

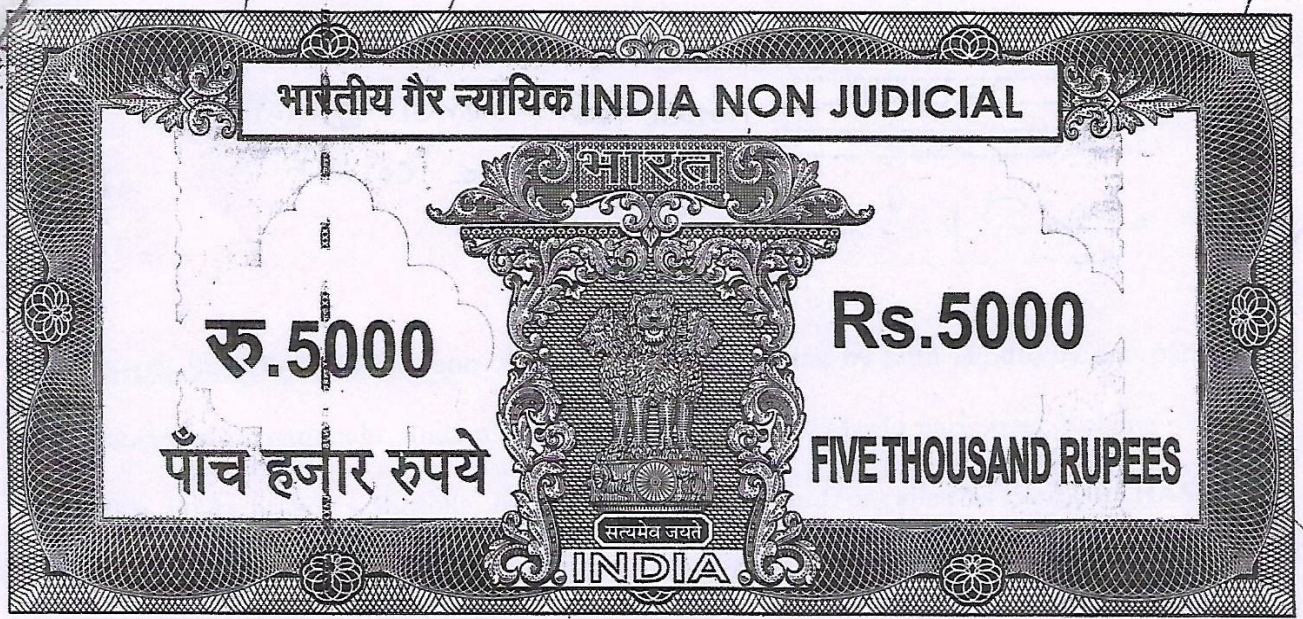
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SANA



DEED OF CONVEYANCE

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 438748



20653/12  
1-2/1  
K. J. S.

Additional Registrar of Assurances-II  
Kolkata

THIS INDENTURE made on this the 10<sup>th</sup> day of August Two Thousand Twelve Christian Year Between SHRI BADRI PRASAD AGARWAL, son of Shri Mahadeo Prasad Agarwal, by faith Hindu, by occupation business, by nationality Indian, Previously residing at No. F-153/1, Bangur Avenue, Block - "A", Police Station Lake Town, Kolkata - 700 055 and Presently residing at No. 398, Lalu Ram Colony, Transport Nagar, Korba, District - Bilaspur, Chattrishgar, hereinafter referred to and/or called as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or

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

Additional Registrar  
of Assurances-II, Kolkata



context be deemed to include his heirs, executors, administrators and legal representatives) of the ONE PART

AND

SHRI SUDIP BHADRA, son of Late Haradhan B'hadra, by faith Hindu, by occupation business, by nationality Indian and residing at No. 37/3, Masjid Bari Street, Kolkata - 700 006, Police Station - Burtolla, hereinafter referred to and/or called as the PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators and legal representatives and assigns) of the OTHER PART.

WHEREAS one Smt. Lakshmi Bibi of 12, J. N. Sarkar Street, Dakshindari, P. S. - Dum Dum, District 24-Parganas who was sole and absolute owner and was absolutely seized possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less situated at and comprised in R. S. Dag No. 283, R. S. Khatian No. 12, in Mouza - Dakshindari, Re.Sa. No. 6, J.L. No. 25, within Police Station Dum Dum, 24-Parganas by inheritance from his father who was the erstwhile recorded owner.

AND WHEREAS while the said Smt. Lakshmi Bibi was absolute seized possessed of and/or otherwise well and sufficiently entitled to the said property i.e. All that piece and parcel of land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less situated at and comprised in R.S. Dag No. 283, R.S. Khatian No. 12, in Mouza - Dakshindari, Re.Sa. No. 6, J.L. No. 25, within Police Station Dum Dum, 24-Parganas on due mutation of her name and on payment of Govt. revenue and taxes, for diverse bonafide causes, the said Smt. Lakshmi Bibi sold transferred assigned and parted



with possession of the said entire land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less situated at and comprised in R.S. Dag No. 283, R.S. Khatian No. 12, in Mouza - Dakshindari, to one Sk. Momin, son of Late Ajmulla of 12, J. N. Sarkar Street, P.O. Dum Dum, District 24-Parganas, by a registered Indenture of Sale dated 8.4.1958 executed by Smt. Lakshmi Bibi, therein described as the Vendor, in favour of the said Sk. Momin, therein described as the Purchaser and Registered in the office of Sub-Registrar, Cossipore Dum Dum and recorded in Book No. 1, Volume No. 48, pages 116 to 118, being No. 2706 for the year 1985 against valuable consideration mentioned therein the said Deed.

AND WHEREAS subsequently, while the said Sk. Momin was absolutely seized possessed of and/or otherwise well and sufficiently entitled to the said property [i.e. All that piece and parcel of land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less situated at and comprised in R.S. Dag No. 283, R.S. Khatian No. 12, in Mouza - Dakshindari, Re.Sa. No. 6, J.L. No. 25, within Police Station Dum Dum, 24-Parganas] by purchase, for diverse bonafide causes, the said Sk. Momin sold transferred assigned and parted with possession of the said entire land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less situated at and comprised in R.S. Dag No. 283, R.S. Khatian No. 12, in Mouza - Dakshindari to one Sk. Gazi Golam Rabbani, son of Late Gazi Dukhi of 12, J.N. Sarkar Street, P.O. Dum Dum, District 24-Parganas, by a registered Deed of sale dated 10.05.1962, executed by Sk. Momin, therein described as the Vendor, in favour of the said Sk. Gazi Golam Rabbani, therein described as the Purchaser and Registered in the office of Sub-Registrar, Cossipore Dum Dum and recorded in Book. No. 1, Volume No. 65, pages 37 to 40, being no. 3970 for the year 1962 against valuable consideration mentioned therein the said Deed.



AND WHEREAS while the said Sk. Gazi Golam Rabbani was absolutely seized possessed of and/or otherwise well and sufficiently entitled to the said property [i.e. All that piece and parcel of land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less situated at and comprised in R.S. Dag No. 283, R.S. Khatian No. 12, in Mouza - Dakshindari, Re.Sa. No. 6, J.L. No. 25, within Police Station Dum Dum, 24-Parganas] by purchase, for diverse bonafide causes, the said Sk. Gazi Golam Rabbani for diverse bonafide causes, sold transferred assigned and parted with possession of the said entire land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less situated at and comprised in R.S. Dag No. 283, R.S. Khatian No. 12, in Mouza - Dakshindari to one Noorjahan Begum wife of Sayed Ahamed Patoary of 130A, Bagmari Road, within P.S. - Manicktola, District 24- Parganas, by a registered Deed of Sale executed by Sk. Gazi Golam Rabbani, therein described as the Vendor, in favour of the said Noorjahan Begum, therein described as the Purchaser and Registered in the office of District Registrar, 24-Parganas at Alipore and recorded in Book No. 1, Volume No,96, page no. 214 to 213, being No. 5058 in the year 1965 against valuable consideration mentioned therein the said Deed.

AND WHEREAS by a Bengali Saf Kobala dated the 27<sup>th</sup> day of September, 1976 and made between Noorjahan Begum, therein referred to as the Vendor of the one part and Smt. Kalyani Saha, therein referred to as the Purchaser of the other part and registered in the office of District Registrar 24-Parganas at Alipore, and recorded in Book No. 1, Volume No. 133, Pages 127, being No. 4946 for the year 1976, the said Noorjahan Begum subsequently for the consideration therein mentioned granted transferred conveyed assured and assigned unto and in favour of one Smt. Kalyani Saha [wife of Shri Narahari Saha of 67A, Belgachia Road, P.S. - Chitpore, Calcutta] ALL THAT piece and parcel of land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less comprised in R.S. Dag No. 283, R.S. Khatin No. 12, in Mouza - Dakshindari, Re.Sa. No.



6, J.L. No. 25, within Police Station Dum Dum, 24-Parganas more fully and particularly described in the schedule there under written and also shown and delineated in the map or plan thereto annexed.

AND WHEREAS the said purchaser Noorjahan Begum subsequently by appropriate deed of transfer sold transferred assigned and parted with possession the said property i.e. All that piece and parcel of land measuring .0769 satak equivalent to 4 cottahs 12 chittacks be the same a little more or less situated at and comprised in R.S. Dag No. 283, R.S. Khatian No. 12, in Mouza-Dakshindari, Re.Sa. No. 6, J.L. No. 25, within Police Station Dum Dum, 24-Parganas, with all her right and interests to one Smt. Kalyani Saha, wife of Shri Narahari Saha of 67A, Belgachia Road, P.S.- Chitpore, District 24-Parganas.

AND WHEREAS one Annada Prasad Ghosh, son of Late Probodh Chandra Ghosh of no. 7, Ashutosh Ghosh Lane, P.S.- Lake Town, District 24-Parganas was the sole and absolute owner of several properties including contiguous plots of land admeasuring 1(One) cottah 13(Thirteen) Chittacks be the same a little more or less comprised in C.S. & R.S. Dag No. 282 [measuring .0030 decimal equivalent to 3(Three) Chittacks] C.S. & R.S. Dag No. 285 [measuring .0264 equivalent to 1(One) Cottah 10 (Ten) Chittacks] appertaining to C.S. Khatian 13(within Original C.S. Khatian 11), R.S. Khatian Nos. 646 to 657 in Mouza-Dakshindari, Re.Sa. No. 6, (G.D.I), J.L. No. 25, Pargana, Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District 24-Parganas partly by inheritance, partly by Gift and partly by Purchase and ultimately by partition separated allotment as per Registered Deed of Partition dated 06<sup>th</sup> August 1965 executed by and between the said Annada Prasad Ghosh and his other Co-Owners and registered in the office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No. 1, Volume No. 106, Pages 25 to 38, being no. 7142 for the year 1965.

AND WHEREAS subsequently while the Annada Prasad Ghosh was absolutely seized possessed of and/or otherwise well and sufficiently entitled to his exclusive partitioned allotment including the said plots of land in his allotted share admeasuring 1(One) Cottah 13(Thirteen) Chittacks) be the same a more or less comprised in C.S. & R.S. Dag No. 282 [measuring .0030 decimal equivalent to 3(Three) Chittacks] C.S. & R.S. Dag No. 285 [measuring .0264 equivalent to 1(One) Cottah 10 (Ten) Chittacks] appertaining to C.S. Khatian 13(within Original C.S. Khatian 11), R.S. Khatian Nos. 646 to 657 in Mouza-Dakshindari, Re.Sa. No. 6, (G.D.1), J.L. No. 25, Pargana, Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District 24-Parganas by due mutation of name in the Govt. and Municipal record and was paying Govt. Revenue and Municipal Tax before the respective authorities, for diverse bonafide causes, the said Annada Prasad Ghosh by a Bengali Saf Cobala dated the 25<sup>th</sup> day of January, 1977 made between Annada Prasad Ghosh therein referred to as the Vendor of the one part and the said Smt. Kalyani Saha [wife of Shri Narahari Saha of 67A, Belgachia Road, P.S. - Chitpore, District 24-Parganas] therein referred to as the Purchaser of the other part and registered in the office of the Additional District Registrar, North 24-Parganas at Barasat and recorded in Book No. 1, Volume No. 9, pages 36 to 46, being no. 264 for the year 1977, for the consideration therein mentioned, sold transferred conveyed assured assigned and parted with possession unto and in favour of the said Smt. Kalyani Saha ALL That the piece and parcel of land admeasuring .0294 decimal equivalent to 1(One) Cottah 13(Thirteen) Chittacks be the same a little more or less comprised in C.S. & R.S. Dag No. 282 [measuring .0030 decimal equivalent to 3(Three) Chittacks] C.S. & R.S. Dag No. 285 [measuring .0264 equivalent to 1(One) Cottah 10 (Ten) Chittacks] appertaining to C.S. Khatian 13(within Original C.S. Khatian 11), R.S. Khatian Nos. 646 to 657 in Mouza-Dakshindari, Re.Sa. No. 6, (G.D.1), J.L. No. 25, Pargana, Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6,



Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District 24-Parganas.

**AND WHEREAS** the said Two Plots of land were contiguous and therefore the said Smt. Kalyani Saha since after purchase the said two plots of land for convenience of her possession amalgamated the same into one plot admeasuring 6(six) cottahs 9(Nine) Chittacks) be the same a little more or less comprised in R.S. Dag No. 283 [measuring .0769 satak equivalent to 4 Cottahs 12 Chittacks], R.S. Dag No. 282 [measuring .0030 decimal equivalent to 3(Three) Chittacks], R.S. Dag No. 285 [measuring .0264 equivalent to 1(One) Cottah 10 (Ten) Chittacks] appertaining to respective R.S. Khatian 12 and R.S. Khatian Nos. 646 to 657 in Mouza-Dakshindari, Re.Sa. No. 6, (G.D.1), J.L. No. 25, Pargana, Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District 24-Parganas and accordingly started residing thereon on erecting dwelling house consisting of two pucca rooms and one big C.I. shed with pucca sanitary privy thereon and upon due mutation of her name in local South Dum Dum Municipality and also in the office of the J.L.R.O and on payment of due Govt. Revenue and Municipal taxes to the respective appropriate authorities and remained in uninterrupted possession.

