Dines Kumar Mukhopadhyay)
A. R. A. - KOLKATA

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.C. - 2 KOLKATA, District- KOLKATA
Signature) LTI Sheet of Serial No. 00006 / 2019

Signature of the Applicant.

Name of the Applicant	Signature with date
Indira Choudhury	 12/11/19

Signature of the person(s) admitting the execution is correct.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Osanti Das Address: 12, 14/12/10, Gour-Jini Rd, Kankarpara West-44	Son			12/11/19 
2	Indira Choudhury Address: 70/1/2 A, Block - 2, New Alipore KOL-52	Attorney			
3	Sudipta Nagarkar Address: 229, 4th Flr, Mohan Bldg, Rd 70/2-62	Accused			
4	Indira Choudhury Address: 70/1/2 A, Block - 2, New Alipore KOL-52	Son			

THE OFFICE USE
 (Name) Kunal Mukhopadhyay
 A. R. C. - 2 KOLKATA
 OFFICE OF THE A. R. C. - 2 KOLKATA

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue,
 Office of the A.R.A.-3 KOLKATA, District, Kolkata
 Signature / (T2 Sheet of Serial No. 08900 / 2000)

Signature of the person(s) receiving the Certificate of Office
 for Admission of Execution By

State	Photo	Finger Print	Signature
West Bengal Smt / Smt. Ananda Aggarwal Address - 174, Kanchi Road, Model Town, Kolkata-47			<i>Ananda Aggarwal</i> (Smt. Ananda Aggarwal)

Name of Identifier of above Person(s)
 Name

Signature of Identifier with Date

[Signature]
 11/11/00



EXECUTIVE DIRECTOR
 A.R.A.-3 KOLKATA
 OFFICE OF THE A.R.A.-3 KOLKATA

Certificate of Registration under section 80 and Rule 55

Registered by Book - I
CD Volume number 25
Page from 2794 to 2872
Issued by ITO for the year 2020



(Date from Shukroday) 27 November 2020
ADOL REGISTRAR OF ASSURANCE
Office of the ARA-ITOLGATS
West Bengal

DATED THIS THE 10TH DAY OF JULY 1908

BETWEEN
BASANTDEAS

WIDOW

AND

ADILAS CHAND SEAYWAL & CO.

PURCHASERS

CONVEYANCE

R. L. OGDEN

SOLEITOR & ADVICATE

8 OLD POST OFFICE STREET

CHENNAI

73/15

7-10-1911/12



अष्टिमबाहा पश्चिम बंगाल WEST BENGAL

400450

Atal-...
 ...
 ...
 ...

...
 ...
 ...

[Signature]
 ...
 ...

THIS INDENTURE OF CONVEYANCE made this 10 day of January TWO THOUSAND AND TEN BETWEEN

MR NEMAI CHANDRA DAS son of Hara Chandra Das residing at No. 737/1, 3rd Cross, Chittaranjan Road, Barrackpore Pally under Police Station Bidhul, in the District of 24 Parganas (South) hereinafter referred to as the **VENDOR**, hereby represents that himself excluded by or independent of the subject of contract in question to them and include his heirs legal representatives executors administrators etc assigned **ONE PART AND SUDY CRASH HOME** (an association of persons) having its place of business/office at No. 1 Durgamul Market, Calcutta-700 003 having its Income Tax PAN NO. AACAS7885H represented by its constituted attorney namely **INDRA CHAND GUPTA** son of Late Sangeet Lal Choudhary residing at No. 101, E. N. Roy Road, P.S. Bidhul, Kolkata - 700 028 hereinafter referred to as the **PURCHASER** (which term in relation to the names excluded as or assigned to the vendor or context be deemed to mean and stands as possessors of interests in office/interest and assigns) of the **OTHER PART**.

WHEREAS:

- 1) The Vendor is fully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to execute all that the plan and parts of land measuring 1 Canal 15 Chakras 20 Sauti (100 Bighas) being a well approved and compiled in Dag No. 207 under Revenue No. 1763 in Mouza Barha, S.I. No. 2, Taluk No. 345 P.S. No. 63 under Police Station Bidhul, within the in the District of 24 Parganas (South). **Secondly** All that the undivided and partitioned share and portion of land measuring 1 Canal 14 Chakras 20 Sauti (100 Bighas) being a well approved and compiled in Dags Nos. 204/245 under Revenue No. 1763, 1763, 1763, 1763, 1763 and 1763 in Mouza Barha, S.I. No. 2, Taluk No. 345 P.S. No. 63 under Police Station Bidhul, within the in the District of 24 Parganas (South) (hereinafter and particularly mentioned and described in Part - I & Part - II of the Schedule hereinafter written and hereinafter referred to as the **SATO LAND**) by virtue and in pursuance of the various Decree and is in possession of the said Land more than 12 years without any interruption to any body.
- 2) The Purchaser has already purchased various pieces and parcels of land adjacent to the said Land.
- 3) The Purchaser therefore approached the Vendor herein with the view to purchase the said land and the Vendor herein has agreed to sell and transfer the same in and for the consideration a sum of **Rs. 3,41,250/-** (Rupees Three Lacs forty one thousand two hundred fifty) only.

(f) At or before execution of these presents the Vendor has declared assured and represented to the Purchaser as follows:

- i. **THAT** the Vendor is the sole and absolute owner of the said land.
 - ii. **THAT** the Vendor has a marketable title in respect of the said land.
 - iii. **THAT** the said land is free from all encumbrances, charges, liens, mortgages, attachments, public acquisition and similar liabilities or from others.
 - iv. **THAT** the Vendor has no guarantee right to any person or institution in relation to the said land.
 - v. **THAT** the tenure of the said land is validly acquired by the Vendor absolutely more than 22 years.
6. Relying on the aforesaid representations of the Vendor and desiring the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and secure the said land at the said sum of **Rs.3,41,250/- (Rupees Three lacs forty one thousand two hundred fifty)** only.

NOW THIS INDENTURE WITNESSETH as follows:

1. **THAT** in pursuance of the said **AGREEMENT AND** the said representation and declaration of the Vendor herein and in consideration of the said sum of **Rs.3,41,250/- (Rupees Three lacs forty one thousand two hundred fifty)** duly of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the said Vendor has and also by the receipt hereunder, **read and** acknowledge to have been received and well and truly in full payment of the same and every part thereof does hereby acquit release and discharge the Purchaser as well as the said land and/or the interest of the Vendor thereon or the Vendor title or upon the said LAND hereby intended to be sold (transferred and conveyed) the Vendor does hereby sell convey transfer assign and assign over with in favour of the Purchaser herein **Firstly** All That the piece and parcel of land measuring 2 Cents 15 Guntas 11 Galt (be the same a little more or less) comprised in Dag No.222 under Khatah No.1760 in Taluqa- Bithur Taluqa of Taluqa No. 346 R.S. No. 83 under Police Station-Bithur, within the limits of Taluqa of 24-Pattana (South) **Secondly** All That the parcel and demarcated piece and parcel of land measuring 1 Cent 14 Guntas 22 Galt (be the same

A little more or less comprised in Bag No. 304/1456 and Khata No. 7631, 7622, 7623, 7624 and 7625 all in House Bethele, J.L. Road, Total No. 304 P.S. No. 83 under Police Station-Bethela, within the in the District of 24-Parganas (South) (more fully and particularly described and described in Part - I & Part - II of the Schedule hereunder written and hereinafter referred to as the SAID LAND) absolutely and forever, free from all encumbrances charges (such as mortgages, debts, demands, liabilities, trusts, attachments, acquisitions, mortgages, and whatsoever free from all encumbrances and charges **OR HOWEVER OTHERWISE** the said LAND or any part or parts thereof now is or shall be at any time or times, heretofore, here or hereinafter made and bound, called known, supposed, assumed or, whatsoever, **TOGETHER WITH** all benefits and advantages of access and issue, rights, all water courses, rivers, streams, drains, water courses, ditches, furrows, paths and all means of transit and other rights, liberties, privileges, franchises, tolls, tolls, advantages, appurtenances and appurtenances whatsoever to the said LAND or any part thereof, lawfully or lawfully pertaining to or upon, the same or any part thereof, now are or shall be at any time or times heretofore were here used, occupied appertaining or attached therewith or attached to, being or to appertain thereto AND the residue or residue remainder in entirety and the rents issues and profits of the said LAND or any part or parts thereof shall in the legal possession thereof And all the same right, title, interest, advantages, possession use such Land, debts, and demands whatsoever both at law and in equity of the vendor, into or upon and in respect of the said LAND or any part or parts thereof, heretofore made, supposed and hereby and granted and transferred **TOGETHER WITH** all deeds, parties, instruments and evidences of title which in any way whatsoever, have by or concern the said Land or any part or parts thereof, which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may obtain the same without application or suit at law or in equity **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assumed or appertaining or attached to be, be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges (such as mortgages, debts, demands, liabilities, trusts, attachments, acquisitions, mortgages and whatsoever) whatsoever or otherwise.

II THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

- a. That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said LAND and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b. That the Vendor has not at any time heretofore done or caused or knowingly suffered or permitted or shall by any act deed matter or thing hereby or by lawes whereby the said LAND hereby granted and conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in this estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said LAND or any part thereof in the manner as aforesaid.
- c. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary this Vendor at the time of execution of these presents is the absolute and lawful owner of and is lawfully well and sufficiently seized and possessed of and entitled to the said LAND hereby granted and conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any matter or condition use trust or other thing whatsoever in law or equity or otherwise or otherwise the same.
- d. **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now have a lawful good right full and absolute power or grant sell convey transfer assign and assign the said LAND hereby granted said conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in this manner and on the conditions aforesaid.
- e. **AND THAT** the Purchaser shall and may at all times hereafter at their own costs charges and expenses peacefully and quietly use and rent hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful grievous interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or unlawfully claiming from or by or through the Vendor.

- f. **AND THAT** the Purchaser shall be freed and discharged and freely and fully and absolutely acquitted, released, released and discharged or otherwise by and at the cost and expense of the Vendor and shall sufficiently saved defended and kept harmless and indemnified by him and added to and all manner of manner or other estates encumbrances charges and claims demands mortgages debts interest liabilities trusts settlements executions prohibitions restrictions easements and liabilities whatsoever suffered or made or to be made or to be made in respect of the said LAND by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor by affidavit or otherwise.
- g. **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said LAND up to the date of hereof has been paid by the Vendor.
- h. That the Vendor hereby declares and confirms that he does not hold any lease of vacant land within the meaning of Vacant Land (Definition) Act, 1958 and also Urban Land (Ceiling & Regulation) Act, 1962.
- i. That the Vendor also declares and confirms that he or they and recent possession of the said land and no one else has any right therein or on any part thereof as tenant, Bhagchasi, occupier or otherwise.
11. The Vendor shall hereby irrevocably nominate, constitute and appoint the Purchaser and its authorized person or persons time to time to be appointed by the Purchaser in his place and stead to be his true and lawful Attorney to act and to enable the Purchaser to do anything to get the proper title and for that purpose shall be entitled to execute sign any Deed of modification, modification and any document in Registration Authority and to execute the execution thereof under the Indian Registration Act 1908 as his said Attorney may desire or demand it and power and to sign settle compound or compromise all other matters and proceedings whatsoever relating to the said land and for all or any of the purposes aforesaid to use the name of the Vendor but at the cost of the Purchaser and to generally execute and perform any other acts things or things whatsoever relating to the said land as fully and effectively as the Vendor could personally do if these powers had not been executed the Vendor hereby ratify and confirm and agree to ratify and confirm all the aforesaid acts things or things as may be required by the said Attorney and also agreeing not to revoke the powers hereby conferred on any of them any time hereafter.

THE SCHEDULE ABOVE REFERRED TO

Part - I

All that the whole and parcel of Land measuring 2 Coots (10) CHITAKA: 10 Sq. Ft. (be the same or less) more or less) **TOGETHER WITH** 200 Sq. Ft. R.F.S. Structure standing thereon comprised in Reg. No. 333 under Kutch No. 1760 in Muz. Block II, No. 2, Town No. 348 R.S. No. 03 under Police Station & Addl. District Sub-Registry Office Barah, within the in the District of Surajpore (Hansi).

Part - II

All that the whole and parcel of Land measuring 1 Coota (10) CHITAKA: 10 Sq. Ft. (be the same or less) more or less) **TOGETHER WITH** 250 Sq. Ft. R.F.S. Structure standing thereon comprised in Reg. No. 304/1998 under Muz. No. 2671, 2622, 2623, 2624 and 2625 in Muz. Block II, No. 2, Town No. 348 R.S. No. 03 under Police Station & Addl. District Sub-Registry Office Barah, within the in the District of Surajpore (South).

IN WITNESS WHEREOF, the parties hereto have hereunto set their signatures and seal subscribed from respective hands on the day month and year first above written.

SIGNED AND DELIVERED by the
VENDOR at Barah in the
Presence of:

Muralidhar Singh, Barah

[Signature]
[Signature]

SIGNED AND DELIVERED by the
PURCHASER at Barah in the
Presence of:

BRIDA CHAND MEHRA
G.O. 10/7/79
880

INDRA CHAND GUPTA

[Signature]
[Signature]

<p>RECEIVED and of and from the within named PURCHASER by the Vendor the within-mentioned sum of Rs.3,41,250/- (Rupees Three Lacs forty one thousand two hundred fifty only) being the loan consideration money payable under the contract.</p>	Rs.3,41,250.00
--	-----------------------

MEMO OF CONSIDERATION

By Cheque No.12611 dated 11.01.2018 drawn on

Foreign National Bank B. N. E. & Co., Branch

Kolkata in favour of the Vendor

Rs.3,00,000.00

By Cash

Rs.41,250.00

Total Rs.3,41,250.00

Rs.3,41,250.00

(Rupees Three Lacs forty one thousand two hundred fifty only).

VENDOR

Signature of Vendor

WITNESSES:

Signature of Witness 1

Signature of Witness 2

Signature of Witness 3

DRAFTED AND PREPARED in my











































Office

Signature of Advocate
PHALGUNI BAG

ADVOCATE

HIGH COURT, CALCUTTA

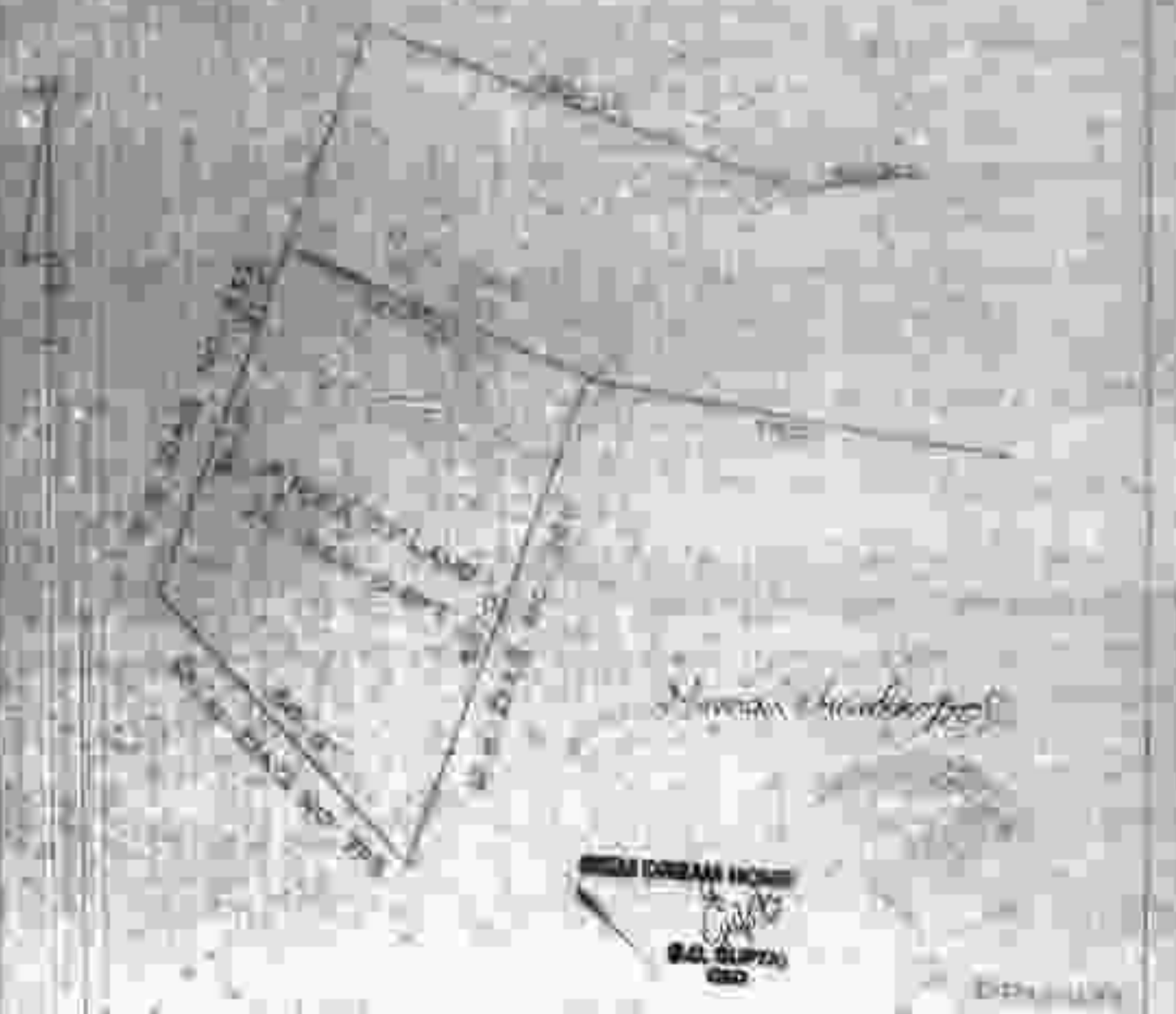
SPRINGER FORM FOR TEN FINGERPRINTS

	Andrew Edwards (supp) 5/11/1988, 5/11/1988, 5/11/1988							
Right Thumb		Right Index	Right Middle	Right Ring	Right Little			
								
Left Thumb		Left Index	Left Middle	Left Ring	Left Little			
 <p>Edwards</p>								
Right Thumb			Right Index	Right Middle	Right Ring	Right Little		
								
Left Thumb			Left Index	Left Middle	Left Ring	Left Little		
+4070								
Right Thumb				Right Index	Right Middle	Right Ring	Right Little	
								
Left Thumb	Left Index			Left Middle	Left Ring	Left Little		
51070								
Right Thumb				Right Index	Right Middle	Right Ring	Right Little	
								
Left Thumb		Left Index		Left Middle	Left Ring	Left Little		

1. THE PLAN IS DRAWN TO SCALE OF 1:500
 2. THE AREA IS 1000 SQ. METERS
 3. THE PERIMETER IS 100 METERS
 4. THE DISTANCE BETWEEN THE POINTS IS 10 METERS

FROM THE SURVEY OF THE LANDS OF THE
 DISTRICT OF THE STATE OF...

SCALE 1:500



M. S. S. S.

S. S. S. S.
 S. S. S. S.
 S. S. S. S.

D. S. S. S.

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the S.M.A - I VOLKATA, District - Kolkata
Signature / 122 Street of Sector No: 0012X / 0010

I - Signature of the Powerfull

Name of the Powerfull	Photo	Finger Print	Signature with date
Indu Chand Gupta			

II - Signature of the person(s) getting the document attested

Sr No.	Name of the person(s)	Religion	Photo	Finger Print	Signature
1.	Sumit Chandra Das Address - 127/1A, West Chowringhee Road, Kolkata, West Bengal Sector - South 24 Parganas, West Bengal, India	Hindu			
2.	Indu Chand Gupta Address - 122 E. N. Road, Kolkata, India Sector - South 24 Parganas, West Bengal, India	Hindu			

Name of the Officer of above Petitioner(s)

Add. Secy
 122 E. N. Road Office Block,
 Kolkata, District West Bengal, India
 (Sector - South 24 Parganas)

Signature of Officer with Date







Government Of West Bengal
Office Of the A.F.A. - KOLKATA
District - Kolkata

Endowment For Good Number : 1 - 00193 of 2010
(Serial No. 00173 of 2010)

On 11/01/2010

Certificate of Admissibility (Rule 45, W.B. Registration Rules 1962)

Sanjivani under rule 47 of West Bengal Registration Rules 1962 duly amended under schedule 1A, Serial Number: 233 of Indian Stamp Act 1899

Payment of Fees:

Fee Paid in respect of the above serial No. 10393, Rs. 14,000/- and Rs. 200/- of 11/01/2010

Certificate of Market Value (WB PLVI rules of 2001)

Declared that the Market Value of the property which is the subject matter of the deed has been assessed at Rs. 1500000/-

Declared that the required stamp duty of the document is Rs. 150000/- and the same has been duly paid.

Deficit stamp duty

Deficit Stamp duty

- 1. Rs. 4000/- :- STATE BANK OF INDIA, KOLKATA, dated on 11/01/2010
- 2. Rs. 4000/- :- STATE BANK OF INDIA, KOLKATA, dated on 11/01/2010
- 3. Rs. 4000/- :- STATE BANK OF INDIA, KOLKATA, dated on 11/01/2010

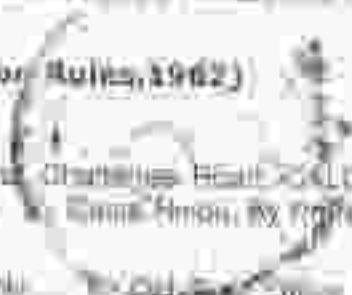
Presentation (Under Section 52 & Rule 22A(1) 46(1), W.B. Registration Rules, 1962)

Presented to the undersigned on 11/01/2010 at the Office of the A.F.A. - KOLKATA, by the Client (Legal Advisor)

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

Execution admitted on 11/01/2010 by

1. Name of the Donor: Son of Late Chandra Das, 78/1, Sansi, Chhatris, Beli Ghat, CALCUTTA, District - South 24 Parganas, WEST BENGAL, India. By Chandra Das, a Professionally Identified By Late Mitra, son of A. K. Das, Son of Late Mitra, Beli Ghat, CALCUTTA, District - South 24 Parganas, WEST BENGAL, India. (Print) By Chandra Das, By Profession, Solicitor.



Executed by Attorney

Executed by:

1. Late Chandra Das, son of Late Mitra, Beli Ghat, CALCUTTA, District - South 24 Parganas, WEST BENGAL, India. By Chandra Das, a Professionally Identified By Late Mitra, son of A. K. Das, Son of Late Mitra, Beli Ghat, CALCUTTA, District - South 24 Parganas, WEST BENGAL, India. (Print) By Chandra Das, By Profession, Solicitor.

