

0-17412

148731



12/11/12

12/11/12

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 583412

I certify that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the property of this document.

Addl. Dist. Sub-Registrar
Sonarpore, South 24 Parganas
14-12-12

v.No: - 1901/12

Q.No: - 29119/12

Addl. Dist. Sub-Registrar
Sonarpore, South 24 Parg.
14 DEC 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made
this the 12th day of December Two Thousand

BETWEEN

নং 2270 তার 12-12-12 মূল্য 5000/-
অধিদায়িত্ব
স্বাক্ষর

T. K. Chakrabarti, Advocate
Baruipur Court

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সোনালপুর এম.ডি.এস.আর অফিস
বকিল ২৪ পরগনা

Refused to be Assured

4153

Refused to be Assured

4154
Rayee Krishna



FOR WILSON MERCHANTS PVT. LTD.
Refused to be Assured
Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
14 DEC 2012

of JITEN COMMERCIAL PVT. LTD.
Refused to be Assured
Director

FOR RAJNADA DEVELOPERS PVT. LTD.
Director

4157
Rayee Krishna

SRI RAJESH KUMAR JAIN (PAN-ACVPJ 8834G) son of Mr. Kiran Chand Jain, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at BH/117, Sector-II, P.S. Bidhan Nagar, Salt Lake, Kolkata-700 091, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

1) **JITEN COMMERCIAL PRIVATE LIMITED,(PAN-AAAC 7335G)**,
2) **KRISTON MERCHANTS PRIVATE LIMITED,(PAN-AABCK 2317G)**,
3) **RAJWADA DEVELOPERS PRIVATE LIMITED(PAN-AAECR 6254Q)**, all three companies registered under the companies Act, 1956, all having its registered office at 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata-700 084, represented by its Authorised Signatory, **SRI RAJENDRA KUMAR AGARWAL**, son of Late Bhagirath Mal Agarwal, working for gain at 26, Mahamaya Mandir Road, P.S. Sonarpur, P.O. Garia, Kolkata-700 084, 4) **SRI RAJENDRA KUMAR AGARWAL(PAN-ACZPA7518 C)** son of Late Bhagirath Mal Agarwal, by occupation-Business, 5) **SRI PARVEEN AGARWAL(PAN-AGPPA 1802M)**, son of Sri Rajendra Kumar Agarwal, by occupation-Business, 6) **SRI BIKASH AGARWAL(PAN-AHAPA 8448B)**, son of Sri Rajendra Kumar Agarwal, by occupation-Business, & 7) **SRI RAJ KUMAR AGARWAL,(PAN-AHAPA 8485A)** son of Sri Rajendra Kumar Agarwal, by occupation-Business, all by faith-Hindu, by Nationality-Indian, residing at 26, Mahamaya Mandir Road, P.O. Garia, P.S. Sonarpur, Kolkata-700 084, District-South 24-Parganas, hereinafter jointly and collectively called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors, administrators, successors-in-office, legal representatives and assigns) of the **OTHER PART**.

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WHEREAS Vendor is lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring more or less 6.6 Decimals equivalent to more or less 4 Cottahs out of 10 decimals along with 200 sq.ft. structure standing thereon situated and lying at Mouza-Barhansfartbad, Mouza, J.L.No.47, comprising in R.S.Dag No. 3174 R.S.Khatian No.153, Ward No.28 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas, (hereinafter called the said property)

AND WHEREAS One Jiban Krishna Marik, Pran Krishna Marik, , both sons of Late Shyam Charan Marik, Sri Mrityunjoy Marik, son of Late Satya Charan Marik, Smt. Gouri marik, wife of late Satya Charan Marik and Smt. Urmila Kundu, wife of Kartick Chandra Marik, jointly sold, transferred and conveyed the Bastu land measuring more or less 6.6 decimals equivalent to more or less 4 Cottahs out of 10 decimals of Bastu land situate and lying at Mouza-Barhansfartabad J.L.No.47, comprising in R.S.Dag No.3174 appertaining to R.S.Khatian No.153 under P.S.Sonarpur, District-South 24-Parganas on 26/6/1985 to Sri Ram Chandra Naskar, registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.44, Pages-92 to 98, being No.3499 for the year 1985.