**AND WHEREAS** while the said Smt. Kalyani Saha was the sole and absolute owner and was absolutely seized possessed and or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 6 (Six) Cottahs 9 (Nine) Chittacks be the same a little more or less comprised in R.S. Dag No. 283 [measuring .0769 satak equivalent to 4 Cottahs 12 Chittacks], R.S. Dag No. 282 [measuring .0030 decimal equivalent to 3(Three) Chittacks], R.S. Dag No. 285 [measuring .0264 equivalent to 1(One) Cottah 10 (Ten) Chittacks] appertaining to respective R.S. Khatian 12 and R.S. Khatian Nos. 646 to 657 in Mouza-Dakshindari, Re.Sa. No. 6, (G.D.1), J.L. No. 25, Pargana, Kolkata, Dihi Panchannagram,

Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District 24-Parganas, the said Smt. Kalyani Saha by an Indenture of Conveyance dated the 7<sup>th</sup> day of March, 1980 executed by Smt. Kalyani Saha, therein mentioned as the Vendor in favour of Shri Badri Prasad Agarwal, the present Vendor, therein mentioned as the Purchaser and Registered at the office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No. 1, Volume No. 64, pages 48 to 58, being no. 1734 for the year 1980, for the consideration mentioned therein, sold transferred assigned and parted with possession the entirety of the said property i.e. All THAT land being amalgamated plot admeasuring 6 (Six) Cottahs 9 (Nine) Chittacks be the same a little more or less comprised in R.S. Dag No. 283 [.0769 satak equivalent to 4 Cottahs 12 Chittacks], R.S. Dag No. 282 [measuring .0030 decimal equivalent to 3(Three) Chittacks], R.S. Dag No. 285 [measuring .0264 equivalent to 1(One) Cottah 10 (Ten) Chittacks] appertaining to respective R.S. Khatian 12 and R.S. Khatian Nos. 646 to 657 in Mouza-Dakshindari, Re.Sa. No. 6, (G.D.1), J.L. No. 25, Pargana, Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District 24-Parganas now after division of the District within North 24-Parganas together with dwelling house consisting of two pucca rooms and one big C.I. shed with pucca sanitary privy standing thereon and more fully described in the schedule there under written.

**AND WHEREAS** thus the said Badri Prasad Agarwal, the Vendor herein, became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT land being amalgamated plot admeasuring 6 (Six) Cottahs 9 (Nine) Chittacks be the same little more or less comprised in R.S. Dag No. 283 [.0769 satak equivalent to 4 Cottahs 12 Chittacks], R.S. Dag No. 282 [measuring .0030 decimal equivalent to 3(Three) Chittacks], R.S. Dag No. 285 [measuring .0264 equivalent to 1(One) Cottah 10 (Ten) Chittacks] appertaining to respective R.S. Khatian 12 and R.S. Khatian Nos. 646 to 657 in



Mouza-Dakshindari, Re.Sa. No. 6, (G.D.1), J.L. No. 25, Pargana, Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District 24-Parganas now after division of the District within North 24-Parganas together with dwelling house consisting of two pucca rooms and one big C.I. shed with pucca sanitary privy standing thereon, which was subsequently know and numbered as Municipal Holding No. 12, J. N. Sarkar Street, in the record of the South Dum Dum Municipality and the present Vendor duly mutated his name in respect of the said holding in the said South Dum Dum Municipality.

**AND WHEREAS** while the said Badri Prasad Agarwal was absolute seized and possessed of or otherwise well and sufficiently entitled to all that amalgamated plot admeasuring 6 (Six) Cottahs 9 (Nine) Chittacks be the same little more or less since been recorded as Municipal Holding No. 12, J. N. Sarkar Street, for diverse bonafide causes the said Badri Prasad Agarwal intended to dispose of the entirety of the said holding by way of absolute sale, transfer assign and part with possession to the interested purchaser in as it was condition and accordingly declared for sale and at the relevant time the present purchaser who was interested to purchase the same accordingly came forward before the Vendor and the Vendor agreed to transfer the said property to the highest market value offered by the purchaser herein in favour of the Purchaser.

**AND WHEREAS** accordingly the Purchaser entrusted the matter to his lawyer who deputed his own surveyor for preparation of a site plan but the surveyor deputed by the Ld. Lawyer due to poor conception and out of sheer bonafide mistake could not hold proper survey in respect of vendor's total 6 (Six) Cottahs 9 (Nine) Chittacks land in the said Municipal Holding No. 12, J. N. Sarkar Street, and in consequence he prepared a site plan in respect of portion of the said holding and reported that the land of the said holding



as per available measurement was 4 (Four) Cottahs 13 (Thirteen) Chittacks 40 (Forty) Sq. ft. and accordingly the Vendor herein by an Indenture of Conveyance dated the 27<sup>th</sup> day of July 1998 executed by Shri Badri Prasad Agarwal, the Vendor herein, therein also mentioned as the Vendor in favour of Shri Sudip Bhadra, the present Purchaser, therein also mentioned as the Purchaser and registered at the office of the Additional District Sub-Registrar, Bidhan Nagar Salt Lake City and recorded in Book No. 1, Volume No. 169, pages 170 to 188, being no. 02970 for the year 2003, for the consideration mentioned therein, sold transferred assigned and parted with possession the entirety of the said property being Municipal Holding No. 12, J. N. Sarkar Street comprised in R.S. Dag No. 283 (part) R.S. Dag No. 282 (part) R.S. Dag No. 285 (part) [appertaining to respective R.S. Khatian No. 12 and R.S. Khatian No. 646 to 657, in Mouza - Dakshindari, Re.Sa. No. 6 (G.D.1), J.L. No. 25, Pargana Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District 24-Parganas together with dwelling house consisting of two pucca rooms and one big C.I. shed with pucca sanitary privy standing thereon and more fully described in the schedule there under written but the land area was mentioned as 4 (Four) Cottahs 13 (Thirteen) Chittacks 40 (Forty) Sq. ft. as per surveyor's prepared site plan in place of actual 6 (Six) Cottahs 9 (Nine) Chittacks of the said holding no. 12, J. N. Sarkar Street.

**AND WHEREAS** on being come to know the aforesaid, the Purchaser as per specific clause engrafted in earlier executed deed by the Vendor herein i.e. Deed being no. 02970 for the year 2003, towards Vendor's responsibility to execute all such Deeds, acts things for further better and more perfectly assuring the said land heriditaments and premises namely Municipal holding no. 12, J. N. Sarkar Street as shall and may reasonably required at the request and cost of the Purchaser, and to avoid future complications approached the Vendor to execute the instant Deed and accordingly to cause transfer of deficit land of the



said Municipal holding no. 12, J. N. Sarkar Street measuring 1 (One) Cottah 11 (Eleven) Chittacks 05 (Five) Sq. ft. Comprised in R.S. Dag No. 283 [ measuring 1 (One) Cottah 3 (Three) Chittacks 14 (Fourteen) Sq. ft.], R.S. Dag No. 285 [measuring 4 (Four) Chittacks 36 (Thirty six) Sq. ft.] and R.S. Dag No. 282 [measuring 3 (Three) Chittacks], appertaining to respective R.S. Khatian No. 12 and R.S. Khatian Nos. 646 to 657, in Mouza - Dakshindari, Re.Sa. No. 6 (G.D.1), J.L. No. 25, pargana Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97. within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District North 24-Parganas with approximately 100 Sq. ft. tin shed structure standing on part of the same as per part B of the annex Plan coloured RED in favour of the Purchaser herein, which the Vendor under the aforesaid circumstances agreed to transfer free from all encumbrances, charges, liens, lispensens, acquisition, requisition, litigation but subject to purchaser's payment of Rs. 3,00,000/- (Rupees Three Lakh) only as and by way of consolidated consideration for the said deficit land and deficit Tin shed structure in respect of the said Municipal Holding No. 12, J. N. Sarkar Street, other than already sold transferred assigned as per Registered Deed being no. 02970 for the year 2003.

*Sudip Bhadra.*

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 5,00,000/- (Rupees <sup>FIVE</sup> ~~THREE~~ lakh only) truly paid to the Vendor by the Purchaser herein as per memo below (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof absolutely acquit, release, discharge and exonerate the purchaser and the said property, mentioned in the schedule below), the Vendor doth hereby absolutely and indefeasible sell, grant, convey, transfer assign and assure unto the Purchaser ALL THAT piece and parcel of deficit land of the said Municipal holding no. 12, J. N. Sarkar Street, measuring 1 (one) cottah 11 (Eleven) Chittacks 05 (Five) Sq. ft. comprised in R.S. Dag No. 283 [ measuring 1 (One) Cottah 3 (Three) Chittacks 14 (Fourteen) Sq. ft.], R.S. Dag No. 285 [measuring 4



(Four) Chittacks 36 (Thirty six) Sq. ft.] and R.S. Dag No. 282 [measuring 3 (Three) Chittacks], appertaining to respective R.S. Khatian No. 12 and R.S. Khatian Nos. 646 to 657, in Mouza - Dakshindari, Re.Sa. No. 6 (G.D.1), J.L. No. 25, pargana Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum, District North 24-Parganas with approximately 100 Sq. ft. tin shed structure standing on part of the same as per part B of the annex Plan coloured RED, more fully and particularly described in the schedule hereunder written together with the area, drain ways, paths, passages, water courses, light, liberties, easement, privileges, rights and easement rights of the passage granted by the Vendor to the Purchaser for egress and ingress and to obtain electric line and water pipe and all the advantages and appurtenances whatsoever to the thereto free from all encumbrances and all the estate rights title interest, use claim and demand whatsoever of the said Vendor into and upon and out of the said land/hereditaments and premises or any part thereof together with all deeds and muniments of title whatsoever exclusively relating thereto and concerning the said land hereditaments and premises or any part thereof which now are or hereafter shall or may be in possession or power or control of the Vendor or his successors in interest or assigns or any other person from whom he can procure the same without any action or suit at all or in equity **AND TO HAVE AND TO HOLD** the said land hereditaments and premises together with the rights and privileges appurtenants thereto as aforesaid and hereby granted, transferred and conveyed or expressed or intended to be unto and to the use of the Purchaser, his heirs, successors, absolutely and forever **AND** the Vendor doth hereby covenant and agrees to and with the said Purchaser that notwithstanding any act, deed, matter or thing by the Vendor or his predecessors-in-title made done, executed committed or knowingly suffered to the contrary, the said Vendor had in himself full rights, power, absolute authority to sell, grant, hereditaments and premises hereby sold and expressed so to be unto and to the use of the Purchaser his heirs, successors, in manner aforesaid **AND** the



said Vendor doth hereby for himself his heirs, executors, administrators and assigns covenant with the said Purchaser and declare that he is seized and possessed the said property purported to be conveyed by this deed of sale and that the said Purchaser his heirs, executors, administrators and assigns shall and may at all times hereafter peaceably hold and enjoy the said land hereditaments and premises hereby sold and conveyed or expressed so to be without any hindrance, interruption, claim or demand whatsoever from or by the Vendor or any other person lawfully or equitably claiming from under or in trust for the Vendor or any other person lawfully or equitably claiming from under or in trust for the Vendor and the said property freely and clearly acquitted, exonerated and discharged from or by the Vendor and well and effectually saved, defended, kept harmless and indemnified or from and against all manner or from and other estates right title and interest, lien, charges whatsoever created made done occasioned or suffered by the Vendor or any person or persons rightfully claiming or to claim through under or in trust for the Vendor but subject to the liability of rent AND will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such deeds, acts, things for further better and more perfectly assuring the said land hereditaments and premises as shall and may reasonably required and that the Vendor doth hereby covenant with the Purchaser that the Vendor at all reasonable request and cost of the Purchaser shall produce or cause to be produced for inspection at court of law or elsewhere all or any other title deeds relating to the property mentioned in the schedule below and also furnish true copies or extract from the said deeds or writings and the Vendor further covenants that if it transpires that the property hereby conveyed by the Vendor subsequently found to be not free from all encumbrances as aforementioned by the Vendor herein, the Vendor, his heirs, executors, administrators and legal representative shall be bound to make good any or all loss to the Purchaser, his heirs, executors, Administrators and assign which he or they may sustain.



**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of deficit land measuring **1(One) Cottah 11 (Eleven) Chittacks and 05 (Five) Sq. ft.** together with Tile Shed Structure measuring **100 Sq. ft.** Super built up area more or less standing thereon being the demarcated portion of **Municipal holding no. 12, J. N. Sarkar Street (Now Holding No. 15, J. N. Sarkar Street)** , comprising in R.S. Dag No. 283 [measuring 1 (One) Cottah 3 (Three) Chittacks 14 (Fourteen) Sq. ft.], R.S. Dag No. 285 [measuring 4 (four) Chittacks 36 (Thirty Six) Sq. ft.], and R.S. Dag No. 282 [measuring 3 (Three) Chittacks], appertaining to respective R.S. Khatian No. 12 and R.S. Khatian Nos. 646 to 657, in Mouza - Dakshindari, Re.Sa. No. 6 (G.D.1), J.L. No. 25, pargana Kolkata, Dihi Panchannagram, Division 2, Sub-Division 6, Touzi 1298/2833, Holding 97, within Police Station Dum Dum later Lake Town, Sub-Registry Cossipore Dum Dum now additional District Sub Registration office Bidhannagar, Salt Lake City, District North 24-Parganas, TOGETHER WITH all sorts of easements right over 8 (Eight) ft. wide common passage. The Plan of the said deficit land together with said Tin Shed delineated with **RED COLOUR** in Part "B" annexed herewith, presently lying within Ward No. 32 under the South Dum Dum Municipality. The property is butted and bounded as follows:-

**ON THE NORTH:** Partly Land and Building of Smt. Maya Bhattacharya and Partly

Portion of Purchaser's Land Covered by Regd. Deed No. 02970 for 2003.

**ON THE SOUTH:** Partly 8' ft. Common Passage and partly portion of Purchaser's Land covered by Regd. Deed No. 02970 for 2003.

**ON THE EAST:** Partly Land of R.S. Dag No. 284 and partly portion of Purchaser's Land covered by Regd. Deed No. 02970 for 2003 and thereafter Municipal Road.

**ON THE WEST:** Partly Land of R.S. Dag No. 281, 282, 285 and partly portion of Purchaser's Land covered by Regd. Deed No. 02970 for 2003.



IN WITNESS WHEREOF the Vendor and Purchaser of both the parts hereunto set and subscribed their respective hands and signatures on the day, month and year first above written.

SIGNED SEALED & DELIVERED by the within named

Vendor at Kolkata in the presence of:-

WITNESSES:

1. Saur Shukla  
21, Gananbata St - Kool-6

2. Prodig Sans -

Badri Prasad Agarwal  
Signature of the Vendor

SIGNED SEALED & DELIVERED by the within named

Purchaser at Kolkata in the presence of:-

WITNESSES:

1. Saur Shukla

2. Prodig Sans -

Sudip Bhadra  
Signature of the Purchaser

Drafted by me and as per instructions and documents furnished by the aforesaid.

Typed and printed by me:

Arun Kumar Kanji  
(Mr. ARUN KUMAR KANJI)

Advocate

Alipore Police Court,

Kolkata - 700 027.



Memo of Consideration

Sudip Bhatnagar

Received from the within named Purchaser the sum of Rs. ~~3~~<sup>Five</sup>00,000.00/- (Rupees ~~Three~~<sup>Five</sup> Lakh) only being the within mentioned full consideration for the sale of entire Schedule property from the within named Purchaser.

-Memo -

Paid today the \_\_\_\_\_ day of August, 2012 the sum of Rs. ~~3~~<sup>Five</sup>00,000.00 (Rupees ~~Three~~<sup>Five</sup> Lakh only).

By Cash \_\_\_\_\_ Rs. ~~3~~<sup>Five</sup>00,000.00

<sup>Five</sup>  
(Rupees ~~Three~~<sup>Five</sup> Lakh) only.

Rs. ~~3~~<sup>Five</sup>00,000.00

WITNESSES:-

1. Sanjay Shukla  
21, Gandhinagar St. Kat. 6

2. Pradip Saha.  
Alipore Post Office  
Box 22.

Badri Prasad Agarwal  
VENDOR

PLAN OF LAND AT PART OF R.S. DAG NOS:-283, 285 & 282, R.S. NOTIFICATION NOS:-12, 646 TO 657, J.L. NO:-25, TOUZI NO:-1298/2833 IN MOUZA-DAKSHINDARI, P.S. LAKE TOWN, HOLDING NO:-12 (NOW 15), J. N. SARKAR STREET IN WARD NO:-32 UNDER SOUTH DUMDUM MUNICIPALITY

AREA OF LAND:-

SCALE: 1"=20'-0"

PART-A (MKD IN GREEN LINE) = 04K-13CH-40SFT

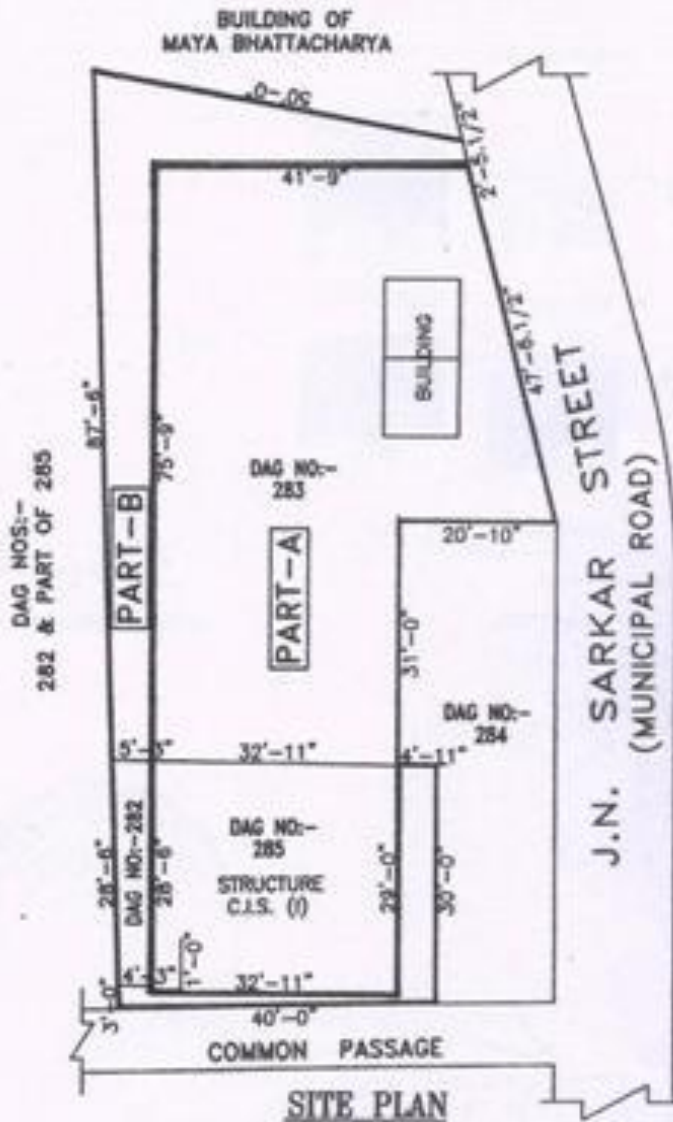
PART-B (MKD IN RED LINE):-

IN DAG NO:-283 = 01K-03CH-14SFT

IN DAG NO:-285 = 00K-04CH-36SFT

IN DAG NO:-282 = 00K-03CH-00SFT

01K-11CH-05SFT





*Badrin Prasad Agarwal*  
SIGNATURE OF VENDOR



*Sudip Bhadra*  
SIGNATURE OF PURCHASER



Government of West Bengal  
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
 Office of the A.R.A. - II KOLKATA, District- Kolkata  
 Signature / LTI Sheet of Serial No. 09467 / 2012, Deed No. (Book - I , 10092/2012)  
 Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sudip Bhadra 37/3, Masjid Bari Street, Kol, Thana:-Burtola, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006	 10/08/2012	 LTI 10/08/2012	<i>Sudip Bhadra</i> 10/08/12

Signature of the person(s) admitting the Execution at Office.

I No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Badri Prasad Agarwal Address -Korba, 398, Lala Ram Colony, Transport Nagar, P.O. :- ,District:-Bilaspur, CHHATTISGARH, India,	Self	 10/08/2012	 LTI 10/08/2012	<i>Badri Prasad Agarwal</i>
2	Sudip Bhadra Address -37/3, Masjid Bari Street, Kol, Thana:-Burtola, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 10/08/2012	 LTI 10/08/2012	<i>Sudip Bhadra</i> <i>Bhadra</i> 10/08/12

Name of Identifier of above Person(s)

Sanku  
G Street, Kol, P.O. :- ,District:-Kolkata, WEST  
BENGAL, India, Pin :-700006

Signature of Identifier with Date

*Sanku Sanku*  
10/8/12



(Dulal chandra Saha)

ADDL REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA



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

Endorsement For Deed Number : I - 10092 of 2012  
(Serial No. 09467 of 2012)

On

Payment of Fees:

On 10/08/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 10/08/2012

Amount by Draft

Rs. 17185/- is paid , by the draft number 941976, Draft Date 07/08/2012, Bank Name State Bank of  
India, BAGHBAZAR, received on 10/08/2012

( Under Article : A(1) = 17094/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 10/08/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been  
assessed at Rs.-15,55,000/-

Certified that the required stamp duty of this document is Rs.- 93310 /- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 48380/- is paid 94197107/08/2012 State Bank of India, BAGHBAZAR, received on 10/08/2012

2. Rs. 40000/- is paid 94197707/08/2012 State Bank of India, BAGHBAZAR, received on 10/08/2012

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

Presented for registration at 14.44 hrs on :10/08/2012, at the Office of the A.R.A. - II KOLKATA by  
Sudip Bhadra ,Claimant.

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

Execution is admitted on 10/08/2012 by

1. Badri Prasad Agarwal, son of M.P. Agarwal - Koba, 398, Lalu Ram Colony, Transport Nagar, P.O. :-  
District:-Bilaspur, CHHATTISGARH, India, . By Caste Hindu, By Profession : Business



(Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 1 of 2

10/08/2012 15:14:00






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

Endorsement For Deed Number : I - 10092 of 2012  
(Serial No. 09467 of 2012)

2. Sudip Bhadra, son of Late Haradhan Bhadra , 37/3, Masjid Bari Street, Kol, Thana:-Burtola, P.O. :-  
,District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business  
Identified By S Shukla, son of Dilip Shukla, 21, G Street, Kol, P.O. :- ,District:-Kolkata, WEST  
BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession: Service.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II




  
( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 39  
Page from 173 to 195  
being No 10092 for the year 2012.



  
(Dulal chandra Saha) 11-August-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal