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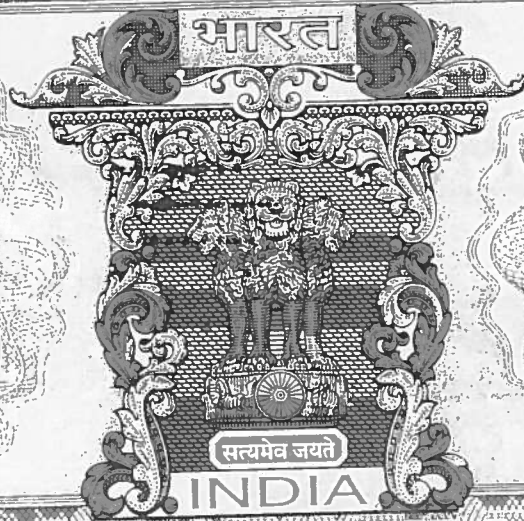
84496

(14)

# भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50



FIFTY  
RUPEES

Rs. 50

## INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

M. V. 1264000

D. Stamp Duty Rs. 1550

D. A Fee Rs. 286

Has been Realised on 06-12-07

as per Banker's Cheque/Bank Draft

No. 876720 Dated 17/11/07

Calcutta 5/11/07

Additional District Sub-Registrar  
General, North 24 Parganas

- 6 DEC 2007

B 834978

Stamp Duty under Rule 41 of the rules  
under section 5 of W.B.L.R. Act

-1908 (XVI of 1908) duty stamped  
under the Indian Stamp Act 1899

Schedule I A. No. 23

Fee Paid A. 12607/- + 286/- = 12893/-

Rs. 10/-

Additional District Sub-Registrar  
General, North 24 Parganas

THIS DEED OF CONVEYANCE made this 5th day of November Two

Thousand and Seven BETWEEN AMIT AGARWAL son of Sri Krishna Kumar Agarwal

residing at 7, Rabindra Sarani, 1st floor, Room No.2, Kolkata - 700001, hereinafter

called the "VENDOR" (which expression shall unless excluded by or there be

something repugnant to the subject or context be deemed to mean and

include his heirs, executors, administrators and legal representatives) of the ONE

M. V. 1264000

D. Stamp Duty Rs. 74250/-

D. A Fee Rs. 286/-

Has been Realised on 07-11-07

as per Banker's Cheque/Bank Draft

No. 614164 Dated 25/11/07

Narendran Chandra Chatterjee Sarani

Stamp Paid on  
10891

(1) Rs. 250.00

(2) Rs. 240.00

Total Rs. 550.00

Additional District Sub-Registrar  
General, North 24 Parganas

Additional District Sub-Registrar  
General, North 24 Parganas

Handwritten notes on the left margin, including '37500', '5', '7100', '4500', '10/11/07', and '10/11/07'.

Handwritten notes at the bottom left: 'M.V. 1264000/-', 'D. 1550/-', '286/- paid'.

78356

24 SEP 2007

Ms Deeksha Bhagat

NAME.....  
 ABD.....  
 Rs.....  
 24 SEP 2007  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

Chunukh Sena

211

61328

Presented for Registration at.....  
 On the 5th Day of November 2007  
 of the Additional District Sub-Registry  
 office / Private Residence  
 by Deeksha Bhagat Presentant/Claimant



Deeksha Bhagat  
 No. Amar Vardan  
 Bhagat St,  
 Chunchura, Kol-1

Amrit Agarwal

Deeksha Bhagat

Additional District Sub-Registry  
 Barisal, North 24 Parganas

5 NOV 2007

REG NO 2106

By ~~Amrit Agarwal~~  
 of ~~Barisal, North 24 Parganas~~  
 P.O. Barisal, N. 24 Parganas  
 By Caste Hindu, Muslims, By profession  
 Sub. Service, Barisal

Deeksha Bhagat



REG NO 2107

Amrit Agarwal

Identified by me,  
 A Sibostish Chakrabarti  
 (Service)  
 In. Lt. Sukhendu Chakrabarti  
 P.O. Barisal

By ~~Amrit Agarwal~~  
 of ~~Barisal, North 24 Parganas~~  
 P.O. Barisal, N. 24 Parganas  
 By Caste Hindu, Muslims, By profession  
 Sub. Service, Barisal

Additional District Sub-Registry  
 Barisal, North 24 Parganas

PART AND MS. DEEKSHA BHAGAT daughter of Sri Amar Vardhan Bhagat residing at 6, Church Lane, Kolkata - 700001, hereinafter called the "PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators and legal representatives) of the OTHER PART :

WHEREAS by a registered Deed of Conveyance dated 22<sup>nd</sup> March, 1955 registered at the office of the District Registrar, 24-Parganas, in Book No.1, Volume No.40, Pages 27 to 29, Being No.1017 for the year 1955 Rahamat Ali Mondal and Ahmad Ali Mondal and Sarbanu Bibi wife of Yusuf Ali Mondal and Lal Banu Bibi wife of Moksed Ali Mondal sold transferred conveyed assigned and assured All That piece and parcel of therein joint Royati Mekarari land which they inherited from their ancestors admeasuring 30.04 Decimal out of which 22.75 Decimal is comprised in R.S. Dag No.1300 under Khatian No.216 and 7.29 Decimal is comprised in R.S. Dag No.1301 under Khatian No.197, Touzi No.146, J.L. No.45 situate in Village and Mouza Doharia, Police Station and sub-Registrar Barasat, in the District of 24-Parganas(North) unto and in favour of Mr. Leslie Henry Franklin for the consideration and on the terms and conditions therein mentioned ;

AND WHEREAS by a Deed of Conveyance dated 28<sup>th</sup> May, 1956 registered at the Barasat Sub-Registrar office in Book No.1, Volume No.50, Pages 57 to 59 as Being No.4923 for the year 1956 Chamena Bibi sold transferred conveyed assigned and assured All That piece and parcel of Royati Mekarari land admeasuring 7.25 Decimal be the same a little more or less out of which 5.25 Decimal is comprised in R.S. Dag No.1300 under Khatian No.216 and 2 Decimal is comprised in R.S. Dag No.1301 under Khatian No.197, Touzi No.146, situate in Mouza Doharia, P.S. and Sub-Registrar Barasat in the District of 24-

Parganas (North) unto and in favour of Mr. Leslie Henry Franklin for the consideration and on the terms and conditions therein mentioned ;

AND WHEREAS by two registered Deeds of Conveyance dated 8<sup>th</sup> June, 1956 and 25<sup>th</sup> October, 1956 both registered at the Sub-Registrar office at Barasat in Book No.I, Volume No.54, Pages 174 to 176, Being No.5150 for the year 1956 and in Book No.I, Volume No.77, Pages 259 to 261 being No.7769 for the year 1956 Kirti Chandra Khan sold transferred conveyed assigned and assured All That piece and parcel of Rayati land admeasuring 11 Decimal and 43 Decimals of Royati Mokarari Land comprised in Dag No.1300 - 1301, Khatian No.197 and 216, Touzi No.146, J.L. No.45, situate and lying in Mouza Doharia, Police Station - Barasat unto and in favour of Mr. Leslie Henry Franklin for the consideration thereinmentioned ;

AND WHEREAS by virtue of the aforesaid part recited Deeds of Conveyance the said Mr. Leslie Henry Franklin applied for mutation of his name in the records of the office of BL & LRO Barasat when total area of 82 decimals out of the 91.29 decimals was mutated as such the said Leslie Henry Franklin became absolutely seised and possessed of and or otherwise well and sufficiently entitled to in fee simple in possession of All Those said pieces and parcels of land measuring an area of 82 Decimals equivalent to 2 Bighas, 9 Cottahs, 9 Chittacks, 24 Sq.ft. be the same a little more or less together with building structures comprised in Dag No.1300 - 1301, Khatian No.197 and 216, Touzi No.146, J.L. No.45, situate and lying at Mouza Doharia, Police Station - Barasat and Sub-Registration Office Barasat, in the District of 24-Parganas (North);

AND WHEREAS by a Deed of Conveyance dated 26<sup>th</sup> July, 1972 registered at the office of the Additional District Sub-Registrar Alipore in Book No.I, Volume No.68, Pages 245 to 250, Being No.2981 for the year 1972 Mr. Leslie



Henry Franklin sold, transferred and conveyed by way of sale assured and assigned All That piece or parcel of land measuring an area of 82 Decimals equivalent to 2 Bighas, 9 Cottahs, and 9 Chittacks comprised in R.S. Dag No.1300 and 1301, Khatian No.197, 216 and subsequently the said R.S. Khatian No.216 was renumbered as 905, Touzi No.146, J.L. No.45, situate at Mouza Doharia, Police Station Barasat, in the District of 24-Parganas (North) unto and in favour of Sri Nisith Kumar Banerjee and Subal Kumar Basu at or for the consideration therein mentioned ;

AND WHEREAS by virtue of the aforesaid the said Nisith Kumar Banerjee and Subal Kumar Basu became absolutely seised and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land containing by admeasurement an area of 82 Decimals equivalent to 2 Bighas, 9 Cottahs, 9 Chittacks and upon actual measurement an area of 47 Cottahs, 10 Chittacks, 28 Sq.ft. be the same a little more or less together with the building structures situate thereon comprised in R.S. Dag No.1300 corresponding to R.S. Khatian No.905, R.S. Dag No.1301, corresponding R.S. Khatian No.197 Touzi No.146, J.L. No.45, situate at Mouza Doharia P.S.- Barasat in the District of 24-Parganas (North) within the limit of Madhyamgram Municipality , Additional District Sub-Registrar office Barasat hereinafter referred to as the "said Entire Property" ;

AND WHEREAS in the year 1973 the said Nisith Kumar Banerjee and Subal Kumar Basu applied for conversion of the said Entire Property from Bastu to Industrial land and by an order dated 28<sup>th</sup> September 1973 passed by Additional District Magistrate 24-Parganas the conversion of the said land was permitted however they did not erect any factory or carried on any business in the said Entire Property ;

AND WHEREAS said Nisith Kumar Banerjee and Subal Kumar Basu constructed buildings and structures on the said entire property and divided the same into various plots ;

AND WHEREAS by virtue of a Deed of Conveyance dated 9<sup>th</sup> June, 2006 registered at the office of the Additional District Sub-Registrar Barasat, North 24-Parganas in Book No.1, Volume No.221, Pages 276 to 288, Being No.06246 for the year 2006 the said Nisith Kumar Banerjee and Subal Kumar Basu sold conveyed transferred by way of sale assured and assigned All That divided and demarcated portion out of the said Entire Property being All That piece and parcel of Bastu and Danga land containing by admeasurement an area of 7 Cottahs, 0 Chittacks, 0 Sq.ft. be the same a little more or less being Plot-G as per plan Annexed thereto together with the building and structures situate thereon comprised in R.S. Dag No.1300, 1301 under R.S. Khatian No.905,197, J.L. No.45, Touzi No.146 situate at Mouza Doharia, P.S. Barasat in the District of 24-Parganas (North) unto and in favour of Amit Agarwal at or for the consideration therein mentioned ;

AND WHEREAS by virtue of the aforesaid the said Amit Agarwal being the Vendor herein became absolutely seised and possessed of and otherwise well and sufficiently entitled to in fee simple in possession of All That piece and parcel of Bastu and Danga land containing by admeasurement an area of 7 Cottahs, 0 Chittacks, 0 Sq.ft. being Plot-G as per plan Annexed thereto together with the building and structures situate thereon comprised in R.S. Dag No.1300, 1301 under R.S. Khatian No.905,197, J.L. No.45, Touzi No.146 situate at Mouza Doharia, P.S. Barasat in the District of 24-Parganas (North) hereinafter referred to as the "said premises" free from all encumbrances charges, mortgage, lien, lispensens, trusts, attachment acquisition requisition whatsoever or howsoever ;

AND WHEREAS the Purchaser has approached the Vendor and the Vendor for legal necessity has agreed to sell and transfer unto and in favour of the Purchaser All That piece and parcel of Bastu and Danga land containing by admeasurement an area of 7 Cottahs, 0 Chittacks, 0 Sq.ft. together with the building and structures situate thereon comprised in R.S. Dag No.1300, 1301 under R.S. Khatian No.905,197, J.L. No.45, Touzi No.146 situate at Mouza Doharia, P.S. Barasat in the District of 24-Parganas (North) hereinafter referred to as the "said premises" morefully and particularly described in the Schedule hereunder written at and for a consideration of Rs.12,37,500/- (Rupees Twelve Lakhs Thirty Seven Thousand Five Hundred) only free from all encumbrances charges, mortgage, lien, lispens, trusts, attachment acquisition, requisition whatsoever or howsoever as stated hereunder ;

AND WHEREAS in view of what is stated hereinabove the Vendor has agreed to complete the sale of the said premises unto and in favour of the Purchaser as stated hereunder ;

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.12,37,500/- (Rupees Twelve Lakhs Thirty Seven Thousand Five Hundred) only paid by the Purchaser as stated hereinabove paid before the execution of these presents to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and discharge the Purchaser as well as the said premises) the Vendor doth hereby grant convey transfer by way of sale assign and assure unto and in favour of the Purchaser All That piece and parcel of Bastu and Danga land containing by admeasurement an area of 7 Cottahs, 0 Chittacks, 0 Sq.ft. together with the building and structures situate thereon comprised in R.S. Dag No.1300, 1301 under R.S. Khatian No.905,197, J.L. No.45,

Touzi No.146 situate at Mouza Doharia, P.S. Barasat in the District of 24-Parganas (North) hereinafter referred to as the "said premises" and morefully and particularly described in the Schedule hereunder written delineated in the Map or Plan annexed hereto and bordered in RED thereon together with all buildings, godowns, sheds, erections, ways, paths, passages, drains and every kind of benefits and advantages of easements, appendages rights privileges profits appurtenances belonging to or in anywise appertaining to or with the same or any part thereof usually held used occupied therewith or enjoyed or reputed or known as part or appertaining to the said premises hereby granted as aforesaid and all deeds, grants, pattahs and other evidences of title relating to the said premises which are now or is and or may at any time hereafter be in the possession and custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity TO HAVE AND TO HOLD the said premises and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

a) That notwithstanding any act deed matter or thing done executed or knowingly suffered to the contrary or committed by the Vendor or any of its predecessors-in-title, the Vendor is now has now lawfully seised and possessed of the said premises free from all encumbrances, attachments or defect in title whatsoever and the Vendor has good right full power and absolute authority to grant, convey transfer by way of sale assign and assure the said premises hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.



b) That the Purchaser shall and may at all times hereinafter peaceably and quietly enter upon hold occupy possess and enjoy the said premises hereby conveyed and receive the rents issues and profits thereof and every part thereof for its own use and benefit without any suit lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully claiming from under or in trust for the Vendor or any of its predecessors-in-title.

c) That the Purchaser shall hold the said premises free and clear from all encumbrances and attachments whatsoever and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendor and well and sufficiently saved kept harmless and indemnified of, from and against all former and other estate, title charge and encumbrances whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.

d) That the Vendor and all persons having or lawfully claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendor or any of its predecessors-in-title shall and will at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds things matters conveyances and assurances whatsoever for further better and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser as shall be reasonably required.

e) The Vendor doth hereby declare that there are no encumbrances, lien, trust, attachment, mortgage, claim charges, agreement for sale whatsoever now subsisting on the said premises and that the said premises is not the

subject matter of any litigation or proceeding and is not charged in favour of any court, public revenue or other authorities.

f) The Vendor doth hereby covenant with the Purchaser that it shall at its own cost defend any claim, suit or other proceedings that may be instituted in respect of the said premises hereby conveyed and keep the Purchaser saved harmless against any loss or damage that may be incurred by the Purchaser in defending any suit, action or proceeding by any person or persons at any time.

g) THAT the Vendor has good right full power and absolute authority to sell the said premises in the manner aforesaid and for any reasons due to defect in title of the Vendor if the Purchaser is dispossessed or deprived of full enjoyment of the said premises or any part thereof then in that event the Vendor hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the said premises hereby sold to the Purchaser ;

h) THAT the Vendor doth hereby undertake to pay all outstanding municipal district board or Panchayat rates and taxes Government revenue and all other impositions whatsoever due and payable by the Vendor or any of its predecessors-in-title in respect of the said premises up to the date of execution of these presents ;

i) THAT the Vendor doth hereby irrevocably nominate constitute and appoint and ordain in its place and stead and depute the Purchaser as its true and lawful Attorney for and on behalf and in the name of the Vendor but at the expenses of the Purchaser to appear before the appropriate authorities for the purpose of mutation of its name in respect of the said premises and/or for any

other purpose to sign and execute all documents applications papers in respect thereof and the Vendor doth hereby ratify the same.

j) THAT the Vendor hereby confirms to have delivered peaceful and vacant possession of the said premises to the Purchaser before the execution of these presents.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece, and parcel of Bastu and Danga land containing by admeasurement an area of 7 Cottahs, 0 Chittacks, 0 Sq.ft. being as per Plan Plot No.'G', with old structure and building standing thereon measuring an area of 250 Sq.ft. comprised in R.S. Dag No.1300, under R.S. Khatian No.905, R.S. Dag No.1301 under R.S. Khatian No.197, J.L. No.45, Touzi No.146 at Mouza - Doharia, Police Station - Barasat within the limit of Madhyamgram Municipality, addl. Dist Sub-Registrar Office Barasat and according to the settlement Record of rights finally published the plot is comprised at Pargana - Anwarpur, J.L. No.45, Touzi No.146, in the District of 24-Parganas (North) ;

| <u>R.S. Dag No.</u> | <u>Area</u>                          | <u>Nature of Land</u> |
|---------------------|--------------------------------------|-----------------------|
| 1300                | 3 Cottahs, 9 Chittack, 9 Sq.ft.      | Bastu with structure  |
| 1301                | 3 Cottahs, 6 Chittacks and 36 Sq.ft. | Danga                 |
| <hr/>               |                                      |                       |
| Total               | 7 Cottahs, 0 Chittacks, 0 Sq.ft.     |                       |

The said property is delineated in the Map or Plan annexed hereto and bordered RED thereon and butted and bounded as follows :

ON THE NORTH : Land of Charan Bala Mondal & Part of R.S. Dag  
No.1303 & 1305 ;

ON THE SOUTH : Plot plot No.F ;

ON THE EAST : Land of Gopal Bhadra & Part of R.S. Dag  
No.1299 & 1298 ;

ON THE WEST : Land of Rathindra Nath Bose ;

IN WITNESS WHEREOF the Vendor has set and subscribed its hand and seal on the  
day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of :

1. Bishwa Nath Khemra  
Church Lane, Kd-70001
2. Saman Kumar Das -  
7A, W. S. Ray Road.  
Kolkata - 700 001

X *Amit Agarwal*

(AMIT AGARWAL)

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata


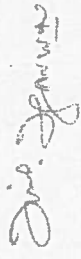










in the presence of :


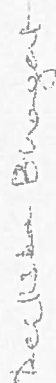










Witness:-

1. Bishwa Nath Khemra  
Church Lane, Kd-70001
2. Saman Kumar Das

*Deeksha Bhargat*

**SPECIMEN FOR PHOTOGRAPH  
AND TEN FINGERPRINTS**

|         |   |   |   |   |   |   |   |
|---------|---|---|---|---|---|---|---|
| Si. No. | Photograph of Vendor  | Signature of Executant Persentant   | PARTY : VENDOR  |   |   |   |   |
|         |   |   | NAME : AMIT AGARWAL   |   |   |   |   |
|         |  |  |  |  |  |  |  |
|         |   |   | Left Hand   |   |   |   |   |
|         |   |   |  |  |  |  |  |
|         |   |   | Right Hand  |   |   |   |   |

|       |   |   |   |   |   |   |   |
|-------|---|---|---|---|---|---|---|
| Si No | Photograph of Purchaser   | Signature of Executant Persentant   | PARTY : PURCHASER   |   |   |   |   |
|       |   |   | NAME : DEEKSHA BHAGAT   |   |   |   |   |
|       |  |  |  |  |  |  |  |
|       |   |   | Left Hand   |   |   |   |   |
|       |   |   |  |  |  |  |  |
|       |   |   | Right Hand  |   |   |   |   |




RECEIVED by the Vendor of and from within named Purchaser the within mentioned sum of Rs.12,37,500/- (Rupees Twelve Lakhs Thirty Seven Thousand Five Hundred) only being the full consideration money as per memo below :-

Rs.12,37,500.00

MEMO OF CONSIDERATION

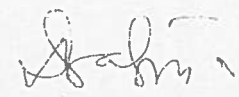
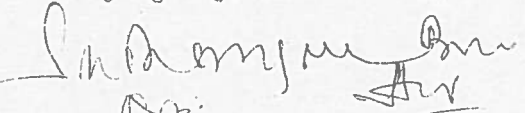
| <u>CHEQUE NO.</u> | <u>DATE</u> | <u>BANK</u>  | <u>AMOUNT</u>          |
|-------------------|-------------|--|------------------------|
| 062382            | 14/05/2007  | ING Visya Bank Ltd.<br>H.B. Sarani Branch, Kolkata | Rs.12,00,000.00        |
| 062388            | 19/09/2007  | ING Visya Bank Ltd.<br>H.B. Sarani Branch, Kolkata | Rs. 37,500.00          |
|                   |             |  | <u>Rs.12,37,500.00</u> |

(Rupees Twelve Lakhs Thirty Seven Thousand Five Hundred only)

  
 (AMIT AGARWAL)

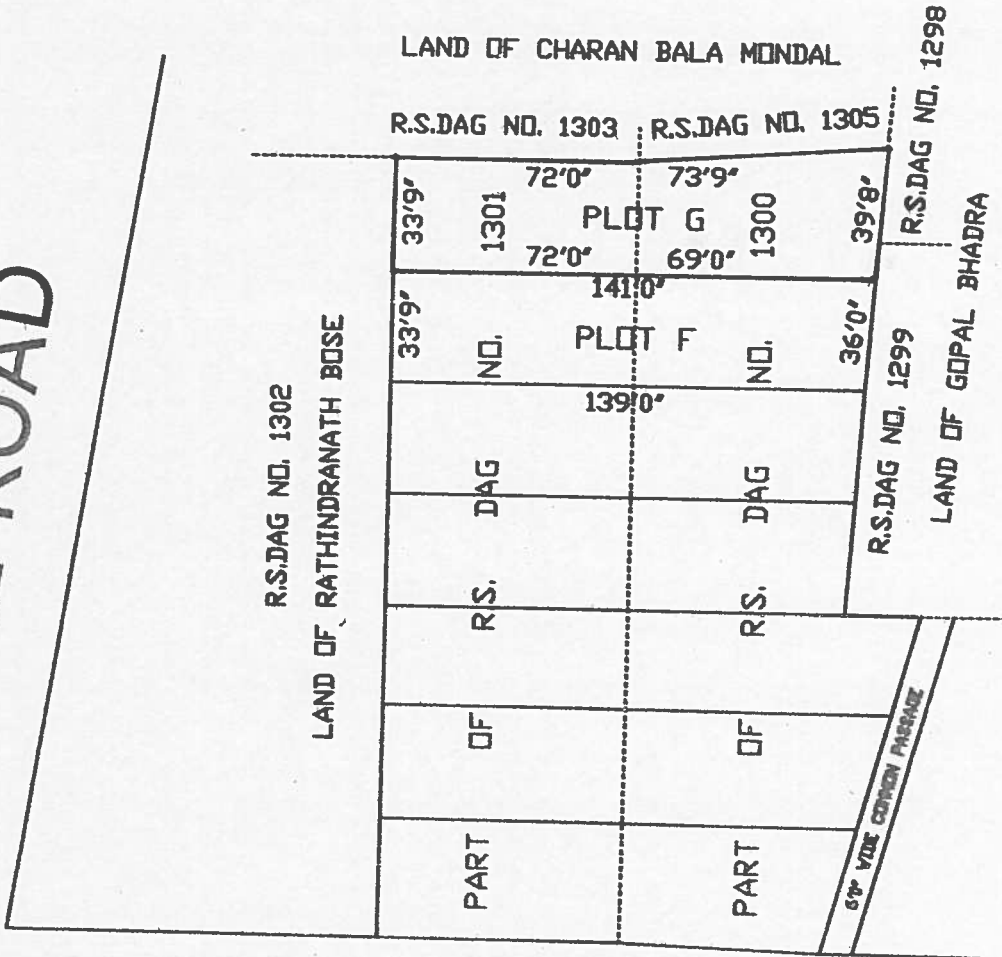
WITNESSES :-

1. Bishwajit Nath Khemra
2. Jannar Kumar Das

  
  
 P-502/H-887/187

SITE PLAN OF BASTU LAND R.S.DAG NO., 1300 & DANGA LAND R.S.DAG NO. 1301 AT  
 MOUZA-DOHARIA, J.L.NO.45 R.S.NO.132 & 139, TOUZI NO.146, R.S.KH.NO.197 &  
 905, P.S. BARASAT DIST., NORTH 24 PARGANAS, UNDER MADHYAMGRAM  
 MUNICIPALITY, WARD NO. 15.  
 PURCHASED PLOT NO-G, AREA=07k-00ch-00sft (M/L)  
 PURCHASED PLOT SHOWN IN RED BORDER  
 VENDEE:- DEEKSHA BHAGAT  
 VENDOR:- AMIT AGARWAL

  
 OLD JESSORE ROAD



MUNICIPAL ROAD

*Amit Agarwal*

VENDOR'S SIGNATURE

*Deeksha Bhagat (Purchaser)*

| PLOT NO.         | REFERENCE                | AREA IN |    |    |     |
|------------------|--------------------------|---------|----|----|-----|
|                  |                          | ACRE    | KH | CH | SFT |
| G                | PART OF R.S.DAG NO. 1300 | 0.0591  | 03 | 09 | 09  |
|                  | PART OF R.S.DAG NO. 1301 | 0.0566  | 03 | 06 | 36  |
| TOTAL LAND AREA= |                          | 0.1157  | 07 | 00 | 00  |


SCALE:- 1"=100 FT.

NOTE FOR LESS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 13175 to 13290  
being No 046 for the year 2007.



  
24 December 2007

Office of the D. S. R. BARASAT  
West Bengal