(Signature)
11 JAN 2010
 Chandra Das
 AMPL. REGISTER OF ASSURANCE - I

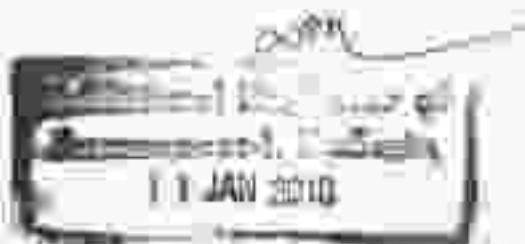


Government Of West Bengal
Office Of the A.R.A. - KOLKATA
District: Kolkata

Endorsement For Deed Number : | - 00121 of 2010
(Serial No. 00173 of 2010)

Issued By: Ashu Mirza, son of A. K. Mirza, ... File No. ... C. O. Post Office Street,
CALCUTTA, Frankfort Street, District: Kolkata, WEST BENGAL, India. INT-1 By: Sd/- HINDU,
Bj: Prakash Chandra Bhowmik.

(Director, Registration)
REGISTRAR OF ASSURANCE



(Director, Registration)
REGISTRAR OF ASSURANCE

Enrollment of Registrants under section 49 and 50A of

Registration Act, 1908
No. 1000 of 2010
Dated 10/10/2010



[Signature]
Registrar of Companies, Bangalore
10/10/2010

DATED THIS THE 11TH DAY OF January 2010

BETWEEN

SRI NEMAI CHANDRA DAS & IHR

--- VENDOR

AND

SRI DREAM HOME

--- PURCHASER

CONVEYANCE

RNAJ GUNI BAG,

ADVOCATE

6 OLD POST OFFICE STREET

KOLKATA 700 001



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

1216563

[Handwritten signature]
 The following is a copy of the original document and is true and correct as per the original.
 [Signature]
 [Stamp]



MSD recorded at No. 22, 23, 24/1
 (on the 22/08/2018 date of 2018)

[Handwritten notes and signatures]

THIS INDENTURE OF CONVEYANCE made this the *10th* day of *August* TWO THOUSAND AND EIGHT BETWEEN DELTA NIRMAN PRIVATE LIMITED a company within the meaning of the Companies Act 1956 having its registered office situated at No. 22 Brubourne Road, 7th floor, Kolkata 700 001 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to

75/759

for the purpose of...

man and include his successor or successors in official interest and
 (1) **ONE PART AND (1) PRAHLAD CHAND**
AGARWAL son of Late Basant Lal Agarwal residing at No. 31
 Orphanage Market, Kidderpore, Kolkata 700 023 (2) **SMT.**
PUSPADEVI AGARWAL wife of Sri Pralhad Chand Agarwal
 residing at No. 872 Gangadhar Banerjee Lane, Kolkata 700 023 (3)
SUNIL KUMAR AGARWAL son of Sri Pralhad Chand Agarwal
 residing at No. 872 Gangadhar Banerjee Lane, Kolkata 700 023 (4)
SMT. MAMTA AGARWAL wife of Sri Sunil Kumar Agarwal
 residing at No. S12A Block-M, New Alipore, Kolkata 700 053 (5)
JITENDRA AGARWAL son of Smt Pralhad Chand Agarwal also
 residing at No. 872 Gangadhar Banerjee Lane, Kolkata 700 023 (6)
BAJRANG LAL CHOWDHURY son of Late Basant Lal Agarwal
 residing at No. 57/47 Grand Road (E Cross Road) Kolkata 700
 001 (7) **SMT. SURAJ MUKHI AGARWAL** wife of Sri Bajrang Lal
 Chowdhury residing at No. 701/2A Block-P, New Alipore, Kolkata
 700 053 (8) **RAJENDRA KUMAR AGARWAL** son of Late Basant
 Lal Agarwal residing at No. 3 Orphanage Market, Kidderpore,
 Kolkata 700 023 (9) **SMT. SIMLA DEVI AGARWAL** wife of Sri
 Rajendra Kumar Agarwal residing at No. 701/2A Block-P, New
 Alipore, Kolkata 700 053 (10) **DINESH AGARWAL** son of
 Rajendra Kumar Agarwal residing at No. 701/2A Block-P, New
 Alipore, Kolkata 700 053 (11) **INDIRA CHAND GUPTA** son of
 Late Basant Lal Chowdhury (12) **DROUADI DEVI AGARWAL**
 wife of Sri Indira Chand Gupta (13) **SUSHIL KUMAR AGARWAL**
 son of Sri Indira Chand Gupta (14) **MISS. SANGEETA AGARWAL**
 and (15) **MISS. SWEETA AGARWAL** both daughters of Sri Indira
 Chand Gupta all residing at No. 701/2A Block-P, New Alipore,
 Kolkata 700 053 (16) **SAGARMAL AGARWAL** son of Late
 Shrawan Agarwal (17) **SMT. DROUPADI DEVI AGARWAL** wife

Agarwal - Pralhad
 Agarwal - Sunil

Pralhad Chand Agarwal
 Sunil Kumar Agarwal

Rajendra Kumar Agarwal
 Dinesh Agarwal
 Indira Chand Gupta
 Sushil Kumar Agarwal
 Sangeeta Agarwal
 Sweeta Agarwal

Droupadi Devi Agarwal
 Sagarmal Agarwal

of Sri Sagarimal Agarwal (18) ANUP KUMAR AGARWAL son of Sri Sagarimal Agarwal (19) SMT. SHASHI AGARWAL wife of Sri Anup Kumar Agarwal all residing at No. 279 Raja Ram Mohan Roy Road, Kolkata-700 041 (20) MAHODI AGARWAL son of Sri Sagarimal Agarwal (21) SMT. NEHA AGARWAL wife of Sri Mahodi Agarwal both residing at No. 235 S.K. Roy Road, (Bachula) Kolkata-700038 (22) PAWAN KUMAR AGARWAL son of Sri Sagarimal Agarwal (23) SMT. SHASHI AGARWAL wife of Sri Pawan Kumar Agarwal (24) SURENDRA AGARWAL son of Sri Sagarimal Agarwal (25) SMT. BABITA AGARWAL wife of Sri Surendra Agarwal (26) RASINDRA AGARWAL son of Sri Sagarimal Agarwal (27) SMT. RUPA AGARWAL wife of Sri Rasindra Agarwal all residing at No. 279 Raja Ram Mohan Roy Road, Kolkata-700041 (28) KAILASH CHANDRA AGARWAL son of Late Rajeswari Lal Agarwal (29) SMT. KUSUM AGARWAL wife of Sri Kailash Chandra Agarwal and (30) KANHAIYA AGARWAL son of Sri Kailash Chandra Agarwal all residing at No.21/25 Moulana Abul Kalam Azad Road, 3rd floor, Howrah-701101 hereinafter collectively referred to as the PURCHASERS (which term or expression shall unless excluded by or inconsistent to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the

SECOND PART:

WHEREAS:

- (A) By a Deed of Sale dated 8th September 1957 and made between (1) Wazim Chandra Das (2) Bhollanath Das (3) Kamal Kumar Das (4) Bimal Kumar Das (5) Nimai Das (6) Smt. Shabari Singh (7) Smt. Dipali Das (8) Smt. Latika Mondal (9) Nabrohi Das (10) Smt. Panna Das (11)

Smt. Bandini Datta (12) Smt. Kuntal Datta (13) Jayshree Datta (14) Smt. Padma Datta (15) Smt. Rani Datta (16) Smt. Seetal Bai (17) Alswathi Datta (18) collectively referred to as the Vendor of the One Part and the Vendor herein (herein referred to as the Purchaser of the Other Part) and registered at the office of the District Sub Registrar, Alipore, South 24 Parganas in Book No. 1 Volume No. 88 Pages 102 to 954 being No. 6054 for the year 2003 the Vendor became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 51.00 acres (equivalent to 81.5 decimals) comprised in P.S. Bag No. 43, T.L. Mt. 2 Pargana, Balis situated in Mouza Bonda P.S. Bonda within the municipal limits of the Kolkata Municipal Corporation (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the ENTIRE PROPERTY) for the consideration and all the terms and conditions contained and recorded in the said instrument.

B) In pursuance of and by virtue of a Deed of Conveyance dated 3rd November 2006 duly registered at the office of the Additional Registrar of Assurances - I (AR-I) Kolkata in Book No. 1 Volume No. 1 Pages 1 to 41 being No. 02228 for the year 2007 the Purchaser herein became entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 2.61 Acres (be the same a little more or less) situated in Mouza Gopabari within P.S. Bonda in the District of 24 Parganas (South).

- (D) In pursuance of and by virtue of another Deed of Conveyance dated 27th February 2007 duly registered at the office of the Additional Registrar of Assurances & (AR-1) Kulkata in Book No. 4 Volume No. 4 Pages 1 to 27 being No. 2946 for the year 2007 the Purchaser herein also became entitled to ALL THAT the various plots and parcels of land containing by estimation an area of 16 Cents & 23/100ths (be the same a little more or less) situated in Mouza Gopinpur within P.S. Behula in the District of 24 Parganas (South).
- (E) The property acquired by the aforesaid recited Deed of Conveyance as mentioned in Schedule B and C are hereinafter collectively referred to as the **NEIGHBOURING PREMISES** and the Purchaser being the owner thereof have already caused the plan to be sanctioned by the concerned authorities and have already commenced the work of construction thereon which has come to the level of the plinth.
- (F) The lands is that absolutely seized and possessed of and/or otherwise well and lawfully entitled to the said Estate Property (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written)
- (G) The lands acquired by the Purchaser by the aforesaid Deed of Conveyance recited in para B & C are contiguous to the said Estate Property.

8) The Vendor has agreed to sell and transfer and the Purchasers have agreed to purchase and accept ALL THAT the United and Demarcated portion of the said Entire Property consisting by estimation an area of 4 (Four) Hectares 14 (Fourteen) 32 (Thirty Two) Sq. Ft. (or the same or little more or less) (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereinafter written and hereinafter referred to as the **DEEMED LANDS** situation whereof is shown and delimited in the map or plan annexed hereto and bordered in **RED** (shown) free from all encumbrances, charges, liens, dependencies, attachments, trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter specified.

9) As before the execution of this Indenture the Vendor has assured and represented to the Purchasers as follows:

- i) **THAT** the Vendor herein is the absolute owner of the said entire property and/or Deemed Lands.
- ii) **THAT** the Vendor has a marketable title in respect of the said Deemed Lands.
- iii) **THAT** the said Deemed Lands are free from all encumbrances, charges, liens, dependencies, attachments, trusts whatsoever or howsoever.
- iv) **THAT** the said Deemed Lands has been recorded as "Self" Lands.
- v) **THAT** there is no Burden or Encumbrance with or upon the said Entire Property and/or Deemed Lands or any part or portion thereof.

- vi) THAT all municipal taxes and other charges including water charges in respect of the said Devised Lands has been duly paid and those relating to the period after date of execution of these presents shall be paid by the Purchasers.
 - vii) THAT the name of the Vendor has been recorded in the records of BL & LRO.
 - viii) THAT there is no title charge upon the said Devised Lands.
 - ix) THAT the Vendor is legally competent to sell and transfer the said Devised Lands.
 - x) THAT there is no notice of acquisition and/or requisition over and in respect of the said Devised Lands or any part or portion thereof.
- (i) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchasers have agreed to purchase and acquire the said Devised Lands, free from all encumbrances charges liens liabilities attachments trusts whatsoever or howsoever.

NOW THIS INDENTURE WITNESSETH as follows:-

- 1. THAT in pursuance of the said Agreement and in fulfillment of a sum of Rs. 6,98,385/- (Rupees Six Lacs Ninety Eight thousand three hundred eighty five only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor holds hereby and

also by the receipt hereunder written admit and acknowledge to have been received and at and from the payment of the same and every part thereof the Vendor doth hereby acquit, release and discharge the Purchasers as well as the said **DECEASED LANDS** hereby intended to be sold transferred and conveyed the Vendor doth hereby irrevocably grant sell transfer convey assign and assure unto the Purchasers **ALL THAT** the various pieces and parcels of agricultural lands (Sole) comprising by estimation an area of 1 Hectare 24 Cottahs 14 Chittacks 22 Sauts (on the same a little more or less) being the divided and demarcated portion of the said entire property comprised in Chq. No. 329, 330, 331, and 703 J.L. No. 2 R.S. Khatan No. 8917, 8918, and 5818 situate in Mouza Gonda within P.S. Bafra in the District of 24 Parganas (South) (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **DECEASED LANDS** situated whereof is shown and delineated in the map or plan annexed hereto and bordered in **RED** thereon) free from all encumbrances charges liens liabilities claims demands mortgages leases licenses liabilities dues attachments encroachments mortgages encroachments prohibitions restrictions easements and liabilities whatsoever **OR** **HOWSOEVER OTHERWISE** the said **DECEASED LANDS** or any part or portion thereof now is or are or it may here or hereafter be or were situated built and bounded called known numbered described or designated **TOGETHER WITH** all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of

(Signature)

rights and other rights, liberties, easements, privileges, wells, mines, advantages, commodities, and appurtenances whatsoever to the said **DEMISED LANDS** in any part thereof belonging to or in anywise appertaining to or with the same or any part thereof now, and of late or at any time by them heretofore well used, occupied, appertaining or enjoyed therewith or reputed to belong or to appertaining therein **AND** the reversions or reversion, remainder or remainders and the rents, issues and profits and of any and every part thereof **AND** all the legal incumbrances thereof **AND** all the estate, right, title, interest, tenements, possession, use, trust, property, claim and demands whatsoever (both at law and in equity) of the Vendor into or upon and in respect of the said **DEMISED LANDS** or any and every part thereof herein comprised and hereby and granted and transferred **TOGETHER WITH** all deeds, writs, mortgages, and evidences of title which in anywise extendeth unto or concern the said **DEMISED LANDS** or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **DEMISED LANDS** hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, issues, licenses, liabilities, trusts, attachments, acquisitions,

resolutions, executions, judgments, decrees, orders, awards and decrees whatsoever.

- (ii) **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and/or entitled to the said **ENTIRE PROPERTY** and/or **DEMISED LANDS** and every part thereof, free from all encumbrances, charges and liabilities of whatsoever nature **AND** the Vendor doth hereby further covenant with the Purchasers and each one of them that the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **DEMISED LANDS** hereby granted sold conveyed transferred assigned and assured in expressed or so intended to be not or is encumbered by title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said **DEMISED LANDS** or any part thereof in the manner as aforesaid.
- (iii) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **DEMISED LANDS** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use-trust or

either being whatsoever to either Defect, condition or right void the same **AND THAT NOTWITHSTANDING** any such defect or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assign and assign the said **DEMISED LANDS** hereby granted and conveyed transferred and assured or expected to be sold and to the use of the Purchaser in the manner and on the conditions aforesaid **AND THAT** the Vendor has duly made over possession of the said **DEMISED LANDS** to the Purchaser himself and the Purchaser have received and accepted the same without raising any dispute demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the said **DEMISED LANDS** or otherwise.

- IV. **AND THAT** the Purchasers shall and may at all times hereafter at their own costs charges and expenses peacefully and quietly enter into full possession and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption or claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor or from under or in trust for any of its predecessors in use **AND THAT** the Purchasers shall be freed and cleared and fully and clearly and absolutely acquitted committed released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of taxes or other estates encumbrances charges liens claims demands

mortgages leases tenures, liabilities, trusts, encumbrances, executions, prohibitions, restrictions, easements and impediments whatsoever, suffered, or made or liabilities created in respect of the said **DEMISED LANDS** by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title as aforesaid or otherwise: **AND THAT** all rates, taxes, assessments and other impositions and/or outgoings payable in respect of the said **DEMISED LANDS** upto the date of execution of these presents as and when assessed by the authorities concerned and those relating to the period after the date of execution of these presents shall be payable by the Purchasers.

- V. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of assessment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the said **DEMISED LANDS** and/or Empire Property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **DEMISED LANDS** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **DEMISED LANDS** and/or any part or portion thereof for the same

has been lying untraced since the writ of attachment of
any Court or Revenue Authority.

VI. **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right, title interest or estate whatsoever in the said **DEMISED LANDS** or any part thereof from through order or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **DEMISED LANDS** and every part thereof unto and to the use of the Purchasers. **AND** in any event the Purchasers or any of them as Constituted Attorneys shall jointly and/or severally be entitled to and are hereby authorized to

- i) To sign and execute any application papers or documents in the name of the Vendor.
- ii) To cause the said Demised land to be recorded in the land register in the name of the Purchasers and for the aforesaid purpose to sign all application and papers and to affirm any applications.
- iii) To appear before and make representations in the office of BL & LRO and other authorities.
- iv) To sign and execute any Deed or instrument or Deed of Partition and to cause the same to be registered.

VII. AND IT IS HEREBY FURTHER AGREED THAT the Purchaser shall be entitled to and is hereby authorized to amalgamate the said demised lands with the said neighbouring Plot Nos acquired by the Purchaser as heretofore notified and the Vendor hereby consents to the same.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID ENTIRE PROPERTY)**

ALL THAT piece and parcel of 51 Cottahs (81.5 Decimals) of Salt Land used for Agricultural purpose under District South 24 Parganas P. S. Bahala Sub Range of the Alipore and Bahala P. S. No. 43 J. I. No. 2 Pargana – Bain Toux Nos 343 and 346 Mulla Bahala under C. S. Khattam No. 1007 and P. S. Khattam No. 8217, 8910, 5818 to 5825 and 2022 R. S. Day No. 329, 330, 331, 703 and 704 within the limits of Calcutta Municipal Corporation (S. S. Unit) **TOGETHER WITH** all other assessment rights thereto.

**THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID DEMISED LANDS)**

ALL THAT the various pieces and parcels of agricultural lands (Salt) containing by estimation an area of 1 Bigha 14 Cottahs 14 Chittack 32 Sq.ft. (be the same a little more or less) (being the divided and demarcated portion of the said entire property) comprised by Day No. 329, 330, 331, and 703 J. I. No. 2 P. S. Khattam No. 8917, 8918, and 5818 situated in Messer Bahala P. S. Bahala District 24 Parganas (South) within the limits of the Calcutta Municipal Corporation (Bahala Unit), (situation whereof has been shown and delineated in the map or plan annexed hereto and colored in RED colour thereon).

RECEIVED of and from the within named
PURCHASERS the within-mentioned sum of
Rs. 6,98,389/- (Rupees Six Lacs ninety eight
 thousand three hundred eighty nine only)

Rs. 6,98,389.00

being the consideration money

payable under these presents as per Memo below:-

MEMO OF CONSIDERATION

1. Paid by earnest money and/or in part payment
 of the total consideration amount payable under
 these presents ~~Rs. 10,00,000/-~~ ~~Rs. 10,00,000/-~~ **Rs. 10,00,000.00**

2. Paid by Cheque No. 078338 dated 11.08.08.

Drawn on Punjab National Bank & R. K. B. Road,

Bombay, Kolkata in favour of the Vendor - **Rs. 7,08,389.00**

Total **Rs. 6,98,389.00**

(Rupees Six Lacs ninety eight thousand three hundred eighty nine only)

WITNESSES:

[Handwritten signatures]





















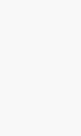
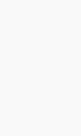
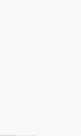
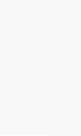
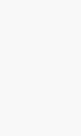
[Handwritten signature]

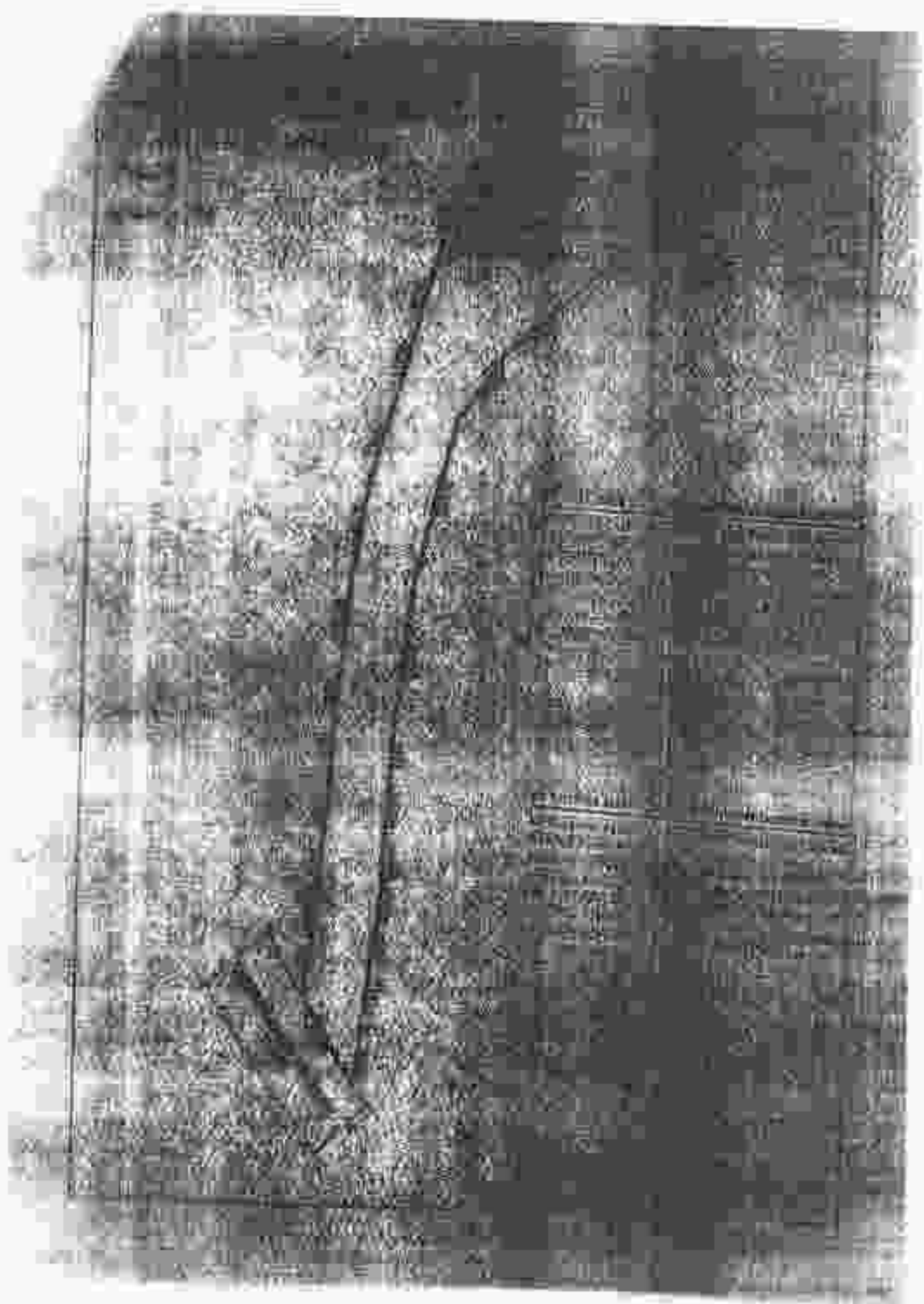
DRAFTED AND PREPARED in
 my Office

[Handwritten signature]

R. L. GAGGAR
SOLICITOR & ADVOCATE
HIGH COURT, KOLKATA

REPRODUCTION OF THE FINGER PRINT

	<p><i>Syllabus</i></p>					
		<p><i>Syllabus</i></p>				
	<p><i>Syllabus</i></p>					
<p>PHOTO</p>						
						





**Government Of West Bengal
Office Of the A.F.A.-I KOLKATA
District-Kolkata**

**Endorsement For Deed Number - 1 - 11205 of 2010
(Serial No. 10297 of 2009)**

On 27/08/2008

Payment of Fees

Amount By Cash

Rs. 27000/- on 27/08/2008

Under Article 141(1) = 3675/-, IE = Nil, II = 350/-, III(a) = 250/-, IV(a) = 4000/-, Total = Rs. 46625/-

Certificate of Market Value (WB MVV rules of 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed to Rs. 150000/-.

Certified that the required stamp duty of this document is Rs. 82983/- and the Stamp Duty paid is Rs. 5000/-.

Deficit stamp duty

Deficit stamp duty Rs. 31000/- is paid by the draft number 4923111, Dated 26/08/2008, Cash Hand STATE BANK OF INDIA, Rajabpore W. received on 27/08/2008.

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

Presented for registration at 12.50 hrs. on 27/08/2008, at the Office of the A.F.A.-I KOLKATA by/under Chand Gupta, one of the Deftendants.

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

Examined & admitted on 27/08/2008 by

1. Dilip Kumar Choudhury, Director, Delta Nilgiri Pvt Ltd, 23 Bidhannagar Rd 7th Floor, Kolkata, District - WEST BENGAL, India, P.O. - Fm-700001, By Profession - Other.
2. Inank Chand Gupta, son of R.L. Basu, 4th Chowdhury, Thane District, By Profession - Other.
3. Sankar Agarwal, son of Sagarjit Agarwal, 270 Raja Ram Mohan Roy Rd, Kolkata, District - WEST BENGAL, India, P.O. - Fm-700041, By Profession - Other, Assisted By Ash. Mondal, son of A. A. Mondal, 6/4/4 - 2nd Col, Ramchurni, WEST BENGAL, India, P.O. - 9y, District - Howrah, By Profession - Other.

Executed by Attorney

Execution by



**Additional Registrar of Assurances-1, Kolkata
No. 10297 of 2009
(Serial No. 10297 of 2009)**



Government Of West Bengal
Office Of the A.R.A. (KOLKATA)
District-Kolkata

Enforcement For Dued Number - 1-11200 of 2010
(Serial No. 10287 of 2010)

1. **Pradyumn Chandra Gupta**, son of **U. Ram Lal Choudhary**, Thane, District, By Court Order by Professor Chakrabarti as the constituted authority of 1. Prasad Chandra Agarwal 2. Prasad Agarwal 3. Dinesh Chandra Agarwal 4. Bhabu Kumar Agarwal 5. Subodh Agarwal 6. Swarn Agarwal 7. Subodh Agarwal 8. Sanku Kumar Agarwal 9. Manoj Agarwal 10. Jitendra Agarwal 11. Binay Lal Choudhary 12. Sanku Mukherjee Agarwal 13. Rajendra Kumar Agarwal 14. Smita Devi Agarwal is admitted by her.

2. **Sudhansu Agarwal**, son of **Rajendra Agarwal** (deceased), 205, Park Road, Malda, Dist. No. Kolkata District, WEST BENGAL, India, P.O. - P.O. - 746047 By Court Order by Professor Chakrabarti as the constituted authority of 1. Rajendra Agarwal 2. Rajendra Agarwal 3. Nagesh Agarwal 4. Kalyan Chandra Agarwal 5. Kadam Agarwal 6. Karthikeya Agarwal 7. Chandra Prat Agarwal 8. Anup Kumar Agarwal 9. Shashi Agarwal 10. Anand Agarwal 11. Nitin Agarwal 12. Prasenjit Agarwal 13. Sanku Agarwal 14. Bharti Agarwal is admitted by him.

Identified by **Sat. Munshi**, son of **X. K. Manna**, S.O.P. in Cal. Office - **Malda**, WEST BENGAL, India, P.O. - , By Court Order, by Professor Seyyoc.

(Signature Seal)
ADOL. REGISTRAR OF ASSISTANCE OF KOLKATA

On 01/11/2010.

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1908)

Admission under rule 21 of West Bengal Registration Rule: THE ADOL. ASSISTED under section 17, Article number - 23 of Indian Stamp Act 1908.

Deficit stamp duty

Deficit stamp duty Rs. 488300 - in DATED 09/08/10 IN 10/22/100000, Block of land, NETAJI STAMPS ROAD, REC. received on 01/11/2010

Payment of Fees

Amount by Cash :

Rs. 25570/- on 01/11/2010

(Signature : A.C) x 25570/- on 01/11/2010

(Signature Seal)
ADOL. REGISTRAR OF ASSISTANCE OF KOLKATA



ADOL. REGISTRAR OF ASSISTANCE OF KOLKATA
CHANDERNAGH SQ-2 OF 2

Contract of Reinsurance under section 10 and 10A of

1. Name of the Insurer -1

2. Policy Number -1

3. Policy Form Number -1

4. Policy Term -12 Months




1. Name of the Insurer -1
2. Policy Number -1
3. Policy Form Number -1
4. Policy Term -12 Months

DATED THIS THE 17 DAY OF August 2008

Witnessed by

BETWEEN
BETA NERMAN PVT LTD
VENDOR

AND
PRAHAD CHAND AGRAWAL & ORS
PURCHASERS



CONVEYANCE

NATIONAL REGISTER OF
ASSURANCE & KOLKATA

ASSURANCE & KOLKATA

H. L. GAGGAR
SOLEITOR & ADVOCATE
6 OLD POST OFFICE STREET
KOLKATA 700 061

10488

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

रु.50

Rs.50



INDIA NON JUDICIAL

अभिमुखीत पश्चिम बंगाल WEST BENGAL

30/11

11186859

Handwritten notes in the left margin, including '10/11/19' and other illegible scribbles.

STATE OF WEST BENGAL
OFFICE OF THE REGISTRAR
GENERAL, CALCUTTA

Handwritten signature and date '30/11'.

THIS INDENTURE OF CONVEYANCE made this the 30th day of

November = TWO THOUSAND AND TEN BETWEEN



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

**Endorsement For Deed Number : 1 - 00108 of 2011
(Serial No. DDAT of 2011)**

Payment of Fees:

Rs 00/01/2011

Registration (Under Section 52 & Rule 22A(3) & 46(2), W.B. Registration Rules, 1982)

Presented for registration at Rs 00 and on 08/01/2011, in the Private residence of Jitendra Chandra Gupta, one of the Defendants.

Imposition of Execution (Under Section 58, W.B. Registration Rules, 1982)

which is admitted on 08/01/2011 by

Jitendra Nath Majumdar, son of S.A. Jitendra Prasad Majumdar, 165, Gandhi Ash Road, Raj, CALCUTTA, District - WEST BENGAL, India, P.O. - RR - 700080, Trustee, By Court Order, By Profession - Officer.

Jitendra Chandra Gupta, son of S.A. Bakshi Lal Choudhury, 20/2012, K. New Alipore, CALCUTTA, Thana - New Alipore, District - South 24 Parganas, WEST BENGAL, India, P.O. - P.O. - 700005, By Court Order, By Profession - Officer.

Siddhanta Agarwal, son of Sagarbati Agarwal, 220, High Street Station Road, CALCUTTA, District - WEST BENGAL, India, P.O. - P.O. - 700017, By Court Order, By Profession - Officer.

Witnessed by B. L. Sharma, son of B. L. Sharma, 6, DIT Post Office Thana, CALCUTTA, Thana - DIT, District - Kolkata, WEST BENGAL, India, P.O. - , By Court Order, By Profession - Officer.

Executed by Attorney

executed by

Hem Chandra Ghose, son of S.A. Bakshi Lal Choudhury, P. 2012, K. New Alipore, CALCUTTA, Thana - New Alipore, District - South 24 Parganas, WEST BENGAL, India, P.O. - P.O. - 700005, By Court Order, By Profession - Officer as the continued attorney of 1. Jitendra Chandra Agarwal 2. Jitendra Agarwal 3. Dipankar Deb Agarwal 4. Subrata Kumar Agarwal 5. Subinoy Kumar Agarwal 6. Binayak Agarwal 7. Harshita Deb Agarwal 8. Binoy Kumar Agarwal 9. Manish Agarwal 10. Animesh Agarwal 11. Siddhanta Lal Choudhury 12. Ganga Mohan Agarwal 13. Purnendu Kumar Agarwal 14. Jitendra Deb Agarwal is admitted by him.

Bishuddha Agarwal, son of Sagarbati Agarwal, 276, High Street Station Road, CALCUTTA, District - WEST BENGAL, India, P.O. - P.O. - 700017, By Court Order, By Profession - Officer as the continued attorney of 1. Sagarbati Agarwal 2. Sagarbati Agarwal 3. Thana Agarwal 4. Subrata Kumar Agarwal 5. Subinoy Kumar Agarwal 6. Binayak Agarwal 7. Harshita Deb Agarwal 8. Binoy Kumar Agarwal 9. Manish Agarwal 10. Animesh Agarwal 11. Siddhanta Lal Choudhury 12. Ganga Mohan Agarwal 13. Purnendu Kumar Agarwal 14. Jitendra Deb Agarwal is admitted by him.

Witnessed by B. L. Sharma, son of B. L. Sharma, 6, DIT Post Office Thana, CALCUTTA, Thana - DIT, District - Kolkata, WEST BENGAL, India, P.O. - , By Court Order, By Profession - Officer.





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

**Endorsement For Deed Number : 1 - 00101 of 2011
(Serial No. 00147 of 2011)**

On 10/01/2011

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 and stamped under section 14, Article number 23 of Indian Stamp Act 1899

Payment of First

Amount By Cash

Rs. 0/- on 10/01/2011

Amount By Draft

1. Rs. 2000/- is paid by the draft number 420783, Draft Date 10/01/2011, Bank Name State Bank of India, KOLKATA, received on 10/01/2011

2. Rs. 000/- is paid by the draft number 420784, Draft Date 09/01/2011, Bank Name State Bank of India, KOLKATA, received on 10/01/2011

(UNDER ARTICLE 21 of 1962, s. 23 of 1899, Stamp Act on 10/01/2011)

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of this deed has been ascertained at Rs. 100000/-

Provided that the registered stamp duty of this document is Rs. 1000/- and the Stamp duty paid is Rs. 300/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 10000/- is paid by the draft number 420785, Bank of India, KOLKATA, received on 10/01/2011

2. Rs. 2000/- is paid by the draft number 420786, State Bank of India, KOLKATA, received on 10/01/2011

[And by order of]
A.R.A. KOLKATA OFFICE OF ASSISTANTS OF KOLKATA



[And by order of]
A.R.A. KOLKATA OFFICE OF ASSISTANTS OF KOLKATA

JATINDRA KISHI KALIMONDAL son of Late Nandu Kumar Kalimondal residing at No. 602, Sector 14, Gurgaon Road, Gurgaon - 122 002 (hereinafter referred to as the **VENUE**, which term of reference shall unless expressed to the contrary in the subject of contract be deemed to mean and include its heirs, legal representatives, successors, administrators and assigns) of the **ONE PART** AND (1) **PRAYAG CHAND AGARWAL** son of Late Bansi Lal Agarwal having his flat No. ACH/22/1111 residing at No. 4, Gurgaon Road, Gurgaon, District 122002 (2) **SMT. BHUPADEV AGARWAL** wife of Sh. Prasad Chand Agarwal having her flat No. ACH/22/1111 residing at No. 42, Gurgaon Road, Gurgaon, District 122 002 (3) **SHRI. BISHAL AGARWAL** son of Sh. Prasad Chand Agarwal having his flat No. ACH/22/1111 residing at No. 42 Gurgaon Road, Gurgaon, District 122 002 (4) **SMT. RAJNITA AGARWAL** wife of Sh. Bansi Kumar Agarwal having her flat No. ACH/22/1111 residing at No. 42A, Block-4, New Gurgaon, Gurgaon 122 002 (5) **JYOTINDRA AGARWAL** son of Sh. Prasad Chand Agarwal having his flat No. ACH/22/1111, and residing at Flat No. 42 Gurgaon Road, Gurgaon, District 122 002 (6) **RAJKANT LAL CHOWDHURY** son of Late Bansi Lal Agarwal having his flat No. ACH/22/1111 residing at 140, 67th Street Road, II, Gurgaon Road, Gurgaon 122 002 (7) **SMT. SHILPA MUKHI AGARWAL** wife of Sh. Bansi Lal Chowdhury having his flat No. ACH/22/1111 residing at No. 201/24, Block-4, New Gurgaon, Gurgaon 122 002 (8) **RAJENDRA KUMAR AGARWAL** son of Late Bansi Lal Agarwal having his flat No. ACH/22/1111 residing at No. 4 Gurgaon Road, Gurgaon, District 122 002 (9) **SMT. KIRLA TRITI AGARWAL** wife of Sh. Kamalendra Kumar Agarwal having his flat No. ACH/22/1111 residing at No. 201/24, Block-4, New Gurgaon, Gurgaon 122 002 (10) **DINESH AGARWAL** son of Late Bansi Lal Agarwal having his flat No. ACH/22/1111 residing at No. 21/24, Block-4, New Gurgaon, Gurgaon 122 002 (11) **SHR. CHAND CHITRA** son of Late Bansi Lal Chowdhury having his flat No. ACH/22/1111 (12) **CHANDRA SHEK AGARWAL** son of Sh. Bansi Chand Chand having his flat No. ACH/22/1111 (13) **SHRI. KAMAL AGARWAL** son of Sh. Bansi Chand Chand having his flat No. ACH/22/1111 (14) **MISS. SANGEETA AGARWAL** having her flat No. ACH/22/1111 and (15) **MISS. SAHITA AGARWAL** both daughters of Sh. Bansi Chand Chand having their flat No. ACH/22/1111 at residing at No. 201/24, Block-4, New Gurgaon, Gurgaon 122 002 (hereinafter referred to as the **VENUE**, which term of reference shall unless expressed to the contrary in the subject of contract be deemed to mean and include its heirs, legal representatives, successors, administrators and assigns) of the **OTHER PART** AND (16) **SHRI. RAJESH KUMAR AGARWAL** son of Late Bansi Lal Chowdhury having his flat No. ACH/22/1111 (17) **SMT. BHUPADEV DEVI AGARWAL** wife of Sh. Prasad Chand Agarwal having his flat No. ACH/22/1111 (18) **ANUP KUMAR AGARWAL** son of Sh. Prasad Chand Agarwal having his flat No. ACH/22/1111 (19) **SMT. SHARDE AGARWAL** wife of Sh. Anup Kumar Agarwal having his flat No. ACH/22/1111 at residing at No.

27) Smt. Rajni Kishor Bai Ravi Kishor Kulkarni (20) Smt. Manoj Anandram, wife of Shri Manoj Anandram, having her Pan No. ACPH02070 (21) Smt. Nisha Anandram, wife of Shri Manoj Anandram, having her Pan No. ACPH02071 both residing in HILL TOP COLON ROAD, (Mumbai) Taluka THANE (22) PAVAN KUNHAR, AGARWAL, son of Shri Durgam Anandram, having her Pan No. ACPH02072 (23) Smt. Bhadrini Agarwal, wife of Shri Pawan Kumar Agarwal, having her Pan No. ACPH02073 (24) SATISHKUMAR AGARWAL, son of Shri Sagardevi Anandram, having her Pan No. ACPH02074 (25) Smt. Madita Agarwal, wife of Shri Sunildevi Anandram, having her Pan No. ACPH02075 (26) KANISHKA AGARWAL, son of Shri Sagardevi Anandram, having her Pan No. ACPH02076 (27) Smt. Nisha Agarwal, wife of Shri Kishordevi Anandram, having her Pan No. ACPH02077 all residing at Hill Top Park, Hill Top, Mumbai, Taluka THANE (28) KANISHKA CHANDRA AGARWAL, son of Shri Kishordevi Anandram, having her Pan No. ACPH02078 (29) Smt. Kishini Agarwal, wife of Shri Kishordevi Anandram, having her Pan No. ACPH02079 (30) KANISHKA AGARWAL, son of Shri Kishordevi Anandram, having her Pan No. ACPH02080 all residing at Hill Top Park, Hill Top, Mumbai, Taluka THANE (31) and (32) are represented by their respective attorney-at-law, ABHIRAM AGARWAL, son of Shri Sagardevi Anandram, residing at No. 275, Hill Top Road, Hill Top, Mumbai, Taluka THANE, having her Pan No. ACPH02081, her address is furnished in the PURCHASERS column and is correct and true and verified by all signatories in the bill of sale and the amount of consideration and the nature and extent of the property, legal representatives, previous owners and assigns of the GOODS SALE.

WITNESSES

- A) Shri Manoj Kishor Bai and Kishordevi Bai, husband and wife, residing at Hill Top Park, Hill Top, Mumbai, Taluka THANE, having her Pan No. ACPH02070 and ACPH02071 respectively, residing at Hill Top Park, Hill Top, Mumbai, Taluka THANE, having her Pan No. ACPH02072, her address is furnished in the PURCHASERS column and is correct and true and verified by all signatories in the bill of sale and the amount of consideration and the nature and extent of the property, legal representatives, previous owners and assigns of the GOODS SALE.
- B) Shri Chintanlal Bai, son of Shri Manoj Kishor Bai, having her Pan No. ACPH02073, residing at Hill Top Park, Hill Top, Mumbai, Taluka THANE, having her Pan No. ACPH02073, her address is furnished in the PURCHASERS column and is correct and true and verified by all signatories in the bill of sale and the amount of consideration and the nature and extent of the property, legal representatives, previous owners and assigns of the GOODS SALE.

acquired in these two 2011 Tax Acts, 20% (\$1,100,000) and 204 or
less than 20% (if the 2005 and 2006 Tax Acts are not applied) and
directed to the DIRECTOR. This money shall not be considered as
in the DIRECTOR'S hands such that the 2005 and 2006 Tax Acts or an equal
amount shall have the same effect as to the said Estate Tax.

C) The said Contractor has not received as of 14th June 2006 any payment
under the said contract. It is hereby agreed that the Contractor shall
be entitled to receive from the Vendor the sum of \$1,000,000 (one million
dollars) as a sum of money payable to the Contractor as of the date of the
agreement. The Vendor shall pay the sum of \$1,000,000 (one million
dollars) to the Contractor as of the date of the agreement. The said sum of
\$1,000,000 (one million dollars) shall be paid to the Contractor as of the
date of the agreement. The Vendor shall pay the sum of \$1,000,000 (one
million dollars) to the Contractor as of the date of the agreement.

D) By an Agreement for Sale dated 4th October 2006 made between the said
Contractor and the Vendor, it is agreed that the Vendor shall transfer to the
Contractor the property known as the Vendor's property and the Vendor shall
be entitled to receive from the Vendor the sum of \$1,000,000 (one million
dollars) as a sum of money payable to the Contractor as of the date of the
agreement. The Vendor shall pay the sum of \$1,000,000 (one million
dollars) to the Contractor as of the date of the agreement. The said sum of
\$1,000,000 (one million dollars) shall be paid to the Contractor as of the
date of the agreement. The Vendor shall pay the sum of \$1,000,000 (one
million dollars) to the Contractor as of the date of the agreement.

E) It is hereby agreed that the Vendor shall transfer to the Contractor the
property known as the Vendor's property and the Vendor shall be entitled
to receive from the Vendor the sum of \$1,000,000 (one million dollars)
as a sum of money payable to the Contractor as of the date of the
agreement. The Vendor shall pay the sum of \$1,000,000 (one million
dollars) to the Contractor as of the date of the agreement. The said sum of
\$1,000,000 (one million dollars) shall be paid to the Contractor as of the
date of the agreement.

F) The Vendor hereby agrees that the Vendor shall be responsible for
carrying out and completing the work of building and the Vendor shall
be responsible for carrying out and completing the work of building and the
Vendor shall be responsible for carrying out and completing the work of
building and the Vendor shall be responsible for carrying out and completing
the work of building.

- 30) In the absence of the above terms become operative, **ALL THAT** the included half share or interest in or upon the estate of the said estate lands. The said estate lands included in the partition was conveyed to the Vendor here part of 12th Dec. 1891, 1891, 1891 and 1891 and after excluding the said Estate Lands from the Vendor the Residue will become vested to the estate of the said Vendor part of 12th Dec. 1891, 1891, 1891, 1891 and 1891.
- 31) At the request of the Partners the Vendor has agreed to execute and sign the Deed of Conveyance and the Vendor has agreed to sell and transfer and the Purchaser here agrees to purchase the estate **ALL THAT** the included half share or interest in or upon the said Estate Lands (more fully and particularly described and described in the Schedule hereunder written and referred to above and defined in the deed of partition hereunder and included in the deed of partition) and all accessories and charges to the same and subject to the same and conditions hereafter recited.
- 32) As or before the execution of the Deed of Conveyance the Vendor has agreed to purchase as follows:

 - 33) **THAT** the Vendor along with the said Conveyance (and any necessary) hereunder collectively referred to as the Deed of Conveyance and the Vendor hereby agrees to **ALL THAT** the included half share or interest in or upon the said Estate Lands.
 - 34) **THAT** accepting the Vendor hereby does the Vendor hereby does hereby demand over and in respect of the said included half share or interest in or upon the said Estate Lands in his part or parts thereof.
 - 35) **THAT** the Vendor has a warrantable deed in respect of the said included half share or interest in or upon the said Estate Lands.
 - 36) **THAT** there is no legal debt or liability in or upon the said included half share or interest in or upon the said Estate Lands.
 - 37) **THAT** the Vendor has retained in or upon the said included half share or interest in or upon the said Estate Lands.
 - 38) **THAT** the said Deed of Conveyance is valid and binding and binding on the parties.
 - 39) **THAT** no part of the said Estate Lands are subject to any right of redemption or any other right.

26. AND THAT HEREINAFTER SAID any and every of thing herein made may be used or lawfully suffered in the manner. The Vendor, in the face of execution of these presents shall execute and make copies of such copies and not sufficiently entered to the MORTGAGE deed and possession of land or interest in the said UNDEVELOPED land and/or the land developed therein and/or the said UNDEVELOPED land hereby granted shall convey or conditional conveyed subject or proposed to be so by and every such thing for a period and maximum period of existence without any further or condition that it will thing whatsoever in any other manner or mode and the same AND THAT HEREINAFTER SAID any and every of thing hereinafter made shall be deemed the Vendor has done in themselves good right full and lawful manner and lawfully to grant and convey hereby written and accepted and delivered these hereby granted shall convey transferred and issued or conveyed as to the lands and/or the part of the purchase in the manner as aforesaid and as the same may continue to be sold AND THAT the Vendor has and shall have possession of the said UNDEVELOPED SHARE in the purchase term and the purchase term period and account the same without claims and claims, claims or other whatsoever against the Vendor or interest of the Vendor in the mortgage of the CONDOMINIUM BUILDING IN THE land hereinafter in the said mortgage in the said UNDEVELOPED land or otherwise AND THAT the Purchaser shall and may at all times lawfully at its own costs charges and expenses demands and claims may use and have possession and enjoy the land and same and use of the same lands and profits thereof without any such other whatsoever claim or demand whatsoever from or by the Vendor or the grant or persons lawfully or lawfully claiming from either of them that for the benefit of the Vendor or its trust for any of their purposes in the CONDOMINIUM BUILDING.

27. AND THAT the Purchaser shall be bound and committed and bound and bound and bound and committed executed issued and delivered or otherwise to land or the part and expense of the Vendor and not otherwise against the Vendor and not further and otherwise of their own expense at least of course of force or other claims whatsoever charges here claims demands expenses costs charges claims costs charges whatsoever complete premises premises premises premises and hereinafter whatsoever effects or claim or claims against the Vendor of the said mortgage and/or the said UNDEVELOPED land by the Vendor or by any person or persons lawfully and equitably claiming from either of them for the benefit of their purposes in the part of the land or otherwise AND THAT if any such claim or other claim whatsoever shall be made or demand of the said Vendor and/or the said UNDEVELOPED land or the

date of execution of the said First Sale Agreement and Supplemental Agreement in
 and with respect to the indebtedness contracted and stated by parties to the
 Vendor and their liability to the Vendor subsequent to the date of execution of
 these writings shall be payable by the Purchaser AND THAT the Vendor shall
 not and does not hold any interest and within the meaning of the Illinois
 Land Conveying & Registration Act, 1976 and the said proceeds in any part be
 applied toward the debt herein affected in violation of the Illinois Land Conveying &
 Registration Act, 1976 AND THAT so certificate proceedings under either of
 chapters is pending under the Illinois Tax Act (1981) with this or any other
 writ or writ or proceeding has been served on the Vendor the firm execution
 of the said proceeds under the proposed land transfer or any other interest under
 the Land Conveying Act, 1976 or under any other law or Act which may hereinafter
 be enacted hereunder and the Vendor has no knowledge of any of any of such
 actions or suits for the firm being submitted under the above Acts or the Rules
 for the said being in force affecting the said business / business or any part
 thereof AND THAT no suit or proceeding is pending in any Court of any
 affecting the said business and / or the said individual from which any part
 or portion thereof for the same has been or may be affected with the writ or
 execution of any Court or process Authority AND FURTHER THAT the Vendor
 and all persons having or having or constructively claiming any part of the interest or
 estate whatsoever in the said property or any part thereof from through lease or
 license for the Vendor shall not from time to time and at all times hereafter
 at the request and costs of the Purchaser make any acknowledgment and release of
 said matter and issue any deed, mortgage and other instruments for further
 benefit and shall perfectly and effectually execute and execute the same
 UNDEVELOPED LAND and every part thereof referred to in and the Purchase as
 well as may be hereinafter required.

- v. It is agreed in the full name of the Vendor that the Purchaser under
 the said First Sale Agreement shall not under the said Second Sale Agreement
 and in no way touch the said First Sale Agreement and the said Second Sale
 Agreement have been recorded the State of Illinois & being required in
 a not public record book of 8-12-11 Illinois Tax, only.
- vi. AND THIS DEED FURTHER WITNESSETH that the Purchaser as the
 authorized representative and/or authorized attorney of the Vendor
 shall be bound to -
- Ⓢ To work the matter in this regard.

- (6) To form the said school;
- (7) To apply for and obtain permission for possession of the site of the said individual school;
- (8) To arrange or cause to be prepared a map or plan and cause the same to be sent to the authorities concerned for construction of a new building under sanction;
- (9) To apply for and obtain at necessary sanctioned estimated accounts and/or sanction as may be necessary and/or required for immediate execution and completion of the said new building and/or fittings;
- (10) To sign and execute all forms, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the High or Local Area the authorities mentioned and also for the purpose of accelerating the development of the said school building there;
- (11) To appoint, employ and utilize legal agents and to incur costs and other charges, including printing, postage, fees, utility charges, salaries, rewards, including bonuses, arrears, honorarium, allowances, gratuities, contributions of Agents or any other persons or firms, as may be required from time to time and to defend and promote the legal rights and interests including litigation in any capacities. To appoint and give authority to grant any agents and other persons from any time or times as the case may hereinafter arise at the said individual school;
- (12) To do all such other matters and things which may be necessary or expedient for such purposes and to execute all documents and to do all such other acts as may be necessary for the carrying out of the said school building project;

RECEIVED out of and from the within named PURCHASER by the vendor the within-mentioned sum of Rs. 42,00,000/- (Rupees Four Ten Lakhs Two Thousand only) being the sum consideration money payable under these grounds.	20.12.2008
--	------------

HEED OF EXHIBITION

Check No.	Date	Beneficiary	Particulars	Amount
00265	08.10.08	MR. BIRU P. S.	ATTORNEY FEE	10,000/-
00266	10.11.08	MR. S. S.	ATTORNEY FEE	10,000/-
00267	11.11.08	MR. S. S.	ATTORNEY FEE	10,000/-
00268	12.11.08	MR. S. S.	ATTORNEY FEE	10,000/-
00269	13.11.08	MR. S. S.	ATTORNEY FEE	10,000/-
00270	14.11.08	MR. S. S.	ATTORNEY FEE	10,000/-
			Total	60,000/-

(Rupees Four Ten Lakhs Two Thousand only)

REMARKS

Handwritten notes in the remarks section.

Handwritten signature or note.



































DRAFTED AND PREPARED BY

Office

Handwritten signature of the drafter.

SOLICITOR & ADVOCATE
HIGH COURT, CALCUTTA

REPRODUCED FROM THE FBI ARCHIVES

	<p>1948 [Handwritten notes]</p>					
		<p>Left</p>	<p>Right</p>	<p>Right</p>	<p>Left</p>	<p>Right</p>
		<p>Hand (Left)</p>				
						
		<p>Right</p>	<p>Left</p>	<p>Left</p>	<p>Right</p>	<p>Left</p>
		<p>Hand (Left)</p>				
	<p>1952 [Handwritten notes]</p>					
		<p>Right</p>	<p>Left</p>	<p>Left</p>	<p>Right</p>	<p>Left</p>
		<p>Hand (Left)</p>				
						
		<p>Left</p>	<p>Right</p>	<p>Right</p>	<p>Left</p>	<p>Right</p>
		<p>Hand (Left)</p>				
	<p>1954 [Handwritten notes]</p>					
		<p>Left</p>	<p>Right</p>	<p>Right</p>	<p>Left</p>	<p>Right</p>
		<p>Hand (Left)</p>				
						
		<p>Right</p>	<p>Left</p>	<p>Left</p>	<p>Right</p>	<p>Left</p>
		<p>Hand (Left)</p>				
	<p>1956 [Handwritten notes]</p>					
		<p>Left</p>	<p>Right</p>	<p>Right</p>	<p>Left</p>	<p>Right</p>
		<p>Hand (Left)</p>				
						
		<p>Right</p>	<p>Left</p>	<p>Left</p>	<p>Right</p>	<p>Left</p>
		<p>Hand (Left)</p>				

KANTOR PERTANAHAN DAN KAWASAN PERKOTAAN
 PROVINSI SUMATERA UTARA
 KABUPATEN SAMBAWA
 KANTOR KECAMATAN (KANTOR)

LAMP. 1 - 18 - 19 - 20 - 21 - 22



SKALA 1 : 1000



KANTOR PERTANAHAN DAN KAWASAN PERKOTAAN
 PROVINSI SUMATERA UTARA
 KABUPATEN SAMBAWA
 KANTOR KECAMATAN (KANTOR)

Handwritten signature

DAFTAR BUKTI DAN PENGALIHAN P.A. BUKTI

No. Bukti	Tgl. Bukti	No. Bukti	Tgl. Bukti
1	1981	1	1981
2	1981	2	1981
3	1981	3	1981
4	1981	4	1981
5	1981	5	1981
6	1981	6	1981
7	1981	7	1981
8	1981	8	1981
9	1981	9	1981
10	1981	10	1981

DAFTAR BUKTI DAN PENGALIHAN P.A. BUKTI

No. Bukti	Tgl. Bukti	No. Bukti	Tgl. Bukti
1	1981	1	1981
2	1981	2	1981
3	1981	3	1981
4	1981	4	1981
5	1981	5	1981
6	1981	6	1981
7	1981	7	1981
8	1981	8	1981
9	1981	9	1981
10	1981	10	1981

Condition of Registration under section 68 and 69A.

Registration No. 1

CD Volume number 1

Page from 4046 to 4047

Being No. 62733 for the year 2011.




ADOL. REGISTRAR OF ASSURANCE OF MADHYA PRADESH
OFFICE OF THE REGISTRAR OF ASSURANCE
WISHRANGAL



पश्चिम बंगाल WEST BENGAL

Handwritten notes in Bengali script, including the word 'অনুসন্ধান' (Anusandhan - Investigation/Research).

Faint, illegible text, possibly a stamp or official marking.

THIS INSTRUMENT OF CONVEYANCE MADE THIS 11th day of
 October - TWO THOUSAND AND FOUR HUNDRED

- (1) SATEENATH RATHI MAJUMDAR son of late Shri Rajendra Rajendra (2) JAYANTA KUMAR MAJUMDAR (3) SURESH KUMAR MAJUMDAR son of the late Shri Rajendra Rathi Majumdar and (4) SMT. SURESH DEVIWAL wife of Shri SURESH Rathi and daughter of the late Shri Shri Rathi Majumdar all residing at No. 117, Nehru Road, Khar, Mumbai 200, are authorized representatives of the VENDORS (which name of subscribers and names included in the list of names of vendors in column 6, page 114 of the said tender and names of vendors, investors, shareholders and assured of the said part 117 of the said tender) son of late Shri Chandra Prasad Agarwal (5) RAJENDRA CHAND AGARWAL residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (6) SMT. PUSHPADEVI AGARWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (7) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (8) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (9) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (10) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (11) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (12) Smt. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (13) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (14) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (15) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (16) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai (17) SMT. SURESH DEVIWAL wife of Shri Chandra Prasad Agarwal residing at No. 8 Chhatrapati Shivaji Maharaj Market, Chhatrapati Shivaji Maharaj Market, Mumbai

equivalent to 10 cottaie E ...

c) The said ...

d) By an Agreement for Sale ...

e) It may be ...

- 1) THAT the Vendor has agreed to sell the above described premises to the Purchaser for the sum of \$100,000.00 (One Hundred Thousand Dollars) and the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 2) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 3) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 4) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 5) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 6) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 7) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 8) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 9) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 10) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.

NOW THE PARTIES HERETO WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

- 1) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 2) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 3) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 4) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 5) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 6) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 7) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 8) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 9) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.
- 10) THAT the Vendor has agreed to execute and deliver to the Purchaser a deed of conveyance in and to the above described premises.

agreements to appear and give evidence, to cause the same to be done and to receive from any order or decree in the premises the full benefit of the said judgments shall:

- (vii) To do all such other matters and things as may be required by the court in the premises and to do all such other matters and things as may be required by the court in the premises.

**THE SCHEDULE ABOVE REFERRED TO
(THE SAID INDIVIDUAL SHARE)**

ALL THAT the said parcels and parts or interests of the lands hereinafter described and situate in the County of ... containing by estimation an area of 27 acres ... more or less ... comprising of three separate lots or parcels ... more or less (The said ... contained in ... and ... in ... (being ... of the ... in the following ...)

S.T. Ord. No.	Area of Land
329	3 Acre
330	4 "
331	4 "
332	10 "
333	4 "

27 ACRES

AND UNDIVIDED HALF SHARE OF ... IN ... (being ... of the ... in the ... in ...)

RECEIVED out of and from the within-
named PURCHASER by the Vendor the
Withinmentioned sum of Rs. 5,35,000/-
(Rupees Five Lacs thirty five thousand
only) being the total consideration money
payable under these presents.

Rs. 5,35,000/-

MEMO OF CONSIDERATION

Invoice No.	Date	Bank/In	Particulars	Amount
07285	02.10.08	PAID BANK RL	STEE USA PART	25,000/-
07285	07.10.08	DO	INDIAN	
Cash	15.12.10	DO	DO	
07285	08.10.08	DO	DO	15,000/-
Cash	04.10.08	DO	DO	
07285	07.10.08	DO	DO	10,000/-
Cash	15.11.10	DO	DO	
07285	08.10.08	DO	DO	10,000/-
Cash	07.10.08	DO	DO	
07285	07.10.08	DO	DO	10,000/-
Cash	15.11.10	DO	DO	
Cash	PAID as Development Cost	DO	DO	1,00,000/-
Total				5,35,000/-

(Rupees Five Lacs thirty five thousand only)

WITNESSES





































[Handwritten signature]

VENDORS






















[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

DRAFTED AND PREPARED in my
Office

[Handwritten signature]
 R. L. GAGGAR
 SOLICITOR & ADVOCATE
 HIGH COURT, GALLIATE

	<p>Grant Sawyer</p>								
	<p>John Brown</p>								
	<p>Josephine Cannon</p>								
	<p>Johnnie S. McCallister</p>								

PHOTOMONTAGE FINGERPRINTS

	<i>John</i>							
		(Left Hand)						
								
		(Right Hand)						
								
		(Left Hand)						
	<i>John</i>							
		(Left Hand)						
		(Right Hand)						
		(Left Hand)						
<p>PHOTO</p>								
		(Left Hand)						
		(Right Hand)						
		(Left Hand)						
<p>PHOTO</p>								
		(Left Hand)						
		(Right Hand)						
		(Left Hand)						



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

Endorsement For Deed Number : 1- 00108 of 2011
(Serial No. 00108 of 2011)

On

Payment of Fees

On 08/07/2011

Presentation Under Section 32 & Rule 22A(3) & (4)(1), W.B. Registration Rules, 1907
Presented for registration at 14.30 hrs. on 08/07/2011, at the office of the Registrar, District Office of the Government

Admission of Execution Under Section 58, W.B. Registration Rules, 1907

Execution is admitted on 08/07/2011 by

1. Bishu Kumar Majumdar, son of Jashore Nath Majumdar, 101, Bhowani Ashram, CALCUTTA, District - WEST BENGAL, India. P.O. - P.O. - 700001, Trade - By Deed No. 1- 00108 of 2011.
2. Ganga Prasad, son of Bhabani Prasad, 111, Bhowani Ashram, CALCUTTA, India. P.O. - P.O. - 700001, Trade - By Deed No. 1- 00108 of 2011.
3. Jashore Nath Majumdar, son of Jashore Nath Majumdar, 101, Bhowani Ashram, CALCUTTA, District - WEST BENGAL, India. P.O. - P.O. - 700001, Trade - By Deed No. 1- 00108 of 2011.
4. Jashore Nath Majumdar, son of L. Bhabani Prasad Majumdar, 101, Bhowani Ashram, CALCUTTA, District - WEST BENGAL, India. P.O. - P.O. - 700001, Trade - By Deed No. 1- 00108 of 2011.
5. Hiral Chandra, son of L. Bhabani Prasad, 101, Bhowani Ashram, CALCUTTA, District - WEST BENGAL, India. P.O. - P.O. - 700001, Trade - By Deed No. 1- 00108 of 2011.
6. Surendra Agarwal, son of Surendra Agarwal, 270, Balli Bazar, Kolkata, District - WEST BENGAL, India. P.O. - P.O. - 700001, Trade - By Deed No. 1- 00108 of 2011.
Identified By: B. L. Sharma, son of M. L. Sharma, 6, Old Post Office, WEST BENGAL, India. P.O. - P.O. - 700001, Trade - By Deed No. 1- 00108 of 2011.

Executed by Attorney

Execution by

1. Hiral Chandra, son of L. Bhabani Prasad, 101, Bhowani Ashram, CALCUTTA, District - WEST BENGAL, India. P.O. - P.O. - 700001, Trade - By Deed No. 1- 00108 of 2011.
Profession: Chartered Accountant. Address: the common address of 1. Hiral Chandra, 2. Surendra Agarwal, 3. Surendra Agarwal, 4. Surendra Agarwal, 5. Surendra Agarwal, 6. Surendra Agarwal, 7. Surendra Agarwal, 8. Surendra Agarwal, 9. Surendra Agarwal, 10. Surendra Agarwal, 11. Surendra Agarwal, 12. Surendra Agarwal, 13. Surendra Agarwal, 14. Surendra Agarwal. Identified by 1- 00108 of 2011.





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

Endorsement For Dated Number 11-60103 of 2011
(Serial No. 00157 of 2011)

2. Shri/Dr. Agnani, son of Sankar Prasad, 77, East Ram Mohan Rd, Rajchoudhary, Kolkata WEST BENGAL, India, P.O. - Pin-700041 By/Caro/His/du By/Proprietor/Charged to the Commission/endorsement of 1. Begam/Agarwal 2. Bahadur/Agarwal 3. Pooja/Agarwal 4. Pallab/Chakrabarti/Agarwal 5. Kuntal/Agarwal 6. Kanchan/Agarwal 7. Goutam/Chakrabarti/Agarwal 8. Mihir/Agarwal 9. Anshu/Agarwal 10. Manoj/Agarwal 11. Nisha/Agarwal 12. Swarni/Kumar/Agarwal 13. Shikha/Agarwal 14. Siddha/Agarwal is allowed to sell.

Identified by B. S. Ghosh, 300, 01 N. L. Bhowmik S. Chatterjee, Office, 20/2a, Lower Ground, 20/2a, Park Street, District-Kolkata, WEST BENGAL, India, P.O. - Pin-700005, By/Caro/His/du By/Proprietor/Charged to the Commission/endorsement of 1. Begam/Agarwal 2. Bahadur/Agarwal 3. Pooja/Agarwal 4. Pallab/Chakrabarti/Agarwal 5. Kuntal/Agarwal 6. Kanchan/Agarwal 7. Goutam/Chakrabarti/Agarwal 8. Mihir/Agarwal 9. Anshu/Agarwal 10. Manoj/Agarwal 11. Nisha/Agarwal 12. Swarni/Kumar/Agarwal 13. Shikha/Agarwal 14. Siddha/Agarwal

[All Number Original]
 XXXL REGISTRAR OF ASSISTANTS OF COLLECTOR

On 10/01/2011

Certificate of Admissibility (Rule 43 W.B. Registration Rules 1903)

Admissibility under rule 21 of West Bengal Registration Rules, 1903 with respect to the document of Article number - 23 of Indian Stamp Act 1898.

1. Payment of Fees:-

Admitted by Cash

Rs. 50/- on 10/01/2011

Admitted by Credit

1. Rs. 2000/- is paid, by the chitl number 425784, Chitl Bank (HDFC) Bank Name Bank Name of India, KIDDERPORE, received on 10/01/2011

2. Rs. 340/- is paid, by the chitl number 425785, Chitl Bank (HDFC) Bank Name Bank Name of India, KIDDERPORE, received on 10/01/2011

[Stamp Article - 23 of Indian Stamp Act 1898 - 100/-]

2. Certificate of Market Value (WB PUVI rules of 2003)

Content that the market value of this property value is the subject matter of this deed, etc. etc. as per the provision of Rule 23 of 2003.

Content that the required stamp duty of this document is Rs. 2100/- and the same will be paid as per the provision of Rule 20.

Definit stamp duty

Content stamp duty

1. Rs. 1000/- is paid, by the chitl number 425786, Chitl Bank (HDFC) Bank Name Bank Name of India, KIDDERPORE, received on 10/01/2011

2. Rs. 1100/- is paid, by the chitl number 425787, Chitl Bank (HDFC) Bank Name Bank Name of India, KIDDERPORE, received on 10/01/2011



[Signature]
 XXXL REGISTRAR OF ASSISTANTS OF COLLECTOR

XXXL REGISTRAR OF ASSISTANTS OF COLLECTOR



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

Endorsement For Deed Number 1-6000 of 2011
Kartal No. 06157 of 2011

(With Minor Variation)
ADOL. REGISTRAR OF ASSURANCE OF KOLKATA



(Signature)
ADOL. REGISTRAR OF ASSURANCE OF KOLKATA
REGISTRATION OFFICE OF KOLKATA

DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995

DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995

DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995



DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995

DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995
 DOKUMENT NO. 24/1995

DOKUMENT NO. 24/1995

1. DOKUMENT NO. 24/1995	2. DOKUMENT NO. 24/1995
3. DOKUMENT NO. 24/1995	4. DOKUMENT NO. 24/1995
5. DOKUMENT NO. 24/1995	6. DOKUMENT NO. 24/1995
7. DOKUMENT NO. 24/1995	8. DOKUMENT NO. 24/1995
9. DOKUMENT NO. 24/1995	10. DOKUMENT NO. 24/1995
11. DOKUMENT NO. 24/1995	12. DOKUMENT NO. 24/1995
13. DOKUMENT NO. 24/1995	14. DOKUMENT NO. 24/1995
15. DOKUMENT NO. 24/1995	16. DOKUMENT NO. 24/1995

DOKUMENT NO. 24/1995

17. DOKUMENT NO. 24/1995	18. DOKUMENT NO. 24/1995
19. DOKUMENT NO. 24/1995	20. DOKUMENT NO. 24/1995
21. DOKUMENT NO. 24/1995	22. DOKUMENT NO. 24/1995
23. DOKUMENT NO. 24/1995	24. DOKUMENT NO. 24/1995
25. DOKUMENT NO. 24/1995	26. DOKUMENT NO. 24/1995
27. DOKUMENT NO. 24/1995	28. DOKUMENT NO. 24/1995
29. DOKUMENT NO. 24/1995	30. DOKUMENT NO. 24/1995
31. DOKUMENT NO. 24/1995	32. DOKUMENT NO. 24/1995
33. DOKUMENT NO. 24/1995	34. DOKUMENT NO. 24/1995
35. DOKUMENT NO. 24/1995	36. DOKUMENT NO. 24/1995

Department of Mathematics, University of Jammu

1. Name of the Candidate
2. Roll Number
3. Date
4. Page No.



Department of Mathematics, University of Jammu
Jammu - 180 006
Phone: 019-254-2345
Fax: 019-254-2346

[Faint handwritten text, likely bleed-through from the reverse side of the page]

DATE: THE 15TH DAY OF FEBRUARY 2020

BEYOND
MAYNKA NATH HAJINDAR

— VENDOR

AND

MONDAY CHAND ASHTWAJ & CO

— PURCHASER

CONVEYANCE

M. D. GOGAI
SOLICITOR & ADVOCATE
6 OLD HIND OFFICE STREET
KOLKATA 700 001

24744/17

T. 1638/17



पश्चिम बंगाल WEST BENGAL

V 259282

Handwritten notes in Bengali script, including a circular stamp and the text '০১৫/১৭/১৭'.

Certified that the document is identical to registration, the signature marks and the endorsement are etc attached with the document at the date of this document.

[Signature]
District Sub-Registrar
Alipore, South, 24 Parganas.

30 MAY 2017

THIS DEED OF GIFT made this the 24th day of may
TWO THOUSAND AND SEVENTEEN
BETWEEN

BAJRANG LAL CHOWDHURY (PAN No. ACEPC11409) son of Late Bansi Lal Agarwal residing at No 67/47 Seelam Road (B Cross Road) Kolkata 700 007 P.O. Burdwanar P.S. Burdwanar, hereinafter referred to as the **DONOR** (which term or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective (each and) representatives, executors, administrators and assigns) of the **ONE PART**;

AND

INDRA CHAND GUPTA (PAN No. ACVPE27193) son of Late Bansi Lal Agarwal residing at No. 404 B. N. Roy Road, Kolkata 700 038 P.O. Sahapuri P.R. New Alipore, hereinafter referred to as the **DONEE** (which term or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective (each and) representatives, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS:

- A) The Donor was entitled to **ALL THAT** the undivided 1/30th share or interest into or upon **ALL THAT** the Municipal Premises No. 1479 Upranta, Nally Bhowyer Road in Mouza Bahala having an approximate area of 71 Guntas 3 Chittaks and 23 Sq. Ft. more or less more fully and particularly described and identified in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**;
- B) The Donor and the Donee are the members of the Association of Persons known as SRDI Daman Home (hereinafter referred to as the **AGP**) which had been formed amongst the co-owners of the said Property for the purpose of undertaking development of the said Property in accordance with the map or plan sanctioned by the authorities concerned;
- C) Prior to the execution of the Deed of Gift as hereinafter stated the Donee was holding and entitled to undivided 1/30th (1/30th) share or interest into or upon the said Property;

- D) By a registered deed of gift dated _____ executed between the Donor herein being the Estate therein and his wife namely Smt. Suraj Mukhi Agarwal being the Donee herein. The said Smt. Suraj Mukhi Agarwal who was one of the Co-owners of the said property, vested all her right title interest into and upon the said Property in favour of the Donee herein.
- E) Upon such transfer by way of gift made by Smt. Suraj Mukhi Agarwal, to the Donee, the Donee shall become entitled to the total undivided 1/15th (0.66%) share into or upon the said Property (hereinafter referred to as the "UNDIVIDED SHARE").
- F) Out of natural love and affection which the Donor has for the Donee being his brother, the Donor has agreed to transfer by way of Gift ALL THAT his undivided 1/15th (0.66%) share or interest into or upon the said Property together with all the shed and structures standing thereon (hereinafter referred to as the "UNDIVIDED SHARE" more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder set forth and/or the entirety of his right title interest into or upon the said Property together with all the shed and structures standing thereon, free from all encumbrances charges liens liabilities attachments trusts whatsoever and howsoever now and in favour of the Donee herein subject to the terms and conditions hereinafter appearing.
- G) The Donee has accepted the said Gift as would be evident by the Donee being a party to this Deed.

NOW THIS DEED OF GIFT WITNESSETH as follows:

1. THAT in consideration of the natural love and affection which the Donor has for the Donee being his brother, the Donor doth hereby transfer grant convey assign and assign by way of gift into and in favour of the Donee herein ALL THAT the undivided 1/15th (0.66%) share or interest and/or the entirety of his right title interest into or

upon the said Property being the Undivided Share into or upon All THAT the Municipal Premises No 1476 Upendra Nath Bannerji Road together with the building standing thereon all claims and interest free from all encumbrances charges liens respondents claims demands mortgages leases interests liabilities trusts attachments regulations regulations easements and encumbrances whatsoever AND TOGETHER WITH the all structures standing thereon including all entrances pathways extra corridors, staircases in the said complex SUBJECT HOWEVER to the Donee making payment of the proportionate share or municipal rates taxes and other outgoings including and electricity payable in respect thereof TO HAVE AND TO HOLD THE SAID UNDIVIDED SHARE and every part thereof hereby granted granted conveyed transferred assigned or assured or otherwise expressed or intended so to be used and to the Eques in the manner as aforesaid free from all encumbrances charges liens respondents attachments trusts whatsoever or howsoever.

II. AND THE DONOR DOETH HEREBY COVENANT WITH THE DONEE as follows:

- a) **THAT NOTWITHSTANDING** any act done or thing whatsoever done by Donor / or any of his predecessors in title may have done committed executed or knowingly suffered to the contrary, the Donor at the time of execution of these presents in the absolute and lawful owner of said/ or otherwise well and sufficiently seized and possessed of and entitled to the said **UNDIVIDED SHARE** hereby granted GIFTED transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate in inheritance without any manner or condition use trust or other thing whatsoever to effect which encumber or make void the same.

- b) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Donor has in himself good right full and absolute power to grant gift convey transfer assign and assign the said **UNDIVIDED SHARE** hereby granted gifted conveyed transferred and assigned or expressed so to be both and in the use of the Donor in the manner and in the conditions aforesaid.
- c) **AND THAT** the said **UNDIVIDED SHARE** hereby granted gifted conveyed or expressed so to be is free live from all encumbrances charges liens incumbrances attachments trusts leases mortgages easements liens dependent claims debts or trusts made or suffered by the Donor or any other person and/or persons lawfully rightfully or equitably claiming any estate or interest therein from under or in trust for the Donor into or upon the said Property.
- d) **AND THAT** the Donor shall and may at all times hereafter at his own costs charges and expenses peaceably and quietly now and hereafter possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful action interruption claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming from under or in trust for the Donor or from under or in trust for any of his predecessors in title.
- e) **AND THAT** the Donor shall be free and clear and freed and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Donor well and sufficiently good satisfied and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases leases liabilities trusts attachments incumbrances restrictions encumbrances and incumbrances whatsoever suffered or made or liabilities created in respect of the said **UNDIVIDED SHARE** by the Donor or by any person or persons lawfully and equitably claiming

from under or in trust for the Donee or his predecessors in title as aforesaid or otherwise.

- II) **AND ALSO** the Donor have not at any time done or executed or knowingly suffered or have been party to any suit deed or thing whereby and whatsoever the said **UNDIVIDED SHARE** hereby granted transferred, conveyed, assigned or expressed so to be or any part thereof is now or may be impeded or controverted or affected in title or otherwise.
- III. **AND THE DONEE DO HEREBY COVENANT WITH THE DONOR THAT** the proportionate share of all municipal rates taxes and other impositions and/or outgoings including electricity charges and other outgoings payable in respect of the said **UNDIVIDED SHARE** from the date of execution of these presents shall be paid borne and discharged by the Donee herein and prior to the execution of this Deed the same shall be paid borne and discharged proportionately by the Donor and the Donee hereby agrees to keep the Donor and each one of them indemnified from and against all such charges claims proceedings in respect hereof.
- IV. **AND THIS DEED WITNESSETH** that the Donee is already holding and entitled to undivided 3/10th (30%) share or interest therein or upon the said Property.
- V. **AND THIS DEED FURTHER WITNESSETH** that upon transfer of the **UNDIVIDED SHARE**, the Donee will then be entitled to 11/30th (36.66%) undivided share therein or upon the said Property.
- VI. For the purpose of stamp duty the said **UNDIVIDED SHARE** has been valued at Rs.200/- (Rupees Two Hundred only).

**THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

ALL THAT the various pieces and parcels of Besta land containing in aggregate an area of 71 cottahs 3 chattraks and 23 sq. ft. (or the same or little more or less) situated at Mouza Behala J. L. No.2 comprised in R.S. Dug/Plot No.329, 330, 331, 703 & 704 and R.S. Khatair No. 3818, 3819, 3820, 3821, 3823, 3824, 3825, 3812, 3813, 3814, 3815, 3816, 3817, 7458, 7459, 8017 & 8718 within Police Station Patnagarh (Previously Behala) and within the limits of the Kolkata Municipal Corporation under Ward No. 131 and being Municipal Premises No. 1478 Upretia Nath Banerjee Road, Post Office Patnagarh (Previously Behala) Kolkata - 700060 and hatched and bounded in the manner following:

ON THE NORTH	VARIOUS INDIVIDUAL BUILDINGS AND KMC ROAD
ON THE SOUTH	Premises No. 173 Upretia Nath Banerjee Road
ON THE EAST	VARIOUS INDIVIDUAL BUILDINGS AND KMC ROAD
ON THE WEST	KMC ROAD

**THE SECOND SCHEDULE ABOVE REFERRED TO
(UNDIVIDED SHARE)**

ALL THAT the 1/12th i.e. 3318.33334 Sq. ft. (more or less) share in the various pieces and parcels of Besta land containing in aggregate an area of 71 cottahs 3 chattraks and 23 sq. ft. (or the same or little more or less) situated at Mouza Behala J. L. No.2 comprised in R.S. Dug/Plot No.329, 330, 331, 703 & 704 and R.S. Khatair No. 3818, 3819, 3820, 3821, 3823, 3824, 3825, 3812, 3813, 3814, 3815, 3816, 3817, 7458, 7459, 8017 & 8718 within Police Station Patnagarh (Previously Behala) and within the limits of the Kolkata Municipal Corporation under Ward No. 131 and being Municipal Premises No. 1478 Upretia Nath Banerjee Road, Post Office Patnagarh (Previously Behala) Kolkata - 700060, in the District of 24 Paraganas (South).

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed
their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED
BY THE DONOR At Kolkata

in the presence of

[Signature]
(*[Name]*)
and *[Name]*

[Signature]

SIGNED AND DELIVERED
BY THE DONEE At Kolkata

in the presence of

[Signature]
(*[Name]*)

[Signature]
(*[Name]*)

DRAFTED AND PREPARED
IN MY OFFICE

[Signature]
AJAY GAGGAR
ADVOCATE
HIGH COURT, CALCUTTA
Enrollment No. 1160/2003

Page No.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executive/contractor					
1		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
2		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
3		Little Ring Middle (Left Hand)	Thumb	Middle (Right Hand)	Fore Ring (Right Hand)	Little
		Thumb	Fore	Middle (Left Hand)	Ring (Left Hand)	Little
4		Little Ring Middle (Left Hand)	Thumb	Middle (Right Hand)	Fore Ring (Right Hand)	Little
		Thumb	Fore	Middle (Left Hand)	Ring (Left Hand)	Little

Office of the Registrar
 Directorate of Registration & Stamp Revenue
 Chandigarh

GRN: 19-201718-01182000-1 Payment Mode: Cash Payment
 GRN Date: 20/03/2017 12:15:47 Bank: Punjab National Bank
 ERN: 1906000000 ERN Date: 20/03/2017 12:15:47 I-4538/17

DEPOSITOR'S DETAILS

Item: BKD/ ORE/WHOME
 Contact No: Mobile No: 98138311012
 Address: 1, GPT-INDIANA ROAD, CHANDIGARH, PAKAT, TROOP
 Applicant Name: Mr. BINDER CHAND GUPTA
 Office Name:
 Office Address:
 Status of Depositor: Other
 Purpose of Payment / Receipt: Cash, Out of Pockets of Family member



PAYMENT DETAILS

Sl. No.	Identification No.	Head of VC Description	Head of VC	Amount (₹)
1	19060000000000000000	Family Member's Share	19060000000000000000	1000
2	19060000000000000000	Family Member's Share	19060000000000000000	1000
Total				2000

In Words: Rupees Two Thousand Only (₹2000/-)





[Handwritten signature]





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

L. 4628/19

Query No / Year	1902-0000612R0070177	CH 1902-0000612R0070177
Query Date	04/09/2017 5:40:35 PM	D.R. JEDRTH, L.P.A. DARGANAE, DISTRICT SOUTH 24-PARGANAS
Applicant Name, Address & Other Details	INDER CHAND GUPTA 6045 MIDWAY ROAD KOLKATA 700038/Thana - New Bonga, District - South 24 Parganas (WEST BENGAL, PIN - 700038, SAJIBU NIL, HINDI/BBB, BRUK R/VERDINGM)	
Transaction		AGREEMENT TO LEASE
Property Used, Use in Respect of Entry recorded		RENTAL AGREEMENT FOR RESIDENCE - I
Self Declaration		RESIDENCE
Plot No.		NA BEAR 540
Subplot No (If Any)		
Plot Size (sq.ft)		NA BEAR /ADIM 411.0 MIL / HI
Subplot Size (sq.ft)		
Subplot Area (sq.ft)		100.54
Remarks		

Land Details :

District South 24 Parganas, Thana DARGAE, ODISHWA KOLKATA MUNICIPAL CORPORATION, RDU/0, Operation North Bonga Road - Road Area, Production Book Serial - end of the road, Plot No. 1978 Pin Code - 700038

S.No.	Plot No.	Subplot No.	Land Use	Area of Land (sq.ft)	Self Decl. Area (sq.ft)	Area (sq.ft)	Other Details
1			Reside	247653.5071	100	100.54	Presently in use for Residential purpose
Grand Total				247653.5071	100	100.54	

Structure Details :

S.No.	Structure Details	Area of Structure (sq.ft)	Structure Height (ft)	Structure Type	Other Details
1	ON Land 1	100.54 sq.ft	100	Structure Type Details	
<p>Gr. floor Area of floor - 100.54 sq.ft (Residential Use), Covered floor, Age (Approximate) 100 Years, Roof Type TINA Shed, Status of Completion: Complete</p>					
Total		100.54 sq.ft	100	100.54	



Donor Details :

Sl. No.	Name & Address	Status	Execution Admission (Date)
1	Mr SAJURANG LAL CHOWDHURY Soni of Late BASANT LAL AGARWAL, 11 STRAND ROAD & CROSS ROAD KOLKATA 700007, Post Office: BIRHOBAZAR, Birtanagar, Kolkata, District: Kolkata, West Bengal, India, PIN-700007 Soni Name: By Late: Sonu, Occupation: Officer, District: India PAN No. ACEFD1MWP, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Donee Details :

Sl. No.	Name & Address	Status	Execution Admission (Date)
1	Mr INDER CHAND GUPTA Soni of Late BASANT LAL AGARWAL, 11 STRAND ROAD & CROSS ROAD KOLKATA 700007, Post Office: BIRHOBAZAR, New Market, District: South 24 Parganas, West Bengal, India, PIN-700008 Soni Name: By Late: Sonu, Occupation: Officer, District: India PAN No. ACEFD1MWP, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & Address
Mr INDER CHAND GUPTA Soni of Late: Mr I. SHARMA 18 OLD POST OFFICE STREET KOLKATA 700001, Post Office: G.P. Hous Stani, Kolkata, District: Kolkata, West Bengal, India, PIN-700001, Soni Name: By Late: Hindu, Occupation: Service, District: India, (Soni Name) SAJURANG LAL CHOWDHURY, Mr INDER CHAND GUPTA

Transfer of Land from Donor To Donee

Sl. No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family?)	Transferable Area	Transferable Value (INR)
01	Mr SAJURANG LAL CHOWDHURY	Mr INDER CHAND GUPTA	Y	7.6415 Sqm	15,46,212/-

Transfer of Structure from Donor To Donee

Sl. No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family?)	Transferable Area	Transferable Value (INR)
01	Mr SAJURANG LAL CHOWDHURY	Mr INDER CHAND GUPTA	Y	100 Sq Ft	15,000/-





Figure 10. (continued)



Notes:

1. If the above information is found incorrect, then the applicant must comply with:
2. Duty & bill for all days for e-Forms. Applicant must visit A Class window for all days for an amount of Rs. 100000 for registration.
3. Standard User charge of Rs. 2000 (Stamp Fee) beyond twenty days in case of late submission after 17 days (week) expires and Rs 7/- (Rupee seven) only for each additional page will be applicable.
4. e-Formers of Stamp Duty and Registration Fee can no more e Stamp Duty or Registration Fees payable amount for Rs. 5000/-.
5. e-Formers is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5000/- as from 1st July 2017.
6. Web-based Assessment report is generated online and subjected to be verified by the concerned Registering Officer.
7. Cancellation of PAN of Seller and Buyer is a point when the market value of the property exceeds Rs. 10 lacs (Income Tax Act, 1961). If the entry concerned does not have a PAN, having regard to some collection of form no. 68 together with all particulars as required.
8. e-SEI (Stamp Duty) now will be merged with the payment for issuing of Form A Assessment Bill if the property owner/contractor/submitter is Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are still electronically (e- through) . If stamp duty and registration fees are not paid through e-SEI (e-SEI) fee are required to be paid at the concerned BLRO office.



Major Information of the Deed

Deed No.	I-1602-04638/2017	Date of Registration	18/05/2017
Query No. Year	1602-0000612600/2017	Query when filed in Computer	
Query Date	04/05/2017 6:40:38 PM	D.B. No. of Survey	24-Patna GARD, District South 24-Patna
Applicant Name, Address & Other Details	INDER CHAND GUPTA 4845 ALFRED ROAD KOLKATA-700033, New Alipore District, South 24-Patna, WEST BENGAL, PIN -700033, Mobile No. 9830677863, Status: Bachel/Delivered		
Transaction	SALVAGE/REDEMPTION		
PROFIT OR GIFT In favour of family members	[300] Other than Immovable Property, Attachment No. of Applicant: [2]		
Self Possession	[0] Yes		
Rs. 1000	[Rs. 85,04,345]		
Stamp Duty	[Rs. 1,00,000]		
Rs. 42,842 (Value 1500)	[Rs. 85,882 (Article No. 1) E. M. No. 17]		
Remarks	Received Rs. 50/- (Fifty only) from the applicant on issuing the document for stamp duty.		

Land Details :

District: South 24-Patna, P. S.: Bithida, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Udaya Nath Bhowmik Road, Block Zone: Udaya Nath Block - east of the road, Plot No: 1435

Sl. No.	Plot Area	Khatai Number	Land Use (Proposed)	Area of Land (sq. ft.)	Self-poss. Value (Rs.)	Market Value (Rs.)	Other Details
1.			Resid.	3418.21 Sq. ft.	1000	85,04,345	Property is on West Adjoins to Main Road
Grand Total :				7,832.21	1000	85,04,345	

Structure Details :

Sl. No.	Structure Details	Area of Structure	Self-poss. Value (Rs.)	Market Value (Rs.)	Other Details
1.	On Land LT	100 Sq. Ft.	1000	16,000	Structure Type: Structure
Gr. Floor Area of floor: 100 Sq. Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Flat slab, Status of Construction: Complete					
Total :		100 sq. ft.	1000	16,000	

Person Details :

S. No.	Name, Address, Contact Number and Signature
1.	Mr. BAJRANG LAL CHOWDHURY Son of Late BARAM LAL ADARWAL 17/17 STRAND ROAD & CROSS ROAD KOLKATA-700007, P. S.: BIRTHIDA, P. S.: BIRTHIDA, Kolkata, District: Kolkata, PIN-700007, Age: 75, Sex: Male, Caste: Hindu, Constitution: Other, Class of vote: PAN M, Status: Individual, Escorted by: Self, Date of Eviction: 18/05/2017, Admitted by: Self, Date of Admission: 25/05/2017, Status: In-Residence



Donor Details

Sl. No.	Name/Address (Print) (English) Print and Signature
1	Mr INDER CHAND GUPTA (Presented) Sonal Lala, SASANT LAL CHANDRA, 25/2 S N ROY ROAD KOLKATA, PIN-11 P.O. SAHAPUR P.S., Howrah District, South 24 Parganas, West Bengal, India PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No: ACPFC27194, Status: Individual

Identifier Details

Name & Address
Mr B.L SHARMA Sonal Lala, Mr SHARMA, 8 OLD POST OFFICE STREET KOLKATA 700001, P.O.-GDP, P.S.- Howrah Great, District-Kolkata, West Bengal, India, PIN - 700001, Sex- Male, By Caste (Hindu), Occupation: Service, Citizen of India, Issuing Office: RAJENDRA LAL CHOWDHURY, Mr INDER CHAND GUPTA

Transfer of Land from Donor To Donee

Sl. No.	Donor Name	Donee Name	Relationship of Donor & Recd. With Family Tr.	*Considered Area	Share/Share %
1	Mr RAJENDRA LAL CHOWDHURY	Mr INDER CHAND GUPTA	Y	7.83411 Dec	100.0000

Transfer of Structure from Donor To Donee

Sl. No.	Donor Name	Donee Name	Relationship of Donor & Recd. With Family Tr.	Established Area	Share/Share %
1	Mr RAJENDRA LAL CHOWDHURY	Mr INDER CHAND GUPTA	Y	100 Sq Ft	100.0000

(Endorsement Fee Paid Number) LY 100264019 / 2017

ON 28/06/2017

Registration Office, District & Town, District & Town, District & Town, District & Town

Presented for registration on 17/06/2017 at 11:00 AM, in the presence of witnesses to Mr INDER CHAND GUPTA, Applicant.

Certificate of Merits Value With Duty Paid: Rs 10000/-

Certified that the entire value of the property on which the stamp duty of the deed has been assessed at Rs 8856/345/- Family Member amount Rs 8856/345/-



Attestation of Evidence / Under Section 30, W.B. Registration Rules 1957

Execution is attested (dt. 28/05/2017) by 1. Mr. BAJRANG LAL CHOWDHURY, Son of Late BASANT LAL, Kalyanji S/O. A. HEMAN BHAI & Company (Call No. 4212 70007) P.O. BANGSALAYA, Thane, Maharashtra, City/State KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Officer, 2. Mr. INDER CHAND GUPTA, Son of Late BASANT LAL, AGARWAL, Road 54 ROY ROAD KOLKATA 700026 P.O. SAMBHUJI, Thane, Maharashtra, South 24 Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Officer.

Attested by Mr. B. L. SHARMA, Son of Late M. L. SHARMA, C/O. OLD POST OFFICE STREET, KOLKATA 700004, P.O. C/O. Old Post Office Street, City/State KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by Profession Officer.

(Signature)

Area Chaudhary
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. 11 SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

REGISTRATION

Attestation of Authenticity / Under Section 30, W.B. Registration Rules 1957

Attestation (dt. 28/05/2017) of West Bengal Registration Rule, 1957 duly stamped as per schedule 1A, Article Number: 33 (with Indian Stamp Act 1957)

Payment of Fees

Certified that required Registration Fee payable for this document is: Rs 20,650/- (21) + Rs 22,242/- (E + Rs 180/-) + Rs 28/- (M) = Rs 42,920/- and Registration Fee paid by Cash Rs 28/-, by online = Rs 42,902/-.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/05/2017, 1:24AM with Govt. Ref. No. 192017100010240781 dt. 28-05-2017, Amount Rs. 42,902/-, Bank Punjab National Bank (PUNJNB0000000), Ref. No. 3000460826 dt. 28-05-2017, Head of Account 0020-02-114-021-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is: Rs. 42,902/- and Stamp Duty paid by online = Rs 42,902/-.

Description of Stamp

1. Stamp Duty Impressed, Serial No. 4270, Amount - Rs. 42/-, Date of Impression: 28/05/2017, Value more than Rs. 100/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/05/2017, 1:24AM with Govt. Ref. No. 192017100010240781 dt. 28-05-2017, Amount Rs. 42,752/-, Bank Punjab National Bank (PUNJNB0000000), Ref. No. 3000460826 dt. 28-05-2017, Head of Account 0020-02-102-002-02

(Signature)

Area Chaudhary
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. 11 SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 65,
Registered in Book - I
Volume number 1802-2017, Page from 131624 to 131642
being No 160204638 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.05.01 17:05:02 +05:30
Reason: Digital Signing of Deed

(Rina Chaudhury) 01/05/2017 17:05:02
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24 PARGANAS
West Bengal.



(This document is digitally signed.)

03559/18

03667/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

553142

16.02
 28/3/18
 4000. 4291.08/18
 20/2/18

Certificate of the Government is attached to
 certify that the above stamp is
 valid and legal and is not to be
 cancelled or destroyed.
 Director, West Bengal
 28 MAR 2018

THIS DEED OF GIFT made this the 28th day of March, TWO
 THOUSAND AND EIGHTEEN
 BETWEEN

AT

SMT. DRAUPADI DEVI AGARWAL (PAN No. ACRPA9347M) wife of Late Sriprasad Agarwal and daughter of late Hemwar Lal Agarwal residing at No. 27B, 10th Cross, Near Ashram Roy Street, Kolkata - 700 027, W.B. (hereinafter, hereinafter referred to as the **DONOR**) hereby declares in expressible words in this document to be irrevocable to the effect of which to stand to bear, and include their respective heirs, legal representatives, executors, administrators and assigns of the **ONE PART**

AND

KAILASH CHANDRA AGARWAL (PAN No. AFIPAS079A) son of Late Hemwar Lal Agarwal, residing at No. 50/51/52, Raj Road, PO Durg, Kolkata - 700 033 P.O. Sahaib, P.O. Pichur, West Bengal, hereinafter referred to as the **DONEE** in this deed of expression shall herein include his or his heirs and assigns as defined in deeds and include their respective heirs, legal representatives, executors, administrators and assigns of the **OTHER PART;**

WHEREAS:

- (A) The Donor was entitled to all the rights and interest in the property in accordance of with the Trust Deed executed between No. 1876 Special Public Trust Deed made in Madras State having its object and aim of the Construction of Churches and of Schools and of other more or less more kind and particularly, mentioned and described in the Trust Deed (hereinafter, written and hereinafter referred to as the said Property)
- (B) The Donor and the Donee are the members of the Association of Perkins Mission in Hills (hereinafter referred to as the AMN) which has been formed among the members of the said Property for the purpose of undertaking development of the Property in accordance with the Trust Deed and authorized by the authorities concerned

- C) Upon the death of her husband late Suresh Agarwal the Donor was the owner in the said property and one of the executors of the Will. While an executor stated the Donor was holding and entitled to the said property about or upon the said property.
- D) Upon the death of her husband late Suresh Agarwal the Donor began living with her second husband Mr. Prasad Agarwal in the said property. Mr. Prasad Agarwal was the Donor's second husband and the Donor was the owner in the said property. The Donor was holding and entitled to the said property about or upon the said property.
- E) By a registered deed of gift dated 27th September 2011 executed between the Donor herein being the Donor herself and her son Mr. Prasad Agarwal being the Donee herein, the said Mr. Prasad Agarwal was the owner in the said property. The Donor was holding and entitled to the said property about or upon the said property. The Donor was the owner in the said property. The Donor was holding and entitled to the said property about or upon the said property.
- F) By a registered deed of gift dated 27th March 2011 executed between the Donor herein being the Donor herself and her son Mr. Prasad Agarwal being the Donee herein, the said Mr. Prasad Agarwal was the owner in the said property. The Donor was holding and entitled to the said property about or upon the said property.
- G) Upon such transfer by way of gift made to Mr. Prasad Agarwal and Mr. Prasad Agarwal the Donor, the Donor was holding and entitled to the said property about or upon the said property. The Donor was the owner in the said property. The Donor was holding and entitled to the said property about or upon the said property.

11. OUT OF FULL KNOWING AND EFFECTIVE CHOICE THE DONOR HAS BY THE FOREGOING DEED OF GIFT (HEREINAFTER REFERRED TO AS THE DEED) MADE AN UNREVOCABLE AND IRREVOCABLE TRUST (HEREINAFTER REFERRED TO AS THE TRUST) UNDER WHICH THE TRUSTEE SHALL HOLD AND ADMINISTER THE TRUST PROPERTY FOR THE BENEFIT OF THE GRANTEE AND HIS ISSUE AND DESCENDANTS IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE DEED. THE GRANTEE SHALL BE ENTITLED TO RECEIVE ALL THE NET PROCEEDS OF THE TRUST PROPERTY (INCLUDING THE PROCEEDS OF THE SALE OF ANY REAL PROPERTY OWNED BY THE GRANTEE AT THE TIME OF HIS DEATH) SUBJECT TO THE TERMS AND CONDITIONS HEREIN SET FORTH AND SUCH NET PROCEEDS SHALL BE PAID TO THE GRANTEE OR TO HIS ESTATE OR TO HIS ESTATE AS TRUSTEE (HEREINAFTER REFERRED TO AS THE GRANTEE).

12. The Donor has executed this deed of gift as a voluntary act and without any consideration or for any other purpose than that stated herein.

NOW THIS DEED OF GIFT WITNESSETH as follows:

1. **THAT** in consideration of the natural love and affection which the Donor has for the Grantee being his daughter, the Donor has hereby made and conveyed and assigns to her of full force and in favor of the Grantee to have **ALL THAT** the undivided 1/4th (1/4) part of the land and premises and the interests of her right title interest and of every kind and property her and the Undivided Share thereof upon **ALL THAT** the County of No. 1476 Block and Block together with the building standing thereon and all other improvements and fixtures thereon and all other interests therein and all other claims, demands, mortgages, liens, debts, liabilities, taxes, assessments, obligations, responsibilities, encumbrances, prohibitions, restrictions, easements and encroachments

whenever **AND TOGETHER WITH** the all interests standing
thereon including all interests whatsoever (with or without
beneficial interest) in the said complex **SUBJECT HOWEVER** to the Donee
making payment of the professional duties or statutory taxes
and other liabilities including and including payable in
respect thereof **TO HAVE AND TO HOLD** (to and with effect
FROM THE EFFECTIVE DATE **THE SAID UNDIVIDED SHARE**
with any and all interest and other benefits thereon transferred
whenever and wherever the same may be held or enjoyed as to be
subject to the terms of the trust or the agreement then then all
contingencies, changes, laws, regulations and customs shall
whenever and wherever

ii) **AND THE DONOR DOETH HEREBY COVENANT WITH THE
DOWEE** as follows:

a) **THAT NOTWITHSTANDING** any act deed or thing whatsoever
done by Donor or any of the parties thereto in relation to the
conveyance executed or hereafter effected to the donee the
force in the way of execution of these presents is the absolute
and lawful conveyance of said premises with all and singular rights
and appurtenances and appurtenances to the said **UNDIVIDED SHARE**
with the said **GRANTS** and appurtenances conveyed and
expressed as to be and shall be the same for a perfect and
irrevocable conveyance in full and complete and without any condition
and trust or other thing whatsoever in any deed or instrument or
under and the same.

b) **AND THAT NOTWITHSTANDING** any act deed or thing
whenever and wherever the Donor has to herself good right full
and absolute power in and with respect to the said premises and herein
the said **UNDIVIDED SHARE** with the said **GRANTS** and appurtenances

- ii) **AND ALSO** the Donor have not at any time since the execution of knowingly suffered or have been party to any act done or done whereby and whereunder the said **UNDIVIDED SHARE** hereby granted, transferred, conveyed, assigned or otherwise in any way or part thereof is not or may be approached or encumbered or effected in title or otherwise.
- iii) **AND THE DONEE DO HEREBY COVENANT WITH THE DONOR THAT** the proportionate share of all dividend, interest and other monies and/or payments including electronic charges and other charges payable in respect of the said **UNDIVIDED SHARE** from the date of execution of these presents shall be paid to and discharged by the donee, jointly and severally to the execution of this Deed. The donee shall be paid to and discharged proportionately to the Donee and the Donee hereby agree to keep the Donor and each one of them indemnified from and against all such charges and/or proceedings in respect thereof.
- iv) **AND THIS DEED WITNESSETH** that the Donee is already holding and entitled to an undivided 1/30th (13.33%) share or portion into of upon the said Property.
- v) **AND THIS DEED WITNESSETH** that upon transfer of the **UNDIVIDED SHARE** the Donee will share be entitled to 13,900 (13.9%) undivided share into of upon the said Property.
- vi) For the purpose of stamp duty the said **UNDIVIDED SHARE** has been valued at **Rs.1,28,90,835/- (Rupees One crore twenty eight lakh ninety thousand eight hundred and thirty five only).**

IN WITNESS WHEREOF the parties hereto have hereunto set hand
subscribed their respective hands and seals the day month and year first
above written

SIGNED AND DELIVERED
BY THE DONOR At Kolkata
in the presence of

[Handwritten signature]
[Handwritten text]

[Handwritten signature]
SUSHANTA DUTTA
7, Bidhan Park,
P.O. Garia,
Kolkata 700 034

[Handwritten text in Bengali]
[Handwritten signature]

SIGNED AND DELIVERED
BY THE DONEE At Kolkata
in the presence of























[Handwritten signature]

[Handwritten signature]
SUSHANTA DUTTA
7, Bidhan Park,
P.O. Garia,
Kolkata 700 034

[Handwritten signature]
[Handwritten text]

DRAFTED AND PREPARED
OF MY OFFICE:
[Handwritten signature]
AJAY GOGGAR
ADVOCATE,
HIGH COURT, CALCUTTA
Enrollment No. 1180/2003

SPECIMEN FORM FOR TEN FINGERPRINTS

31.	Signature of the candidate/ respondents.					
32.		 Little (Left Hand)	 Ring (Left Hand)	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb (Left Hand)
		 Little (Right Hand)	 Fore (Right Hand)	 Middle (Right Hand)	 Ring (Right Hand)	 Thumb (Right Hand)
33.		 Little (Left Hand)	 Ring (Left Hand)	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb (Left Hand)
		 Thumb (Right Hand)	 Fore (Right Hand)	 Middle (Right Hand)	 Ring (Right Hand)	 Little (Right Hand)
34.		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
35.		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 18-201718-422580928-3
 GRN Date: 20/09/2018 11:00:53
 BRN: 100000422580928-3
 Payment Mode: Cash Payment
 Bank: Punjab National Bank
 BRN Date: 20/09/2018 11:00:53

DEPOSITOR'S DETAILS

Name: Kanchi Charitable Aidwal
 Contact No.:
 Email:
 Address: 28-B IV Cross, Kanchipally, Purba Medinipur
 Applicant Name: Kanchi Charitable Aidwal
 Office Name:
 Office Address:
 Status of Deposit: Encashment
 Purpose of payment / Remarks: 28-B IV Cross, Kanchipally, Purba Medinipur

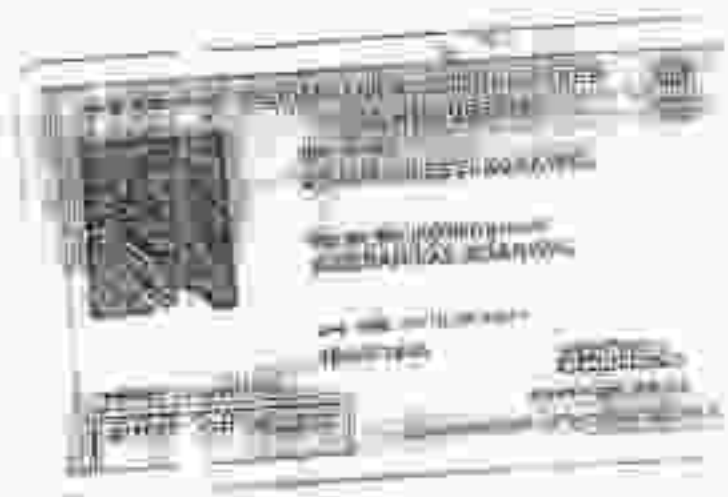
PAYMENT DETAILS

Sr. No.	Identification No.	Head of NC Description	Head of NC	Amount (₹)
1.	1800000422580928-3	Payment of Stamp Duty	1800000422580928-3	1000
2.	1800000422580928-3	Stamp Registration Fee	1800000422580928-3	1000
Total				2000

In Words: Rupees Two Thousand Only (Two Thousand and 00/100 paise)

1

2



Handwritten text, possibly a name or date, written in a cursive or script style.

3



Секция

Секция

Секция

Секция

Секция



Секция

Handwritten signature





Government of West Bengal
Directorate of Registration & Stamp Revenue
= Assessment SLP

Slavery No. & Year	1502-0000473168/2018	Office where deed will be registered
Slavery Date	21/02/2018 0:28:06 PM	DLR / 1/2018/24/REGISTRATION, Kolkata District, West Bengal
Applicant Name Address & Other Details	Varun Chandra Aggarwal 30 E.M. Roy Road, Tribeni, Barhara District, South 24 Parganas, West Bengal, India 170000, Mobile No., 9876543210	Legal Representative
Transaction		Additional Transaction
10001) Gift (GR) in Favour of female member		(200) Agreement For Discharge (A)
Settled Value		Market Value
Settled Value		100000000
Land Revenue Duty Payable		Final Registration Fee Payable
Rs. 14444.44 (Approx. 100000)		Rs. 100000000 (100000000 % of 100000000)
Mutation Fee Payable	100000000 of Proceeds of Land	Assessment Surcharge (100% of 100000000) Not Allowed
		100000000
Remarks		

Land Details :

Block: South 24 Parganas, Taluka: Barhara, Committee: KOLKATA MUNICIPAL CORPORATION, DISTRICT: SOUTH 24 PARGANAS, West Bengal, India
 Hath Barhara Road, West Zone, DOUGLASS ROAD BRANCH - and other details. Pincode: 741001, Dist. Code: 200001

Sl. No.	Plot Number	Khatian Number	Land Use Proposed	Area of Land (Sq. Ft.)	Setback Value (IN Rs.)	Market Value (IN Rs.)	Other Details
01			Residential	300000000	100000000	100000000	100000000
Total				300000000	100000000	100000000	

Structure Details

Sl. No.	Structure Details	Area of Structure	Setback Value (IN Rs.)	Market Value (IN Rs.)	Other Details
01	On Ground FL	100000000	100000000	100000000	100000000
<p>01 Floor Area: 100 Sq. Ft. Residential Use. Other details: 100000000, 100000000, 100000000, 100000000, 100000000, 100000000</p>					
Total			100000000	100000000	100000000



NOTE:

1. This grant agreement is subject to the terms and conditions of the grant agreement.
2. Grants are paid for all eligible expenditure incurred during the period of the grant in accordance with the grant agreement.
3. Standard VAT charge of 0% (zero-rated) applies to the grant. VAT on the grant will be accounted for in accordance with the VAT Act 1994. VAT on the grant will be accounted for in accordance with the VAT Act 1994.
4. A Payment of Grants (PAYG) will be made to the grantee if the grantee is liable for PAYG. The grantee must provide a valid PAYG account number to the grantee.
5. A Payment is compulsory if the grantee is liable for PAYG. The grantee must provide a valid PAYG account number to the grantee.
6. The grant is subject to the terms and conditions of the grant agreement and the grant agreement will be subject to the terms and conditions of the grant agreement.
7. Grants of 75% or more are subject to a condition that the grantee must provide a valid PAYG account number to the grantee.
8. Grants of 75% or more are subject to a condition that the grantee must provide a valid PAYG account number to the grantee.
9. Grants of 75% or more are subject to a condition that the grantee must provide a valid PAYG account number to the grantee.



Small text below the barcode

Donor Details :

Sl. No.	Name & address	Status	Exclusion/Admission Details
1	Mrs. Drusadi Devi Agnew 606/6 of Lala Sagarmal Agarwal, 27/1, Park Road, Malhar Nagar, Ranchi, Post Office: Ranchi, District: Ranchi, Jharkhand-834004, 24, Jharkhand, West Bengal, India, PIN - 834004. Sex: Female, By: Datta, Hindu, Occupation: Housewife, Citizen of India, PAN No: ACP8565276, Status: Individual, Excluded In: Self To be Admitted by: Self	Eligible	Excluded by: Self To be Admitted by: Self

Donor Details :

Sl. No.	Name & address	Status	Exclusion/Admission Details
1	Mr. Kallu Chandra Agnew 606/6 of Lala Sagarmal Agarwal, 27/1, Park Road, Malhar Nagar, Ranchi, Post Office: Ranchi, District: Ranchi, Jharkhand-834004, 24, Jharkhand, West Bengal, India, PIN - 834004. Sex: Male, By: Datta, Hindu, Occupation: Business, Citizen of India, PAN No: ACP8565276, Status: Individual, Excluded In: Self To be Admitted by: Self	Eligible	Excluded by: Self To be Admitted by: Self

Donor Details :

Sl. No.	Name & address
1	Mr. Kallu Chandra Agnew 606/6 of Lala Sagarmal Agarwal, 27/1, Park Road, Malhar Nagar, Ranchi, Post Office: Ranchi, District: Ranchi, Jharkhand-834004, 24, Jharkhand, West Bengal, India, PIN - 834004. Sex: Male, By: Datta, Hindu, Occupation: Business, Citizen of India, PAN No: ACP8565276, Status: Individual, Excluded In: Self To be Admitted by: Self

Transfer of Land from Donor To Donor

Sl. No.	Donor Name	Donee Name	Relationship of Donor and Donor (Within Family?)	Transferred Area	Share in Market Value IN Rs.)
1	Mrs. Drusadi Devi Agnew	Mr. Kallu Chandra Agnew	Y	1.00 Sq. Ft.	1000000

Transfer of Structure from Donor To Donor

Sl. No.	Donor Name	Donee Name	Relationship of Donor and Donor (Within Family?)	Transferred Area	Share in Market Value IN Rs.)
1	Mrs. Drusadi Devi Agnew	Mr. Kallu Chandra Agnew	Y	1.00 Sq. Ft.	1000000



Major Information of the Deed

Deed No.	K-1602-03667/2018	Date of Registration	28/03/2018
Query No / Year	1602-0000473168/2018	Office where deed is registered	
Query Date	21/03/2018 0:30:00 PM	Doc No / Date of 24/03/2018, 1602/1602-0000473168/2018	
Applicant Name, Address & Other Details	Rajesh Chandra Agarwal 101 & 102, West Bengal, Thane, Anand Group, Block 14, Fardeen West (HUDA), HSI A00038, Mahanagar, MCDOTERWA, Tugur, Bhubaneswar		
Transaction	AGREEMENT		
10041: CDR, Gift in Favour of Family members	Gift of 100 sq ft. Plot in Anand Group, Block 14, Fardeen West (HUDA), HSI, A00038, Mahanagar, MCDOTERWA, Tugur, Bhubaneswar		
Self Paid value	Market Value		
Market value	Rs. 1,20,00,000/-		
Stamp duty Paid/RS.	Registration Fee Paid		
HL (HLS24) (ARND/2018)	Rs. 1,20,00,000/- (One Crore & 20 Lakhs)		
Remarks	The deed is a gift deed from the applicant to his family members and is not a sale deed.		

Land Details :

Block: South 24 Parganas, Plot No: Bhubaneswar, Anand Group, Block 14, Fardeen West (HUDA), HSI, A00038, Mahanagar, MCDOTERWA, Tugur, Bhubaneswar

Sch. No.	Plot Number	Khatian Number	Land Use Purpose	Area of Land (sq. ft.)	Self Paid Value (Rs.)	Market Value (Rs.)	Other Details
			Residential	100 sq. ft.	1,20,00,000/-	1,20,00,000/-	Plot in Anand Group, Block 14, Fardeen West (HUDA), HSI, A00038, Mahanagar, MCDOTERWA, Tugur, Bhubaneswar
Grand Total				100 sq. ft.	1,20,00,000/-	1,20,00,000/-	

Structure Details :




Sch. No.	Structure Details	Area of Structure	Self Paid Value (in Rs.)	Market value (in Rs.)	Other Details
01	Plot in Anand Group, Block 14, Fardeen West (HUDA), HSI, A00038, Mahanagar, MCDOTERWA, Tugur, Bhubaneswar	100 sq. ft.	1,20,00,000/-	1,20,00,000/-	Structure Type: Plot
Total		100 sq. ft.	1,20,00,000/-	1,20,00,000/-	

Donor Details

Sr. No.	Name, Address, Photo, Finger print and Signature
1	Mrs. Drupadi Devi Agarwal (Presenting) 101 & 102, West Bengal, Thane, Anand Group, Block 14, Fardeen West (HUDA), HSI, A00038, Mahanagar, MCDOTERWA, Tugur, Bhubaneswar 101 & 102, West Bengal, Thane, Anand Group, Block 14, Fardeen West (HUDA), HSI, A00038, Mahanagar, MCDOTERWA, Tugur, Bhubaneswar Admitted by Self, Date of Admission: 27/03/2018, Place: Bhubaneswar, Presented by: Self, Date of Presentation: 27/03/2018 Admitted to: Self, Date of Admission: 27/03/2018, Place: Bhubaneswar

Major Information of the Deed: K-1602-03667/2018

Donor Details

From				
To	Name, Address, Photo, Finger Print and Signature	Photo	Finger Print	Signature
1	Mr. Kalleli Chandra Approved Son of Late Chandra Prasad / Approved Connected by Self, Date of Execution: 27/03/2018 Admitted by Self, Name of Admissions: 28/03/2018, Place Office			
Son of Late CHANDRA Prasad Approved Son Name (of Late) Prasad, Occupation Business, Office of SDA, P.O. No. - 1000001, Status Individual, Executed by Self, Date of Execution: 27/03/2018 Admitted by Self, Date of Admission: 28/03/2018, Place Office				

Charitable Details

Name & address	
Mr. S. S. Sharma Son of Late Mr. Sharma 6 Old Post Office Street, P.O. EPO, PS - Hill Street, Madurai, District: Madurai, Pin: 625 001 / For Mail, By Cash, Firm: Computer, Service: Office at India, Member of the Executive Body Approved, Mr. Kalleli Chandra Approved	28/03/2018

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (in Rs.)
11	Mrs. Chandra Devi Approved	Mr. Kalleli Chandra Approved	Y	100 Sq. Ft.	30,000

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (in Rs.)
12	Mrs. Chandra Devi Approved	Mr. Kalleli Chandra Approved	Y	100 Sq. Ft.	30,000



Main information of the deed: 1-1803-0007-2018-20000018

Entirement For Good Number : 1 - 180203667 - 2018

On 27-03-2018

Presentation Under Section 52 & Rule 22A(i) (ii) (v) B Registration Rules, 1962

Presented to register on 27-03-2018, with Public Notice by the District Registrar

Certificate of Market Value (With Rule) rules of 2001

Certified that the market value of this property which is the subject matter of the deed has been assessed by the

Admission of Execution (Under Section 52, W.B. Registration Rules, 1962)

Execution is admitted on 27-03-2018 by Mr. Jyoti Chandra Agasthi, Son of Late Subramaniam Lal Agasthi, 270 Raja Ram

named by Mr. M. S. Sharma, Son of Late M. S. Sharma, 8 Old Post Office Street, P.O. GPO, Thane, Maharashtra, Dist. Thane, KOLKATA, KIRKUR, WEST BENGAL, INDIA, PIN - 700001 by call through the profession Service

Mr. Choudhary
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R., 11 SOUTH AS/
PARGANAS
South 24 Parganas, West Bengal.

On 28-03-2018

Certificate of Admissibility (Rule 23, W.B. Registration Rules, 1962)

Admissibility under rule 23 of West Bengal Registration Rules, 1962 duly obtained with schedule 1A, After scrutiny of

Admission of Execution (Under Section 52, W.B. Registration Rules, 1962)

Execution is admitted on 28-03-2018 by Mr. Jyoti Chandra Agasthi, Son of Late Subramaniam Lal Agasthi, 270 Raja Ram

named by Mr. M. S. Sharma, Son of Late M. S. Sharma, 8 Old Post Office Street, P.O. GPO, Thane, Maharashtra, Dist. Thane, KOLKATA, KIRKUR, WEST BENGAL, INDIA, PIN - 700001, by call through the profession Service

Payment of Fees

Certified that required registration fees payable for this document by Rs. 1,23,500/- (Rs. 1,23,500/-) & Rs. 1,23,500/-

Description of Online Payment using Government Revenue Portal System (GPRS) Revenue Department, Govt. of WB
Outward 260318012, SUMAM with Govt. Rec. No. 1802180203667 dated 28-03-2018, Amount Rs. 1,23,500/-
Date when Money paid / Payment made by Rs. 28-03-2018 Head of Account 180203667



More information of the deed - 1 1802-03667-0018 28/03/2018

Payment of Stamp Duty

Deified Government Stamp Duty payable for this document is Rs. 442/- and Stamp Duty paid is Rs. 442/- by
Account No. 44

Description of Stamp

Stamp Duty impressed Serial No. 15543 Amount Rs. 500 Date of Purchase 29.03.2018 Value Rs. 4.4

(Statement of Stamp Payment being Government Form No. 1000, District, South 24 Parganas, West Bengal, Office No. 24/24/24/24, Serial No. 15543 with Cash No. 10001 dated 29.03.2018 Serial No. 15543-500
Form No. 10000, Form No. 10000/10000 on 29.03.2018 and of Amount Rs. 442/-)

(Signature)

Sub-Collector
DISTRICT SUB-COLLECTOR
OFFICE OF THE D.S.O. SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Registration of the Deed > 1002-10007-2016-580000

Certificate of Registration under section 80 and Rule 69

Registered in Book -()

Volume number 1512-2018, Page from 126407 to 126427

being No 160203867 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.03.29 16:35:40 +05:00
Reason: Digital Signing of Doc

Rina Chaudhury

(Rina Chaudhury) 29/03/2018 16:35:40
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

13 06568/18

06572/18



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

N 572742

2018
 10/04/2018
 92-100-02-1000/18

Digitized by www.indianstampcollector.com
 Digitized by www.indianstampcollector.com
 Digitized by www.indianstampcollector.com
 Digitized by www.indianstampcollector.com

Randy

AGP - Government of India
 Stamp, Paper, Printing

23 APR 2018

DEED OF GIFT

THIS DEED OF GIFT made this 10th day of April

TWO THOUSAND AND EIGHTEEN

BETWEEN

PRAHLAD CHAND AGARWAL (PAN No. ADAPA2244H) son of late Bansari Lal Choudhary (Alias Agarwal) residing at No.513A, Block-M, New Alipore, Kolkata 700 013 P.O. New Alipore, P.S. New Alipore, hereinafter referred to as the **DONOR** (which term or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**;

AND

INDRA CHAND GUPTA (PAN No. ACVPG2719H) son of late Bansari Lal Choudhary (Nec Agarwal) residing at No. 104, G. B. Roy Road, Kolkata 700038 P.O. Sabhapur P.S. New Alipore, hereinafter referred to as the **DONEE** (which term or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS:

- A) The Donor has entered to **ALL THAT** the undivided 1/30th share or interest into or upon **ALL THAT** the Municipal Premises No. 1476 Upenindra Nath Banerjee Road in Mouza: Behala having an aggregate area of 71 Canals 3 Chittaks and 23 Sq. Ft. more or less (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **said Property**);
- B) The Donor and the Donee are the members of the Association of Persons known as **SKDA** Urban Home (hereinafter referred to as the **AOE**) which had been formed amongst the co-owners of the **said Property** for the purpose of undertaking development of the Property in accordance with the map or plan sanctioned by the authority concerned.

- C) Smt. Purni Devi Agarwal the wife of the Donor and by virtue of a registered Deed of Gift dated 16th March 2018 registered at the office of District Sub Registrar-II, Alipore, South 24 Parganas in Book No. 1 Volume No. 1602-2018 Pages 112746 to 112748 being No.160203173 for the year 2018 she transferred by way of gift her undivided 1/30th share or interest into or upon the said Premises unto and in favour of her husband, the Donor herein, consequent to such gift, the Donor became entitled to undivided 1/15th share or interest into or upon the said Premises.
- D) Jitendra Agarwal, son of the Donor, and by a registered Deed of Gift dated 16th March 2018 registered at the office of District Sub Registrar-II, Alipore, South 24 Parganas in Book No. 1 Volume No. 1602-2018 Pages 112726 to 112745 being No.160203171 for the year 2018 the said Jitendra Agarwal transferred his undivided 1/30th share or interest into or upon the said Premises unto and in favour of the Donor herein.
- E) Smt. Kumar Agarwal wife of the Donor, and by virtue of a registered Deed of Gift dated 16th March 2018 registered at the office of District Sub Registrar-II, Alipore, South 24 Parganas in Book No. 1 Volume No. 1602-2018 Pages 112849 to 112853 being No.160203172 for the year 2018, Smt. Manita Agarwal transferred her undivided 1/30th share or interest into or upon the said Premises unto and in favour of her husband Smt. Kumar Agarwal and the said Smt. Kumar Agarwal thus became entitled to undivided 1/15th share or interest into or upon the said Premises and by a registered Deed of Gift dated 16th March 2018 registered at the office of District Sub Registrar-II, Alipore, South 24 Parganas in Book No. 1 Volume No. 1602-2018 Pages 112859 to 112863 being No.160203174 for the year 2018 the said Smt. Kumar Agarwal transferred his undivided 1/15th share or interest into or upon the said Premises unto and in favour of the Donor herein.

F) Consequent to the aforesaid recited Deeds of Gift by Sri Purnu Dev Agarwal, Sri Arundha Agarwal and Sri Soma Kumar Agarwal as heretofore recited the Donor thus became entitled to undivided 1/6th share of Interest into or upon the said Premises hereinafter referred to as the UNDIVIDED SHARE

G) The Donor and the Donee are brothers.

H) Out of natural love and affection which the Donor has for the Donee being his brother, the Donor has agreed to transfer by way of Gift ALL THAT his undivided 1/6th (16.66%) share or interest into or upon the said Property together with all the shed and structures standing thereon (hereinafter referred to as the UNDIVIDED SHARE more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written) and/or the entirety of his right title interest into or upon the said Property together with all the shed and structures standing thereon, free from all encumbrances charges liens dependents attachments trusts whatsoever and howsoever into and in favour of the Donee herein subject to the terms and conditions hereinafter appearing and such gift shall be deemed to have become effective on and with effect from 1st April, 2018 (hereinafter referred to as EFFECTIVE DATE).

I) The Donee has accepted the said Gift as would be evident by the Donee being a party to this Deed.

NOW THIS DEED OF GIFT WITNESSETH as follows:

L) **THAT** in consideration of the natural love and affection which the Donor has for the Donee being his brother, the Donor doth hereby transfer grant convey assure and assign by way of gift into and in favour of the Donee herein **ALL THAT** the undivided 1/6th

(10.55%) share or interest and/or the entirety of his right title interest into or upon the said Property being the Undivided Share into or upon A12 THAT the Municipal Premises No. 1476 Upendra Mitta Banerjee Road, together with the building standing thereon absolutely and forever free from all encumbrances charges liens liabilities claims demands mortgages leases tenures interests liabilities trusts attachments regulations requisitions exactions prohibitions restrictions easements and incumbrances whatsoever **AND TOGETHER WITH** the all structures standing thereon including all entrances pathways exits corridors passages in the said complex **SUBJECT HOWEVER** to the Donor making payment of the proportionate share of municipal rates taxes and other outgoings including and electricity payable in respect thereof **TO HAVE AND TO HOLD ON AND WITH EFFECT FROM THE EFFECTIVE DATE THE SAID UNDIVIDED SHARE** and every part thereof hereby gifted granted conveyed transferred assigned or assured or otherwise expressed or intended to be into and to the Donee in the manner as aforesaid free from all encumbrances charges liens liabilities attachments trusts whatsoever or howsoever.

II. AND THE DONOR DOth HEREBY COVENANT WITH THE DONEE as follows:

- A) THAT NOTWITHSTANDING** any act deed or thing whatsoever done by Donor or any of his predecessors in title may have done committed executed or knowingly suffered to the contrary, the Donor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **UNDIVIDED SHARE** hereby granted **GIFTED** transferred assigned assured or expressed to be and every part thereof for a perfect and

indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same.

- b) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Donor has in himself good right full and absolute power to grant sell convey transfer assent and ~~assign~~ the said **UNDIVIDED SHARE** ~~lawfully granted gifted~~ conveyed transferred and assumed or expressed so to be unto and to the use of the Donee in the manner and on the conditions aforesaid.
- c) **AND THAT** the said **UNDIVIDED SHARE** ~~lawfully granted gifted~~ conveyed or expressed or so to be is now then from all encumbrances charges liens independent attachments trusts leases restrictions covenants covenants dependent uses debenture trusts made or suffered by the Donor or any other person and/or persons lawfully rightfully or equitably claiming any estate or interest therein from under or in trust for the Donor into or upon the said Property.
- d) **AND THAT** the Donee shall and may at all times hereafter at his own costs charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming from under or in trust for the Donor or from under or in trust for any of his predecessors in title.

- c) **AND THAT** the Donor shall be free and clear and fairly and clearly and absolutely acquitted exonerated released and discharged or otherwise by and to the costs and expenses of the Donor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of lien or of other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and incumbrances whatsoever suffered or made or judgments created in respect of the said **UNDIVIDED SHARE** by the Donor or by any person or persons lawfully and equitably claiming from under or in trust for the Donor or his predecessors in title in any way or otherwise.
- ii) **AND ALSO** the Donor have not at any time done or executed or knowingly suffered or have been party to any act deed or thing whereby and whereunder the said **UNDIVIDED SHARE** hereby granted transferred conveyed assigned or expressed so to be or any part thereof in any or may be impeached or questioned or affected in title or otherwise.
- iii) **AND THE DONEE DO HEREBY COVENANT WITH THE DONOR THAT** the proportionate share of all municipal rates taxes and other impositions and/or outgoings including electricity charges and other outgoings payable in respect of the said **UNDIVIDED SHARE** from the date of execution of these presents shall be paid borne and discharged by the Donor herein and prior to the execution of this Deed the same shall be paid borne and discharged proportionately by the Donor and the Donee hereby agrees to keep the Donor and each one of them indemnified from and against all costs charges claims proceedings in respect thereof.

IV. AND THIS DEED FURTHER WITNESSETH AND IT IS HEREBY MADE EXPRESSLY CLEAR that the Donee being a member of the said AOP and being initially entitled to ~~undivided~~ 1/30th share or interest into or said Premises further became entitled to the following undivided share into or upon the said premises by virtue of the following Deeds:

- i) Undivided 1/15th share or interest belonging to Sri Bajrang Lal Choudhary (brother of the Donor) which was gifted in favour of the Donee by virtue of a registered Deed of Gift dated 29th May 2017 registered at the office of District Sub-Registrar-II, Alipore, South 24 Parganas in Book No. 4 Volume No 1603-2017 Pages 131634 to 131642 being No. 160309638 for the year 2017.
- ii) Undivided 1/10th share or interest belonging to Sri Rajendra Kumar Agarwal (brother of the Donor) which was gifted in favour of the Donee by virtue of a registered Deed of Gift dated 0th April 2018.
- iii) Undivided 1/6th share or interest belonging to Sri Prabhud Chand Agarwal (brother of the Donor) which was gifted in favour of the Donee by virtue of this Deed.
- iv) In the events as recited above the Donee has become entitled to undivided 11/30th (36.66%) share or interest into or upon the said Premises.

V. For the purpose of stamp duty the said UNDIVIDED SHARE has been valued at **Rs. 1,91,69,577/-** (Rupees One crore ninety one lakh sixty nine thousand five hundred and seventy seven only)

**THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

ALL THAT the various pieces and parcels of Basta land containing in aggregate an area of 71 ^{1/2} bighas 3 chittaks and 27 sq. ft. (or the same a little more or less) situated at Mouza Bellala J. L. No.2 comprised in R.S. Dag/Por. No. 329, 330, 331, 703 & 704 and R.S. Khattam No. 8818, 8819, 8820, 8821, 8823, 8824, 8825, 8312, 8313, 8314, 8315, 8316, 8317, 7458, 7459, 8917 & 8918 within Police Station Purniarae (Previously Bellala) and within the limits of the Kolkata Municipal Corporation under Ward No. 131 and being Municipal Premises No. 1476 Upendra Nath Banerjee Road, Post Office Purniarae (Previously Bellala) Kolkata - 700060 and listed and bounded in the manner following:

ON THE NORTH: VARIOUS INDIVIDUAL BUILDINGS AND KMC ROAD
ON THE SOUTH: Premises No. 1/1 Upendra Nath Banerjee Road
ON THE EAST: VARIOUS INDIVIDUAL BUILDINGS AND KMC ROAD
ON THE WEST: KMC ROAD

**THE SECOND SCHEDULE ABOVE REFERRED TO
(UNDIVIDED SHARE)**

ALL THAT the $1/6^{th}$ (16.667%) share i.e. 8346.35 Sq. ft. (more or less) in the various pieces and parcels of Basta land containing in aggregate an area of 71 ^{1/2} bighas 3 chittaks and 27 sq. ft. (or the same a little more or less) situated at Mouza Bellala J. L. No.2 comprised in R.S. Dag/Por. No. 329, 330, 331, 703 & 704 and R.S. Khattam No. 8818, 8819, 8820, 8821, 8823, 8824, 8825, 8312, 8313, 8314, 8315, 8316, 8317, 7458, 7459, 8917 & 8918 within Police Station Purniarae (Previously Bellala) and within the limits of the Kolkata Municipal Corporation under Ward No. 131 and being Municipal Premises No. 1476 Upendra Nath Banerjee Road, Post Office Purniarae (Previously Bellala) Kolkata - 700060, in the Chamber of 24 Parganas (Bach).

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED AND DELIVERED
BY THE DONOR at Kolkata
in the presence of

Prakash Chandra

[Signature]
(Subashi Datta)
22, New Market, Kolkata - 700017

[Signature]
Govind Chandra
Kolkata

SIGNED AND DELIVERED
BY THE DONEE at Kolkata
in the presence of

[Signature]



(INDRA CHANDRA)

[Signature]
(Subashi Datta)

[Signature]
Govind Chandra

DRAFTED AND PREPARED
IN MY OFFICE:-
21011, Kolkata,
SIX GARDEN
ADVOCATE,
HIGH COURT, CALCUTTA
Enrollment No. 1100/2003.

SPECIMEN FORM FOR YES FINGERPRINTS

Sl. No.	Signature of the executive/representative					
1						
		Little	Ring	Middle (Left Hand)	Ring	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
2						
		Little	Ring	Middle (Left Hand)	Ring	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
3						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
4						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Handwritten text, possibly a signature or name, written in cursive script.





Handwritten signature or mark.





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

Document Code	1802-00002T000-2018	Office where this slip is prepared
Slip Date	31/03/2018 2:38:33 PM	Office Name: District Office, District Office of Burdwan
Applicant Name, Address & Other Details	Name: Chandra Chandra 40A, S. B. Roy Road, Near New Market, District Office, Burdwan, West Bengal, PIN-700001 Mobile No. 9876543210	
Transaction	Admission Transfer	
Document Type	Admission Transfer	
Area	100 Sq. Ft.	
Rate	Rs. 1,91,38.87	
Stamp Duty	Total Registration Fee: Rs. 1,91,38.87	
Other Charges	Rs. 1,91,38.87	
Total	Rs. 1,91,38.87	

Land Details :

District: South 24 Parganas, Taluk: Barua, Grampanchayat: KOLIKATA MUNICIPAL CORPORATION, Near: Chandra Mani Bazar Post, Road Name: Chandra Mani Bazar, Pin Code: 700001

Sr. No.	Plot Number	Area (Sq. Ft.)	Land Use	Area of Land (Sq. Ft.)	Rate (Rs.)	Area (Sq. Ft.)	Rate (Rs.)	Other Details
1			Residential	100	1,91,38.87	100	1,91,38.87	Property is in possession of the owner.
Grand Total				100	1,91,38.87	100	1,91,38.87	

Structure Details :

Sr. No.	Structure Name	Area of Structure (Sq. Ft.)	Market Value (Rs.)	Market Value (Rs.)	Other Details
04	One Room Flat	100 Sq. Ft.	1,91,38.87	1,91,38.87	Structure Type: Structure
<p>Plot Area: 100 Sq. Ft. Residential Use. Construction: RCC. Floor Type: Tiles. Status: Complete.</p>					
Total		100 Sq. Ft.	1,91,38.87	1,91,38.87	



1802-00002T000-2018

Donor Details

Sr. No.	Name & address	Status	Execution Admission Details
1	Mr Prasad Chand Agarwal Sole of Late Bhanji Lal Choudhary Agarwal, 1128, Indira Park Wagon Road Office, New Airport, New Airport, District - Ghazi 24, Pimpri, West Bengal, India, PIN - 700024 Bank Mail By Cash Hindu, Government, Business, Office of Hindu, PAN No. ADAPR2244A, Status Individual, Executed by Self Trust Administered by Self.	Individual	Executed by Self Trust Administered by Self

Donor Details 1

Sr. No.	Name & address	Status	Execution Admission Details
1	Mr. Jagan Chand Gupta Sole of Late Bhanji Lal Choudhary Agarwal, 1128, Indira Park Road, Post Office - Ghazi, New Airport, District - Ghazi 24, Pimpri, West Bengal, India, PIN - 700024 Bank Mail By Cash Hindu, Government, Business, Office of Hindu, PAN No. ADAPR2244A, Status Individual, Executed by Self Trust Administered by Self	Individual	Executed by Self Trust Administered by Self

Beneficiary Details

Name & address	
Mr R. S. Sharma Sole of Late M. L. Sharma 600 Post Office Street, Post Office - P. O. Pura, P. O. Pura, District - Ghazi, West Bengal, India, PIN - 700024, Bank Mail By Cash Hindu, Government, Business, Office of Hindu, PAN No. ADAPR2244A, Status Individual, Executed by Chand Gupta.	

Transfer of Land from Donor To Donee

Sr. No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (in Rs.)
01	Mr Prasad Chand Agarwal	Mr Jagan Chand Gupta	0	10000 Sq	4150000

Transfer of Structure from Donor To Donee

Sr. No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (in Rs.)
01	Mr Prasad Chand Agarwal	Mr Jagan Chand Gupta	0	100 Sq Ft	11000



1. This grant agreement shall remain in force until the completion of the project.

2. The grant is valid for 12 years for a maximum of 12 months from the date of signature.

3. The grant is a lump sum. It shall be used for the purpose of the project and for the purchase of equipment and for the purchase of services.

4. The grant is a lump sum. It shall be used for the purpose of the project and for the purchase of equipment and for the purchase of services.

5. The grant is a lump sum. It shall be used for the purpose of the project and for the purchase of equipment and for the purchase of services.

6. The grant is a lump sum. It shall be used for the purpose of the project and for the purchase of equipment and for the purchase of services.

7. The grant is a lump sum. It shall be used for the purpose of the project and for the purchase of equipment and for the purchase of services.

8. The grant is a lump sum. It shall be used for the purpose of the project and for the purchase of equipment and for the purchase of services.

9. The grant is a lump sum. It shall be used for the purpose of the project and for the purchase of equipment and for the purchase of services.



Major Information of the Deed

Deed No.	14457-0445720218	Date of registration	03/04/2018
Deed No. (Year)	14457-0445720218	ONLINE Deed is registered	
Deed Date	31/03/2018 2:28:32 PM	Dist. & SOUTH 24 PARGANAS, District South 24 Parganas	
Applicant Name, Address & Office Details	Mrs Chand Agarwal 454/ S. N. Roy Road, Thana, New Alpara (Dist) South 24 Parganas, WEST PIN-741004, India. No. 841172710, State System Change		
Land Area	100 Sq. Ft.		
NOTY, GRT, GR, in Favour of family members	[NOTY Other than (Industrial Property Agreement) No. of Agreement: 2]		
Sub Area	100 Sq. Ft.		
Area 2007	No. 131 Sq. Ft.		
Structure Details	100 Sq. Ft. 100 Sq. Ft.		
DS 25/00/1/Annex 33/51	TA. 134/42/Anwar/A/T/E 100/1/1/1		
Remarks	Received Rs. No. (FIFTY ONLY) from the applicant for issuing the assessment and mutation		

Land Details :

District South 24 Parganas, P.O. - Thana, Corporation: KOLKATA MUNICIPAL CORPORATION, East. Open Area with Boundary Road. Road Zone: (Chodhaini Road Sarani) - 401.57 (sq. ft. road). Pincode NE 741004

Sl. No.	Plot Number	Khata Number	Land Use (Proposed)	Area of Land (Sq. Ft.)	Rate (Rs.)	Market Value (IN Rs.)	Other Details
1			Empty	100 Sq. Ft.	1000	1,00,000.00	Property is of East (Assessment) Along Road
Grand Total					1000	1,00,000.00	

Structure Details :

Sl. No.	Structure Details	Area of Structure	Rate (IN Rs.)	Market Value (IN Rs.)	Other Details
01	GR LAND	100 Sq. Ft.	1000	1,00,000	Structure Type: Structure
Dr. ENCL. Area of floor: 100 Sq. Ft. Boundary Use: OFFICIAL ROAD. Area of Structure: 0.00 Sq. Ft. Floor Type: None Shed, Extent of Occupancy: Complete					
Total:		100 sq. Ft.	1000	1,00,000	

Donor Details :

Sl. No.	Name, Address, Photo, Finger Print and Signature
1	Mr Pratik Chand Agarwal Son of Late Suresh Lal Choudhary Agarwal (JA) 500/2, New Alpara, P.O. - New Alpara, P.S. - New Alpara, District-South 24 Parganas, West Bengal, India. PIN - 741004. Gen. Male. (y) Caste: Hindu. Occupation: Business. Class: 1. India. PAN No. ADXP1224H. Status: Individual. Exempted by: Self. Date of Exemption: 10/04/2018. Admitted by: Self. Date of Admission: 10/04/2018. Place: P.O. Registration Office. Date of Issue: Self. Date of Exemption: 10/04/2018. Admitted by: Self, Date of Admission: 10/04/2018. Place: P.O. Registration Office.



Major Information of the Deed > 14457-0445720218-33/04/2018

Donor Details

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Indra Chand Gupta (Presentant) Son of Late Brahm Lal Chivritary Agarwal-484, 5th Floor Flat, P.O.-Sahapur, P.S.-New Alipora, District Salt Lake, West Bengal, India, PIN - 700008 Soc. Mulla, B. Chak, India, Computer Business, Citizen of India, PAN no. - AC/PSC719H, Status: Individual, Executed by: Self, Date of Execution: 10/04/2018, Admitted by: Self, Date of Admission: 10/04/2018, Place: P.V. Hallikonda</p>

Identifier Details

Name & address
<p>Mr M.L. Sharma Son of Late M.L. Sastri 5 Old Post Office Street, P.O.-CPD/F-3, New Seel, Kolkata, District Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Date: Hindu, Occupation: Service, Citizen of: India, Identifier ID: Panchayat Office, M.L. Indira Chand Gupta</p>

Transfer of Land from Donor To Donee

Sl. No.	Donor Name	Donee Name	Relinquishment of Donor and Donee (Whole Family?)	Transferred Area	Stamp Duty Value (IN Rs.)
1.1	Mr. Pratul Chand Agarwal	Mr. Indra Chand Gupta	Y	19.0004 Dec	1181.00 INR/-

Transfer of Structure from Donor To Donee

Sl. No.	Donor Name	Donee Name	Relinquishment of Donor and Donee (Whole Family?)	Transferred Area	Stamp Duty Value (IN Rs.)
1.2	Mr. Pratul Chand Agarwal	Mr. Indra Chand Gupta	Y	100 Sq Ft.	40,000/-

Erratum For Deed Number: 1 - 100294572 - 2018

On 10/04/2018, Mr. Indira Chand Gupta (P.V. Hallikonda) - 10/04/2018

Received by registration at 11:30 hrs. on 10/04/2018, at the Office of the Registrar, West Bengal, Kolkata.

Stamp Reference of this Deed: 1 - 100294572/2018/04/04/2018



Certificate of Market Value (WB-PV) Rules (1988)

Certified that the market value of the property which is the subject matter of the deed has been assessed in Rs. 1,81,74,000/- Family Members amount Rs. 1,81,74,000/-

Admission of Execution (Under Section 44, 45 & 46 of the Indian Stamp Act, 1899)

Execution is attested on 10/04/2018 by 1. Mr Prasad Chandra Agarwal, Son of Late Prasad Lal Choudhary Agarwal 515A, Block A, New Airport, P.O. New Airport, Thane, New Airport, South 24 Parganas, WEST BENGAL, India PIN - 700033, by name Hindu; by Professional Business, 2. Mr Jitendra Chandra Dasgupta, Son of Late Ganga Lal Choudhary Agarwal, 484, S. N. Ray Road, P.O. Sechand, Thane, New Airport, South 24 Parganas, WEST BENGAL, India PIN - 700036, by name Hindu; by Professional Business;

Intended by Mr S L Sharma, Son of Late M L Sharma, 8 Old Post Office Street, P.O. (22), Thane, New Airport, South 24 Parganas, West Bengal, India PIN - 700033, by name Hindu, by Professional Business.

(Signature)

**First Chaudhary
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. 41 SOUTH 24-
PARGANAS
South 24 Parganas, West Bengal**

WB-PV-2018

CERTIFICATE OF MARKET VALUE (WB-PV) REGISTRATION RULES (1988)

Admitted under rule 21 of West Bengal Registration Rules, 1988, duly stamped (stamp attached) 18, April 2018, 11:31 AM under Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 1,81,74,000/- (A.T. + Rs. 2,91,000/- + 1% Tax + Rs. 27,000/- + 1% Tax + Rs. 41,000/-) and Registration Fee payable by Cash Rs. 1,81,74,000/- by cheque = Rs. 1,81,74,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB, Office on 10/04/2018, 12:13PM with Govt. Ref. No. 100018180210000201 on 10-04-2018, amount Rs. 1,81,74,000/- Bank: Punjab National Bank / Punjab National Bank, Ref. No. 5020024800 on 10-04-2018, Head of Account 00000000000000000000000000000000

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,355/- and Stamp Duty paid by Stamp Rs. 29,355/-, by online = Rs. 29,355/-

Payment of Stamp

1. Stamp Type: Impressed, Serial No. 7374, Amount Rs. 29,355/-, Date of Purchase: 00/04/2018, Vendor Name: A & B, State Department of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Office on 10/04/2018, 12:13PM with Govt. Ref. No. 100018180210000201 on 10-04-2018, Amount Rs. 29,355/- Bank: Punjab National Bank / Punjab National Bank, Ref. No. 5020024800 on 10-04-2018, Head of Account 00000000000000000000000000000000

(Signature)

**First Chaudhary
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. 41 SOUTH 24-
PARGANAS
South 24 Parganas, West Bengal**



Digitally signed by Mr. Prasad Chandra Agarwal, DN: cn=Prasad Chandra Agarwal, o=Prasad Chandra Agarwal, ou=Prasad Chandra Agarwal, email=prasad.chandra.agarwal@gmail.com

Certificate of Registration under section 60 and Rule 63.

Registered In Book - I

Volume number 1602-2018; Page from 156205 to 156225
being No 160204572 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.04.26 17:31:43 +05:30
Reason: Digital Signing of Doc

(Rina Chaudhury) 26/04/2018 17:31:43
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. II SOUTH 24-PARGANAS
West Bengal



(This document is digitally signed.)

04565/18

504569/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

₹ 572740

Printed matter: Non-judicial stamp to be cancelled. The original stamp and the cancelled stamp should be retained till the completion of the case. Five quarters.

Randy
 Director, Non-Judicial Stamp
 Kolkata, West Bengal

23 APR 2018

DEED OF GIFT

THIS DEED OF GIFT made this the 10th day of April
 TWO THOUSAND AND EIGHTEEN
 BETWEEN

14-10
 10/4/18
 S. No. 52702/18

RAJENDRA KUMAR AGARWAL (PAN No. ACEPA0708K) son of late **Basant Lal Chowdhury** (Nee Agarwal) residing at No-513A, Block-M, New Alipore, Kolkata 700053 P.O. New Alipore, P.S. New Alipore, hereinafter referred to as the **DONOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

AND

INDRA CHAND GUPTA (PAN No. ACVPG2719H) son of late **Basant Lal Chowdhury** (Nee Agarwal) residing at No. 464 S.N. Roy Road, Kolkata 700038 P.O. Saltapur P.S. New Alipore; hereinafter referred to as the **DONEE** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART;**

WHEREAS:

- A) The Donor was entitled to ALL THAT the undivided 1/30th share in interest late or upon ALL THAT the Municipal Plot No: 1476 Upendra Nath Banerjee Road in Mouza Behala having an aggregate area of 74 Cattaie 3 Chittauke and 23 Sq. Ft. more or less (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said Property)
- B) The Donor and the Donee are the members of the Association of Persons known as **SRDA Dream Home** (hereinafter referred to as the **DOP**) which had been formed amongst the co-owners of the said Property for the purpose of undertaking development of the Property in accordance with the map or plan sanctioned by the authorities concerned.

- C) Smt. Simla Devi Agarwal the wife of the Donor, and by virtue of a registered Deed of Gift dated 16th March 2018 registered at the office of District Sub Registrar-II, Alipore, South 24 Parganas in Book No. 1 Volume No.1622-2018 Pages 11229 to 112546 being No.162203177 for the year 2018 she transferred by way of gift her undivided 1/30th share or interest into or upon the said Premises unto and in favour of her husband, the Donor herein, consequent to such Gift the Donor became entitled to undivided 1/15th share or interest into or upon the said Premises.
- D) Dinesh Agarwal son of the Donor, and by a registered Deed of Gift dated 16th March 2018 registered at the office of District Sub Registrar-II, Alipore, South 24 Parganas in Book No. 1 Volume No.1622-2018 Page 11251 to 11270 being No.162203168 for the year 2018 the said Dinesh Agarwal transferred his undivided 1/30th share or interest into or upon the said Premises unto and in favour of the Donor herein.
- E) Consequent to the aforesaid recited Deeds of Gift by Smt. Simla Devi Agarwal and Dinesh Agarwal as hereinbefore recited the Donor thus became entitled to undivided 1/10th share or interest into or upon the said Premises (hereinafter referred to as the **UNDIVIDED SHARE**).
- F) The Donor and the Donor are brothers.
- G) Out of natural love and affection which the Donor has for the Donor being his brother, the Donor has agreed to transfer by way of Gift ALL THAT his undivided 1/10th (10th) share or interest into or upon the said Property together with all the shed and structures standing thereon (hereinafter referred to as the **UNDIVIDED SHARE** more fully and particularly mentioned and described in the **SECOND**

SCHEDULE hereunder written) and/or the entirety of his right title interest into or upon the said Property together with all the sites and structures standing thereon, free from all encumbrances charges liens liabilities attachments trusts whatsoever and whatsoever debts and in favour of the Donee herein subject to the terms and conditions hereinafter appearing and such gift shall be deemed to have become effective on and with effect from 1st April, 2018 (hereinafter referred to as 'EFFECTIVE DATE').

- B) The Donee has accepted the said Gift as would be evident by the Donee being a party to this Deed.

NOW THIS DEED OF GIFT WITNESSETH as follows:

1. **THAT** in consideration of the natural love and affection which the Donor has for the Donee being his brother, the Donor doth hereby transfer grant convey sell and assign by way of gift unto and in favour of the Donee herein **ALL THAT** the undivided 1/10th (10%) share or interest and/or the entirety of his right title interest into or upon the said Property being the Undivided Share into or upon **ALL THAT** the Municipal Premises No. 1476 (Opposite Nath Banerjee Road, together with the building standing thereon absolutely and forever free from all encumbrances charges liens liabilities claims demands mortgages liens, taxes, liabilities, trusts, attachments, acquisitions, requisitions, expropriations, prohibitions, restrictions, easements and liabilities whatsoever **AND TOGETHER WITH** the all structures standing thereon including all entrances passages exits corridors, staircases in the said complex **SUBJECT HOWEVER** to the Donee making payment of the proportionate share of municipal rates taxes and other outgoings including and electricity payable in respect thereof

TO HAVE AND TO HOLD ON AND WITH EFFECT FROM THE EFFECTIVE DATE THE SAID UNDIVIDED SHARE and every part thereof heretofore granted conveyed transferred assigned or assured or otherwise expressed as intended so to be unto and to the Donee in the manner as aforesaid free from all encumbrances charges liens liabilities and demands whatsoever or howsoever;

II. AND THE DONOR DOETH HEREBY COVENANT WITH THE DONEE as follows:

a) THAT NOTWITHSTANDING any act deed or thing whatsoever done by Donor or any of his predecessors in title may have done committed executed or knowingly suffered to the contrary, the Donor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said UNDIVIDED SHARE heretofore granted ~~CHIEFLY~~ transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or impeach said the same;

b) AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Donor has in himself good right full and absolute power to grant give convey transfer assure and assign the said UNDIVIDED SHARE heretofore granted gifted conveyed transferred and assured or expressed so to be unto and to the use of the Donee in the manner and on the conditions aforesaid.

- c) **AND THAT** the said **UNDIVIDED SHARE** hereby granted gifted conveyed or expensed or so to be in and free from all encumbrances, charges liens liens attachments trusts losses restrictions covenants liens liens debts or trusts made or suffered by the Donor or any other person and/or persons lawfully rightfully or equitably claiming any estate or interest therein from under or in trust for the Donor into or upon the said Property;
- d) **AND THAT** the Donee shall and may at all times hereafter at his own costs, charges and expenses peacefully and quietly enter into full possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful evasion interruption claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming from under or in trust for the Donor or from under or in trust for any of his predecessors in title;
- e) **AND THAT** the Donee shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Donor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other suits encumbrances charges liens claims demands mortgages taxes liens liabilities trusts attachments executions prohibitions restrictions covenants and liens liens whatsoever suffered or made or liabilities created in respect of the said **UNDIVIDED SHARE** by the Donor or by any person or persons lawfully and equitably claiming from under or in trust for the Donor or his predecessors in title as aforesaid or otherwise;

- ii. **AND ALSO** the Donor have not at any time since or executed or knowingly suffered or have been party to any act, deed or thing whereby and whosoever the said **UNDIVIDED SHARE** hereby granted transferred, conveyed assigned or expressed so to be or any part thereof in any or may be impeached or encumbered or affected in title or otherwise.
- iii. **AND THE DONEE DO HEREBY COVENANT WITH THE DONOR THAT** the proportionate share of all municipal rates taxes and other impositions and/or outgoings including electricity charges and other outgoings payable in respect of the said **UNDIVIDED SHARE** from the date of execution of these presents shall be paid hereon and discharged by the Donee herein and prior to the execution of this Deed the same shall be paid hereon and discharged proportionately by the Donor and the Donee hereby agree to keep the Donor and each one of them indemnified from and against all costs charges claims proceedings in respect thereof.
- iv. **AND THIS DEED FURTHER WITNESSETH AND IT IS HEREBY MADE EXPRESSLY CLEAR** that the Donee being a member of the said HCP and being jointly entitled to undivided 1/30th share or interest into or said Premises hereby become entitled to the following undivided share into or upon the said premises by virtue of the following Deeds:
- i. Undivided 1/15th share or interest belonging to Sri Bapuraj Lal Chowdhury (brother of the Donor) which was gifted in favour of the Donee by virtue of a registered Deed of Gift dated 22nd May 2017 registered at the office of District Sub Registrar-II, Alipore, South 24 Parganas in

Book No. T Volume No. 1602-2017 Page= 181624 to 15)642
being No.160204538 for the year 2017.

- iii) Undivided 1/10th share or interest belonging to Sri Rajendra Kumar Agarwal (brother of the Donor) which was gifted in favour of the Donor by virtue of this Deed
- iv) In the events set recited above the Donor has become entitled to undivided 1/5th share or interest into or upon the said Premises.

- v. For the purpose of stamp duty the said UNDIVIDED SHARE has been valued at Rs.1,19,43,178/- (Rupees One crore nineteen lakh forty three thousand one hundred and seventy eight only)

**THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

ALL THAT the various pieces and parcels of Baulia land containing in aggregate an area of 71 aatha 3 chittaks and 03 sq.ft. (be the same a little more or less) situated at Motse Behala J. L. No. 3 comprised in R.S. Dag/Plot No.329, 330, 331, 703 & 704 and R.S. Khalesi No. 5818, 5819, 5820, 5821, 5823, 5824, 5825, 8312, 8313, 8314, 8315, 8316, 8317, 7458, 7459, 8917 & 8918 within Police Station Pernanore (Previously Behala) and within the limits of the Kolkata Municipal Corporation under Ward No. 13] and being Municipal Premises No. 1476 Upendra Nath Banerjee Road, Post Office Pernanore (Previously Behala) Kolkata - 700060 and luted and bounded in the manner following:

ON THE NORTH: VARIOUS INDIVIDUAL BUILDINGS AND JMC ROAD

ON THE SOUTH: Premises No. 1/1 Upendra Nath Banerjee Road

ON THE EAST: VARIOUS INDIVIDUAL BUILDINGS AND JMC ROAD

ON THE WEST: JMC ROAD

**THE SECOND SCHEDULE ABOVE REFERRED TO
(UNDIVIDED SHARE)**

ALL THAT the 1/10th (10%) share i.e. 5127.80 sq. ft. (more or less) in the various pieces and parcels of Bannu land containing in aggregate an area of 71 acares 3 ghatkas and 23 sq. ft. (or the same or little more or less) situated at Mouza Behala, J. L. No. 2 comprised in P.S. (Mag. Plot No. 72), 575, 581, 703 & 704 and R.F. Eshari No. 5818, 5819, 5820, 5821, 5823, 5824, 5825, 8312, 8313, 8314, 8315, 8316, 8317, 7458, 7459, 8917 & 8918 within Police Station Paritama (Pratimady Behala) and within the limits of the Kollata Municipal Corporation under Ward No. 111 and being Municipal Premises No. 1476 Upendra Nath Banerjee Road, Post Office Barnasree (Pratimady Behala) Kollata - 700000; in the District of 24 Parganas (Bannu)

IN WITNESS WHEREOF the parties before have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED
BY THE DONOR At Kolkata
in the presence of

Rajendra Kumar Jaiswal

[Signature]
(Sushanta Dutta)
87, Southside Park Lane
Kolkata - 700039

*Chief Executive Officer
of the office
of the donor*

SIGNED AND DELIVERED
BY THE DONEE At Kolkata
in the presence of























[Signature]
(Sushanta Dutta)

[Signature]
(Sushanta Dutta)

[Signature]
(Sushanta Dutta)

DRAFTED AND PREPARED
IN MY OFFICE
21/04/2011
AJAY GAGGAR
ADVOCATE,
HIGH COURT, CALCUTTA
Enrolment No. 1160/2003

SPECIMEN FORM FOR TEN FINGERPRINTS

No.	Signature of the occupants/representatives					
1	 <p>Rajendra Kumar Agrawal</p>	 Little (Left Hand)	 Ring (Left Hand)	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb (Left Hand)
2	 <p>Rajendra Kumar Agrawal</p>	 Little (Right Hand)	 Ring (Right Hand)	 Middle (Right Hand)	 Fore (Right Hand)	 Thumb (Right Hand)
3		 Little (Left Hand)	 Ring (Left Hand)	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb (Left Hand)
4		 Little (Right Hand)	 Ring (Right Hand)	 Middle (Right Hand)	 Fore (Right Hand)	 Thumb (Right Hand)



Rajendra Kumar Aggarwal





Handwritten signature or initials



Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 17-2017-9-021-95002-1 Payment Mode: Online Payment
 GRN Date: 17/04/2018 12:00:00 Bank: Punjab National Bank
 BRN: 5000001004 BRN Date: 17/04/2018 12:00:00

DEPOSITOR'S DETAILS

Name: Indra Chand Gupta Id No: 16100002702102018
 Contact No: Mobile No: 94150178943
 Email: Address: 454 2nd Flr, Road 7, Income Tax Office
 Applicant Name: IM Indra Chand Gupta
 Office Name: Office Address: State of Depositor: Bihar
 Purpose of payment / Remarks: 500/- for Equalization of family members

PAYMENT DETAILS

Sr No	Description	Amount / %	Fixed of 0.0	Amount / %
1	Stamp Duty	500/-		500/-
2	Registration Fee	500/-		500/-

Total

1000/-

In Words: Rupees One Lakh Twenty Five Thousand One Hundred Only/काजी



Government of West Bengal
Department of Registration & Stamp Revenue
Assessment Slip

Query No./Year	1102-0000527021/2018	Office where deed will be registered
Query Date	31/03/2018: 2:25:43 PM	DISTRICT OFFICE, DHANBAD, PIN CODE: 814001, District: Dhanbad
Applicant Name, Address & Other Details	Hira Deep Das, Flat No. 11, 1st Floor, Shree Radharam Court, 4th Cross, 24, Rajendra Road, 1st Block, TMC - 700018, Mobile No: 9820770274, Email: Hira@rediffmail.com	
Transaction	Mortgage Transaction	
Land Use, Sub or Special Rights, etc.	Land Revenue (Part of) (Section 10)	
Rateable Value	1000000	
Rs. 100	Rs. (1000) 100	
Total Demand (City/Police DC)	Total Registration Fee Demand	
Rs. 10,700 (Section 10)	Rs. 10,700 (Section 10) (Rs. 100) 10	
Stamp Duty Payable	Amount of Stamp Duty (As per Stamp Act)	
	Rs. 300	
Stamp		

Land Details :

District: Dhanbad, Block: Rajendra Road, Thana: Bhatia, Corporation: KOLKATA MUNICIPAL CORPORATION, Ward: 10, Survey No: 1000, Plot No: 11, Sub-plot No: 11, Land Use: Residential, Area: 100 sq. ft., Rateable Value: 1000000

Sl. No.	Plot No.	Khatian No.	Land Use Proposed	Area of Land (sq. ft.)	Rateable Value (Rs.)	Market Value (Rs.)	Other Details
1	11	11	Residential	100	1000000	1000000	Property of Hira Deep Das
Grand Total				100	1000000	1000000	

Structure Details :

Sl. No.	Structure Name	Area of Structure (sq. ft.)	Rateable Value (Rs.)	Market Value (Rs.)	Other Details
1	Flat No. 11	100	1000000	1000000	Residential Structure

Note: The area of land is 100 sq. ft. and the rateable value is 1000000. The market value is 1000000. The stamp duty is 30000.

Total	1000000	100	30000
-------	---------	-----	-------



Donor Details

Sr No	Name & address	Status	Execution Admission Details
1	M. Rajendra Kumar Agarwal Sri. of Law, Baroda, 1st Chowdhury Avenue, 1/5A, Sector 45, Gandhinagar, Post Office: New Amboli, New Amboli, Gandhinagar, West Bengal, India. Pin: 700022 See State By Court Order, Commission: Registrar, Court of India, PAN No. ACEPMTT191, Status: Individual, Executed by Self Trust Administered by Self	Individual	Executed by self Trust Administered by Self

Donee Details

Sr No	Name & address	Status	Execution Admission Details
1	M. Anil Chandra Gupta Govt/Lab. Resident, 1st Chowdhury Avenue, 1/5A, S. H. Sec. Road, Post Office: Sankar, New Amboli, Gandhinagar, West Bengal, India. Pin: 700022 See State By Court Order, Commission: Registrar, Office of India, PAN No. SCWMTT191, Status: Individual, Executed by Self Trust Administered by Self	Individual	Executed by self Trust Administered by Self

Identifier Details

Name & address
M. S. L. Sharma Sri. of Law, M.L. Sharma 1/5A Post Office Sankar, Post Office: TPO, Hari Street, (Rohini, District: Kolkata, West Bengal, India) Pin: 700014 See State By Court Order, Occupation: Service, Office: India, Office: Office of M. Rajendra Kumar Agarwal, M. Anil Chandra Gupta

Transfer of Land from Donor To Donee

Sr No	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (in Rs.)
1.1	M. Rajendra Kumar Agarwal	M. Anil Chandra Gupta	Y	11.03.18 Dec	115,12,115

Transfer of Structure from Donor To Donee

Sr No	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (in Rs.)
1.1	M. Rajendra Kumar Agarwal	M. Anil Chandra Gupta	Y	10.03.17	11,30,000



Self-Declaratory Form

Notes

1. If the price information given is not sufficient to determine the amount of any charge
2. There is also to be paid for information passed to the public body by the body of the person
3. Building Licence charge (10% of the cost of the building) and any other charges for the person and the person's family (subject to any other charges) will be charged
4. Payment of Stamp Duty and Registration Fee for the person's family (if any) will be charged if the person's family is more than 3000
5. Payment is necessary if the person's family is more than 3000 - in the person's case (subject to any other charges) at the rate of 1.2% of the value of the person's family (if any)
6. Payment is necessary if the person's family is more than 3000 - in the person's case (subject to any other charges) at the rate of 1.2% of the value of the person's family (if any)
7. Stamp Duty of 10% of the value of the person's family (if any) will be charged if the person's family is more than 3000 - in the person's case (subject to any other charges) at the rate of 1.2% of the value of the person's family (if any)
8. If the person's family is more than 3000 - in the person's case (subject to any other charges) at the rate of 1.2% of the value of the person's family (if any)
9. Stamp Duty is also charged if the person's family is more than 3000 - in the person's case (subject to any other charges) at the rate of 1.2% of the value of the person's family (if any)



2025-05-20 10:00:00

Certificate of Registration under section 60 and Rule 6B,
Registered in Book - I
Volume number 1802-2018, Page from 155118 to 155138
being No 150204589 for the year 2018



Digitally signed by RINA CHAUDHURY
Date: 2018.04.26 17:26:05 +05'30'
Reason: Digital Signing of Deed

Rina Chaudhury

(Rina Chaudhury) 26/04/2018 17:26:05
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. II SOUTH 24-PARGANAS
West Bengal



(This document is digitally signed.)