AND WHEREAS the said Sri Ram Chandra Naskar sold, transferred and conveyed the Bastu land measuring more or less 6.6 decimals equivalent to more or less 4 Cottahs out of 10 decimals along with 100 sq.ft. structure of Bastu land situate and lying at Mouza-Barhansfartabad J.L.No.47, comprising in R.S.Dag No.3174 appertaining to R.S.Khatian No.153 under P.S.Sonarpur, District-South 24-Parganas on 12/12/2008 to SRI RAJESH KUMAR JAIN (Vendor herein) registered at Sonarpur A.D.S.R.office and recorded in Book No.I, C.D. Volume No.45, Pages-1278 to 1290, being No.12139 for the year 2008.

AND WHEREAS thus Sri Rajesh Kumar Jain (Vendor herein) became the absolute owner of the land measuring 6.6 decimals equivalent to more or less 4 Cottahs out of 10 decimals along with 100 sq.ft. structure of Bastu land situate and lying at

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Mouza-Barhansartabad J.L.No.47, comprising in R.S.Dag No.3174 appertaining to R.S.Khatian No.153 under P.S.Sonarapur, District-South 24-Parganas and the vendor got the property recorded in its name in B.L.& L.R.O Sonarapur office, Vide Mutation Case No.8619/11 and paid the rent upto date.

AND WHEREAS the said Vendor is in urgent need of money for bonafide reason and decided to dispose of the bastu land measuring more or less 6.6 decimals Equivalent more or less 4 Cottahs out of 10 decimals along with 100 sq.ft. semi pucca structure standing thereon situate and lying at Mouza- Barhansartabad Mouza, J.L.No.47, comprising in R.S.Dag No.3174 appertaining to R.S.Khatian No.153, under P.S.Sonarapur, District-South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

AND WHEREAS the Purchasers herein, having come to know of such announcement, offered a consolidated value of the bastu land measuring more or less 6.6 decimals Equivalent more or less 4 Cottahs out of 10 decimals along with 100 sq.ft. semi pucca structure standing thereon situate and lying at Mouza- Barhansartabad Mouza, J.L.No.47, comprising in R.S.Dag No.3174 appertaining to R.S.Khatian No.153, under P.S.Sonarapur, District-South 24-Parganas fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border for Rs.34,15,000/- (Rupees Thirty Four Lakhs Fifteen Thousand) only .in lum sum and the Vendor has accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs.34,15,000/- (Rupees Thirty Four Lakhs Fifteen Thousand) only

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the said sum of Rs.34,15,000/- (Rupees Thirty Four Lakhs Fifteen Thousand) only fully paid by the Purchasers unto the Vendor (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the Purchasers and the said Plot of land hereby

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conveyed) the said Vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchasers ALL THAT below Schedule property free from all encumbrances OR HOWSOEVER OTHERWISE the below Schedule property butted and bounded, called known numbered described and distinguished TOGETHER WITH all homestead ways, paths, water course, lights, passage, advantages of ancient or other rights easements commodities appendages and appurtenances whatsoever in respect of the below Schedule property AND the rents, issues and profits of the Vendor in the below of the Schedule property AND all claim and demand whatsoever of the said Vendor into and upon the Schedule property or any or every part or parcel thereof AND all deeds, patahs, muniments, writings and evidences of title which in anywise relates to the Schedule property or any part or parts or parcel thereof and which now or hereafter shall or may be in the custody power of possession of the said vendors as aforesaid AND TO HAVE AND TO HOLD the Schedule property unto and to the use of the Purchasers absolutely and forever AND the Vendor do hereby covenant and agree with the Purchasers and its heirs/successors-in office interest that notwithstanding any act, deed, matter or thing by the Vendor made done committed or knowingly permitted or suffered to the contrary the Vendor now lawfully seized and possessed of the said property and have good right and lawful and absolute authority by these presents to grant, convey, transfer, assign and assure his property unto and to the use of the purchaser in the manner aforesaid AND the purchasers shall and may at all times hereafter enjoy the vendor's right, title and interest in the below Schedule property and receive the rents issues and profits thereof without any interruption, claims or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through the Vendor AND THAT free and clear, freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and effectually saved defended kept harmless and indemnified or from and against all and manner or right, title, liens, charges and encumbrances whatsoever created made done occasioned or suffered by the Vendor of any person or persons rightfully claiming or to claim through

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under or in trust for them **AND FURTHER** the vendor and all other persons having or claiming any estate right, title, interest or demand whatsoever of into upon out of the Vendor's right and share of the below property from under through or in trust for him shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers do and execute or cause to be done and executed such further and other assurances, acts, deeds and matters whatsoever for further and more perfectly conveying and assuring the Vendor's share of the below Schedule property unto and to the use of the Purchaser in the manner as shall or may be reasonably required and **FURTHER THE VENDOR** do hereby covenant with the Purchaser as follows:-

AND the Purchasers shall have liberty to sell, gift, mortgage, lease, hypothecate the Schedule property or any part thereof in favour of any person or persons or institutions the Vendor shall have nothing to say in this respect.

AND the Purchasers shall have the very liberty to mutate his name in the records of the local Municipality office and B.L. & L.R.O and to pay the necessary taxes and rents in his name after deleting the name of the Vendor.

AND the Vendor futher covenant that prior to execution and registration of the Deed of Conveyance the Vendor doth hereby assure, represent and covenant with the Purchasers as follows:-a) The Vendor herein is absolutely seized and possessed of and otherwise sufficiently entitled to the property mentioned in the Schedule hereunder written and has been enjoying the same without any obstruction, interferences whatsoever and howsoever .

b) the Vndor has a marketable title in respect of the said Schedule property.

c) The Vendor has not entered into any Agreement or encumbering, parting with, dealing with, disposing of the Schedule property or any portion thereof in any manner whatsoever.

g) The Vendor has not obtained any loan from any office and/or concern or person or Banks or financial Institutions keeping lien and/or charged and/or mortgaged the Schedule property .

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AND the Vendor further covenant that he will at the request and cost of the purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the purchaser to the true intent meaning of these present as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring more or less .6.6 decimals equivalent to more or less 4 Cottahs out of 10 decimals along with 100 Sq.ft. asbetors structure standing thereon situated and lying at Mouza- **Barhansfartabad**, J.L. No.47, R.S. No.7, Touzi No.109, Pargana-Medanmolla, P.S. & A.D.S.R.office at Sonarpur, comprising in R.S.Dag No. 3174 , appertaining to R.S.Khatian No.153,Holding No.340, ward No.28 under Rajpur-Sonarpur Municipality, District South 24-Parganas together with all easementary rights and .the annual proportionate rent of 6.6 decimals as per present rate, which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal. **OR HOWSOEVER OTHERWISE** and particularly delineated in the map or plan annexed hereto by **RED** border. The said map or plan is part and parcel of this document

BUTTED AND BOUNDED

On the North	-	R.S.Dag No.3173 ,
On the South	-	R.S.Dag Nos. 3177, & 3176,
On the East	-	R.S.Dag No.3174,
On the West	-	R.S.Dag No.3173.


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IN WITNESS WHEREOF the Vendor & Purchasers have hereunto set and subscribed their hand, seal and signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERY

In Presence of **WITNESSES :-**


1. 
RAVI CHURIWALA
S/o MR. B.L. CHURIWALA
101 SOUTHERN AVENUE
Kolkata - 700029.

2. Approval
(General Approval)
S/o Sri Madan Lal Agrawal
6, Park Side Road
Kolkata - 700026



SIGNATURE OF THE VENDOR

For JITEN COMMERCIAL PVT. LTD.
Rajendra Kumar Agrawal
Director
For KRISTON MERCHANTS PVT. LTD.
Rajendra Kumar Agrawal
Director

For RAJWADA DEVELOPERS PVT. LTD.

Director

Rajendra Kumar Agrawal
General Approval

Rajendra Kumar Agrawal
SIGNATURE OF THE PURCHASERS

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Sonarpore, P.O. 251101
14 DEC 2012



MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASERS within mentioned the said sum of Rs.34,15,000/- (Rupees Thirty Four Lakhs Fifteen Thousand) only being the full and final consideration moneypaid the following manner herein below:-

CHEQUE/DRAFT NO.	DATE	BANK	AMOUNT
036221	12/12/12	AXIS	487858/-
036210	"	AXIS	487857/-
036204	"	"	487857/-
036203	"	"	487857/-
036197	"	"	487857/-
036730	"	"	487858/-
036227	"	"	487858/-
			<hr/> 34,15,000/-

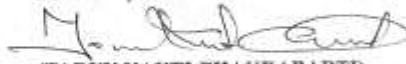
WITNESSES:-

1. 
RAVI CHAKRABARTI
2. 
Ganesh Agrawal.



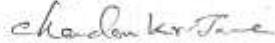
SIGNATURE OF THE VENDOR

Drafted by me:



(TARUN KANTI CHAKRABARTI)
F.No.853/95, Advocate, Baruipur Civil Court.


Printed by :-




C. Kr. Jana,
Sonarpur, Kolkata-700 150.

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	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger


Name RAJESH KUMAR JAIN
 Signature Rajesh Kumar Jain

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name RAVENDRA KUMAR BHATNAGAR
 Signature Ravendra Kumar Bhatnagar

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name PARVEEN AGARWAL
 Signature Parveen Agarwal

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name BINASH AGARWAL
 Signature Binash Agarwal

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Sonarpore, P.O. 251101
14 DEC 2012



	Left Hand					
	Right Hand					


Name RASKUMAR M. APWAL

Signature Raskumar Apwal

Photo	Left Hand					
	Right Hand					

Name

Signature

Photo	Left Hand					
	Right Hand					

Name

Signature

Photo	Left Hand					
	Right Hand					

Name

Signature

Addl. Dir. Sub-Inspector
Sonarpore, P.O. 251101
14 DEC 2012





Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : 1 - 14893 of 2012

(Serial No. 17413 of 2012)

On

Payment of Fees:

On 12/12/2012

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

Presented for registration at 20.00 hrs on :12/12/2012, at the Private residence by Rajendra Kr. Agarwal , one of the Claimants.

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

Execution is admitted on 12/12/2012 by

1. Rajesh Kr. Jain, son of Kiran Chand Jain , B H /117, Sector - 11 , Salt Lake, Kolkata, Thana:-Bidhan Nagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091, By Caste Hindu, By Profession : Business
2. Rajendra Kr. Agarwal
Representative, Jiten Commercial Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.

Representative, Kriston Merchants Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.

Representative, Rajwada Developers Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
, By Profession : Business
3. Parveen Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
4. Bikash Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
5. Raj Kumar Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business

Identified By Ganesh Agarwal, son of Madan Lal Agarwal, 6, Park Side Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste: Hindu, By Profession: Others.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/12/2012

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

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

19/12/2012 12:52:00

EndorsementPage 1 of 2

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Sonarpore, P.O. 251101
14 DEC 2012





Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Paraganas

Endorsement For Deed Number : I - 14893 of 2012
(Serial No. 17413 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955: Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 37568.00/-, on 14/12/2012

(Under Article : A(1) = 37554/- ,E = 14/- on 14/12/2012)

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.-34,15,000/-

Certified that the required stamp duty of this document is Rs.- 239070 /- and the Stamp duty paid as Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 6420/- is paid, by the draft number 948596, Draft Date 13/12/2012, Bank Name State Bank Of India, GARIA, received on 14/12/2012
2. Rs. 38100/- is paid, by the draft number 948598, Draft Date 13/12/2012, Bank Name State Bank Of India, GARIA, received on 14/12/2012
3. Rs. 42580/- is paid, by the draft number 742460, Draft Date 13/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
4. Rs. 49000/- is paid, by the draft number 850075, Draft Date 11/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
5. Rs. 49000/- is paid, by the draft number 850076, Draft Date 11/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
6. Rs. 49000/- is paid, by the draft number 850072, Draft Date 11/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

Bj

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

Addl. Dir. Sub-Inspector
Sonarpore, P.O. 251101
14 DEC 2012



SITE PLAN AT MOUZA -BARHANS FARTABAD, J. L. NO - 47, R. S. DAG NO.- 3174, R. S. KHATIAN NOS.- 153 , P. S. -SONARPUR, DIST. - SOUTH 24 PARGANAS, WARD NO.- 28, UNDER RAJPUR - SONARPUR MUNICIPALITY.

SCALE = 1" INCH = 33' FT.

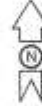
TOTAL LAND AREA SHOWN IN RED BORDER.

TOTAL AREA STATEMENT

R. S. DAG NO.	LAND AREA	R. T. SHED AREA
3174	10 DEC.	100 SFT.

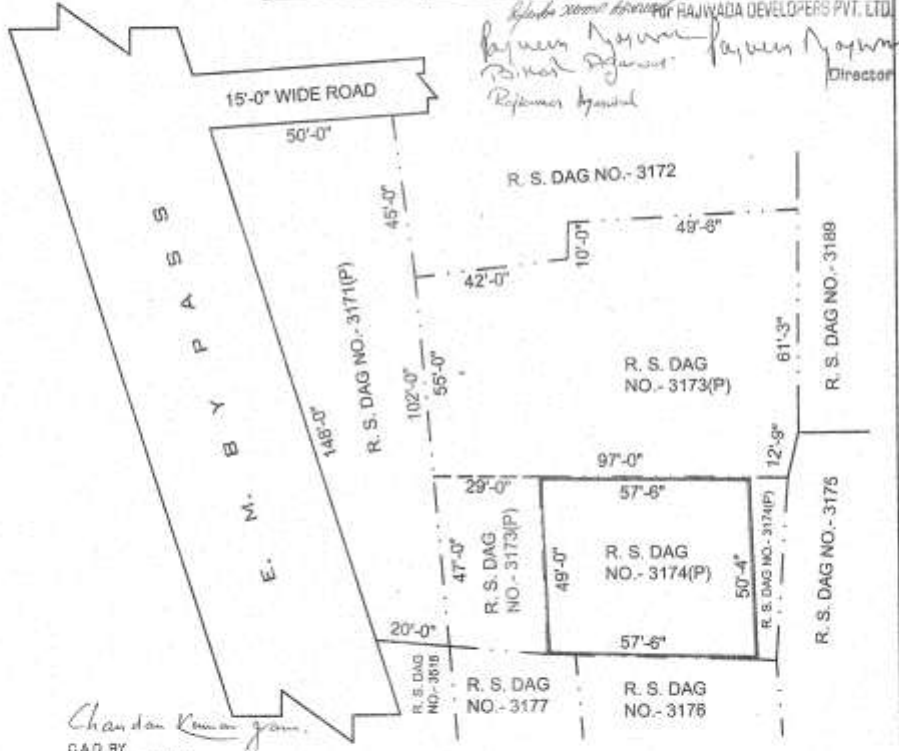
SOLD AREA STATEMENT (UNDIVIDED)

R. S. DAG NO.	LAND AREA	R. T. SHED AREA
3174	6.6 DEC.	100 SFT.



Rajesh Kumar
 Director
 M. KRISTON MERCHANTS PVT. LTD.
Rajesh Kumar

Jiten Commercial Pvt. Ltd.
 Director
 JITEN COMMERCIAL PVT. LTD.
Jiten Commercial



Chandan Kumar Jana
 C.A.G. BY
 Chandan Kumar Jana,
 Civil Engineer E.S. Lic No-264/Ripon
 Rajpur-Sonarpur Municipality

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 1683 to 1699
being No 14893 for the year 2012.



R.P.
(Biswas Day) 19-December-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal