

08052/14

MOS JUL 17 P. 7789/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 233439

Certified that the document is admitted to Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-II  
Alipore, South 24 Parganas

DEED OF CONVEYANCE 17 JUL 2014

THIS INDENTURE MADE ON THIS 16<sup>th</sup> day of July 2014.

-:: BETWEEN ::-

SMT. SOMA BATABYAL, Wife of Late Somnath Batabyal by  
Caste : Hindu, by Occupation: Housewife, by Nationality:  
Indian, residing at premises No. 18/9, Dr. A.K. Paul Road,  
P.S. Behala at present Parnasree, Kolkata - 700 034, Dist -  
rict : 24 Parganas (South), PAN CARD NO. AUIPB 7247 G;  
hereinafter called to as "VENDOR" (Which expression shall  
unless excluded by or repugnant to the context be deemed  
to mean and include their respective heirs, executors, legal  
representatives, Administrators, and assigns) of the ONE PART;

Contd.. p/2.

*Soma Batabyal*

17/07/14

9/16461/14

14 JUL 2014

6787 Di. 5000  
M/s. Sri/Smt. Santosh Kumar Mondal Adw  
Address Alipore Judges Court-  
P. S. 0000 Kt. 27  
Vendor. SM



Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 27

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District Sub-Register-II  
Alipore, South 24 Parganas

17 JUL 2014

Arick Batabyal  
Son of Late Somnath Batabyal  
18/3 Dr. A.K. Paul road.  
P.S. Pourhosi  
Kot - 84.  
Dis - 24 Pargana S.



AND

GAURAV KHANNA (HUF) represented by its Karta by SRI GAURAV KHANNA, Son of Sri Sudip Kumar Khanna by religion : Hindu, by Occupation: Business, by Nationality : Indian, residing at 629, D.H.Road, Kolkata - 700034, P.S.Behala at present P.S.Parnasree, District : South 24 Parganas, PAN No. AAGHG4917A, District South 24 Parganas, hereinafter called and referred to as the - "PURCHASER" (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his Successors and legal representatives and assigns) of the "OTHER PART";

W H E R E A S :

- A). BY way of inheritance Gopal Chandra Ghosh Matali, acquired the property and R.S.Record was finally published in the name of Gopal Chandra Ghosh Matali Son of Late Tarak Chandra Ghosh Matali, comprised in Mouza: Gangarampore, P.S.Behala, District :24 - Parganas (South), R.S.Khatian No. 10,Dag No. 57, J.L.No.5, R.S.No. 189, Touzi No.3, Pargana;Magura, within (Old) South Suburban Municipality being holding No. 18/9A,Fakir Para Road, Kolkata-measuring 3 (Three ) Katha 17 (Seventeen) Square feet Bastu land more or less with 8' feet common passage and paid taxes thereof and possessed thereof.
- B). By a Deed of conveyance dated 13.03.1968 made between Gopal Chandra Ghosh Matali, therein referred to as the VENDORS of the ONE PART -AND -DEPALI BALA BATBYAL therein referred to as the "PURCHASER " of the OTHER



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PART which was registered at A.D.S.R.Behala and recorded in Book No.1, Volume No. 26, Pages : 113 to 117, Deed No. 1460, year 1968, The said Gopal Chandra Ghosh Matali transferred, sold ,conveyed measuring (3) Three Katha (17) Seventeen Square feet,more or less with 8' feet common passage facilities comprised in Mouza: Gangarampore, P.S. Behala, District ; 24 Parganas (South), Khatian No. 10, Dag No. 57, within South Suborban Municipality, Holding No. 18/9A,Fakirpara Road, P.S. Behala, Kolkata to Smt.Depali Bala Batabyal and paid taxes thereof and possessed thereof.

- C). By a deed of Bengali Deed of Gift executed on 26.02.2002 and registered on 12.07.2002 made between Smt.Depali Bala Batabyal therein after referred to as the " DONOR " of the ONE PART , - AND - SRI SOMNATH BATABYAL therein referred to as the DONEE of the OTHER PART ; which was registered at DSR Alipore, 24 Parganas (South), and recorded in Book No. I, Volume No. 74, Pages : 168 to 174, being No. 3161 for the year 2002, The said Smt. Depali Bala Batabyal transferred conveyed by Deed of Gift measuring three (3) Katha 17 (Seventeen) Square feet more or less of Bastu land with structure comprised in Mouza: Gangarampore, P.S.Behala, District 24 Parganas (South), Khatian No. 10, Dag No.57, J.L.



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No. 5, within the Kolkata Municipal corporation (Old South Suburban Municipality) being Premises No. 24, Fakirpara Road, P.S.Behala, Kolkata- 700034, Ward No.128, with 8'feet common passage for ingress and egress to Somnath Batabyal and the said Somnath Batabyal accepted the said Deed of Gift and possessed thereof and paid taxes thereof.

- D). By Bengali Deed of Gift executed on 20.12.2002 and registered on 23.05.2003 made between Somnath Batabyal therein referred to as the DONOR of the ONE PART - AND - Smt. Soma Batabyal therein referred to as the DONEE of the OTHER PART; which was registered at A.D.S.R. at Behala and recorded in Book No. I, Volume No. 73, Pages : 89 to 94, being No.3213, for the year 2003. The said Somnath Batabyal executed a deed of Gift in favour of Soma Batabyal measuring more or less 3 (Three) Katha 17 (Seventeen) Sq.feet more or less of Bastu land with 8' feet Wide Common passage comprised in Mouza: Gangarampore P.S.Behala, (at present Parnasree) District 24 Parganas (South) Khatian No. 10, Dag No. 57, within the Kolkata Municipal Corporation being Premises No. 24, Fakir para Road, P.S.Parnasree ( Old Behala )Kolkata -700034 (old S.S.Unit ) Ward No. 128, Assessee No.411280900222 and the said Soma Batabyal accepted the said Deed of Gift and possessed the same and mutated her names

Sub-Rodriguez

100-443889-1000

NY 100-81769

U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

24. 8. 1984

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District Sub-Register-II

Ampore, South 24 Parganas

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10/17/2014

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before the competent authority and paid taxes thereof.

- E). IN the above way the said Soma Batabyal acquired the schedule property and mutated her name before the competent authority being premises No. 24, Fakir Para Road, P.S. Parnasree ( Old Behala ) Kolkata - 700 034, mailing address 18/9, Dr. A.K. Paul Road, P.S. Parnasree ( Old Behala ) Kolkata - 700034, being Assesee No. 411280900222 and possessed thereof.
- F). THAT one Title Suit was filed before the Learned 2nd Civil Judge (Sr.Div) at Alipore being No.106/2002, Ejectment Case No. 678/2013 between -Sampa Chatterjee and ors. -VS.- Soma Batabyal and the Learned Court was pleased to pass an order dated 08.05.2013." The suit be and the same is dismissed for default."
- G). THAT the VENDOR agreed to sell and the purchaser agreed to purchase of Bastu land measuring 3 (Three) Katha 17 (Seventee) Sq.feet more or less Bastu land situated at Mouza; Gangarampore, P.S. Parnasree (Old Behala ), District; South 24 Parganas, R.S. Khatian No. 10, Dag No. 57, Premises No. 24, Fakir Para Road, Mailing address 18/9 Dr. A.K. Paul Road, P.S. Parnasree (Old Behala ) Kolkata -700 034.

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Alipore, South 24 Parganas

11-2-14

ORDER OF THE COURT IN CASE NO. 11-2-14

In the above case, the court has found that the defendant has committed the offence of cheating and has been sentenced to imprisonment for a term of six months with fine of Rs. 1000/- and costs of Rs. 500/-.

The court has also ordered that the defendant shall be liable to pay the costs of the proceedings to the plaintiff.



*[Handwritten signature]*

Witness my hand and seal this 17th day of July 2014 at Alipore, South 24 Parganas.

District Sub-Registrar-II  
Alipore, South 24 Parganas

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H). THAT the said Vendor being in need money has decided to sell and transfer his right, title, interest and possession in the said property at or for the consideration of a sum of Rs.19,00,000.00 (Rupees: Nineteen Lacs ) only free from all encumbrances charges, claims and demands and liabilities but subject to the payment of annual revenue to the Government of West Bengal and according to the true tenure and nature thereof.

NOW THIS PRESENTS WITNESSED that in consideration of the said sum of Rs.19,00,000.00 (Rupees: Nineteen Lacs ) only to the VENDOR paid by the said Purchaser at or before the execution of these presents (The receipt whereof the said Vendor admit and acknowledge and of and from the same and every part thereof hereby acquit release and discharge for ever the said Purchaser and the said property, they are the said Vendor doth hereby indefeasible, grant, convey, transfer, sell, assign, assure charges, demands, claims, and liabilities and attachments the said property being ALL THAT piece and parcel of Bastu land comprised in Mouza: Gangarampur, J.L.No. 5, R.S.Khatian No.10, Dag No. 57, measuring about 3 (Katha ) 17 Sware feet of Bastu land within the ( Old S.S.Unit ) Ward No. 128, Assessee No.- 411280900222 in the jurisdiction of District Sub-Registration office at Behala, and District Registration office at Bhawani Bhawan, District ; South 24 Parganas, more fully described in the schedule hereunder written and hereinbefore and herein - after called the said property TOGETHER WITH all the legal incidents thereof ; AND ALSO TOGETHER WITH all areas Paths Courses, walls and other things standing thereon or on part



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of the said Land and property, AND TOGETHER WITH ALL right, claims and demands of the said VENDOR therein AND TOGETHER WITH the reversion or reversions, rents, issues and profits and all other benefits enjoyment possession use and inheritance thereof absolutely and for ever and according to the true tenure and nature thereof and subject to the payment of the proportionate annual land revenue payable to the State of West Bengal to have and to Hold the said property hereby sold, granted, transferred, conveyed assigned assured, intended or expressed so to be with all rights, members, absolutely for ever free from all encumbrances, charges, claims, demands, liabilities and attachments whatsoever and as an estate of inheritance subject to the payment of annual land revenue as aforesaid and according to the true tenure and nature thereof.

THE SAID VENDOR DOETH HEREBY COVENANT WITH THE SAID PURCHASER  
as follows :-

1. THAT the VENDOR have got full right and power to grant Convey and transfer the said property hereby said and expressed or intended so to be unto and to the use of the said Purchaser in the manner aforesaid.
2. THAT the Purchaser shall and may at all times hereinafter peaceably and quitely hold, possess and enjoy the said property hereby sole together with all usufructs and produce thereof and standing trees and



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products whatsoever in any manner he will like without any lawful objection, eviction, interruption, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully or equityably claiming through under or in trust of the said vendors.

3. THAT the said Vendor shall at the request of the purchaser make do and execute or cause to be done and executed all such acts deeds and things for further and more perfectly assuring the right, title and interest of the purchaser to the said property hereby transferred.
4. THAT the said Purchaser shall always remain in possession of the said property hereby sold as absolute owner thereof and shall have power to enjoy, possess sell transfer, mortgage or otherwise encumber or alienate the same according to its choice and discretion.
5. THAT the purchaser will be entitled to get its name mutated in the land revenue office of the Government of West Bengal and all relevant offices and places having jurisdiction over the said property and shall pay all annual rent for the said property.
6. THAT the Purchaser shall be always entitled to exercise all acts of Ownership over the said property



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Alipore, South 24 Parganas

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and also do all other lawful acts, deeds, and things which may be necessary or convenient for proper and better enjoyment of the said yield from the said property hereby sold.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land comprised approximate an area of 3 (Three ) Cottahs 17 (Seventeen) Square feet more or less 8' feet wide common passage comprised in Mouza; Gangarampore, P.S.Behala at present Parnasree P.S. District 24 Parganas (South), R.S.Khatian No. 10, Dag No. 57, J.L.No. 5, R.S.No. 189, Touzi No.3, Pargana; Magura, within Old (South Suburban area being Holding No. 18/9A, Fakir Para Road) P.S. Behala at present the Kolkata Municipal Corporation being Premises No. 24, Fakir Para Road, P.S.Parnasree ( Old Behala ) Kolkata- 700-034, mailing address : 18/9, Dr.A.K.Paul Road, P.S.Parnasree Kolkata - 700034, Assessee No. 411280900222, within Ward No.128, in West Bengal and A.D.S.R. Office at Behala, District Sub-Registration office No. II at Alipore, District 24 Parganas, which is morefully and particularly described in the annexed Plan hereto and Mark Colour "R E D" surrounded by RED border and this Plan is the part of the Original Deed ;

ON THE NORTH ;	COMMON DRAIN ,
ON THE SOUTH ;	8' feet Wide Common passage ;
ON THE EAST ;	Malati Mala Das's house ;
ON THE WEST ;	Nanda Lal Ghosh's land.



District Sub-Register-II  
Alipore, South 24 Parganas

17 JUL 2014





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District Sub-Register-II  
Alipore, South 24 Parganas

17 JUL 2014



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MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER the within mentioned sum of Rs.19,00,000/- (Rupees; Nineteen Lacs )only as per Memo below ; -

MEMO

- 1). Bank Draft No. 009304 dated 14.07.2014  
of HDFC Bank, Rashbehari Avenue Branch  
Kolkata -700 029 of Rupees: 17,00,000.00
- 2). Bank Draft No.000565 dated 15.07.2014  
of HDFC BANK Behala Branch, Kolkata-34  
of Rupees: - 2,00,000.00

(Rupees; Nineteen Lacs) only.

TOTAL RS. 19,00,000.00

Soma Batabyal  
VENDOR.

WITNESSES : -

- 1). Anick Batabyal.  
18/9, Dr. A.K. Paul road.  
KOL- 34.
- 2). সিদ্ধান্ত বট্টাচার্য  
২৬/৭ নং: ১১ (৪) ওয়া (৪) নং  
২০১২০১০১ - ৩৪
- 3) Shanta Dutta,  
98 Becharam Chatterjee Rd  
P.S - Panabree  
Kolkata - 34
4. Sarajit Dutta  
98, B.C. Road, Kol-34

Office  
Endo  
(Serial  
On 17



*[Handwritten signature]*

District Sub-Register-II  
Alipore, South 24 Parganas

17 JUL 2014



**Government Of West Bengal**  
**Office Of the D.S.R. -I I SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07789 of 2014**  
**(Serial No. 08052 of 2014 and Query No. 1602L000016464 of 2014)**

**On 17/07/2014**

**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. 32628.00/-, on 17/07/2014

( Under Article : A(1) = 32582/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 17/07/2014 )

**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.-29,62,430/-

Certified that the required stamp duty of this document is Rs.- 177766 /- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 45000/- is paid , by the draft number 989521, Draft Date 14/07/2014, Bank : State Bank of India, BEHALA, received on 17/07/2014
2. Rs. 37800/- is paid , by the draft number 989513, Draft Date 14/07/2014, Bank : State Bank of India, BEHALA, received on 17/07/2014
3. Rs. 45000/- is paid , by the draft number 989551, Draft Date 15/07/2014, Bank : State Bank of India, BEHALA, received on 17/07/2014
4. Rs. 45000/- is paid , by the draft number 989564, Draft Date 15/07/2014, Bank : State Bank of India, BEHALA, received on 17/07/2014

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

Presented for registration at 13.56 hrs on :17/07/2014, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Soma Batabyal ,Executant.

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

Execution is admitted on 17/07/2014 by

1. Soma Batabyal, wife of Lt. Somnath Batabyal -18/9, Dr. A K Paul Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India. Pm:-780034 By Caste Hindu, By Profession : House wife



( Malay Chakraborty )  
**DISTRICT SUB-REGISTRAR-II**  
**EndorsementPage 1 of 2**



**Government Of West Bengal**  
**Office Of the D.S.R. -I I SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07789 of 2014**  
**(Serial No. 08052 of 2014 and Query No. 1602L000016464 of 2014)**

2. Gaurav Khanna

Karta, Gaurav Khanna ( H U F ), 629, D H Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034.  
, By Profession : Business

Identified By Avick Batabyal, son of Lt. Somnath Batabyal, 18/9, Dr. A K Paul Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste: Hindu, By Profession: Others.

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II





( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II




**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 08052 / 2014**

Signature of the Presentant

Signature of the Presentant	Photo	Finger Print	Signature with date
Soma Batabyal 18/9, Dr. A K Paul Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	 17/07/2014	 LTI 17/07/2014	<i>Soma Batabyal</i> 17.7.14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Soma Batabyal Address -18/9, Dr. A K Paul Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 17/07/2014	 LTI 17/07/2014	<i>Soma Batabyal</i> 17.7.14
2	Gaurav Khanna Address -629, D H Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 17/07/2014	 LTI 17/07/2014	<i>Gaurav Khanna</i>

**Name of Identifier of above Person(s)**

Avick Batabyal  
18/9, Dr. A K Paul Road, Thana:-Behala,  
District:-South 24-Parganas, WEST BENGAL, India, Pin  
:-700034

**Signature of Identifier with Date**

*Avick Batabyal.*  
17.7.2014.



of Registration under section 60 and Rule 69.

Registered in Book - I  
Volume number 11  
Page from 203 to 220  
Being No 07789 for the year 2014.

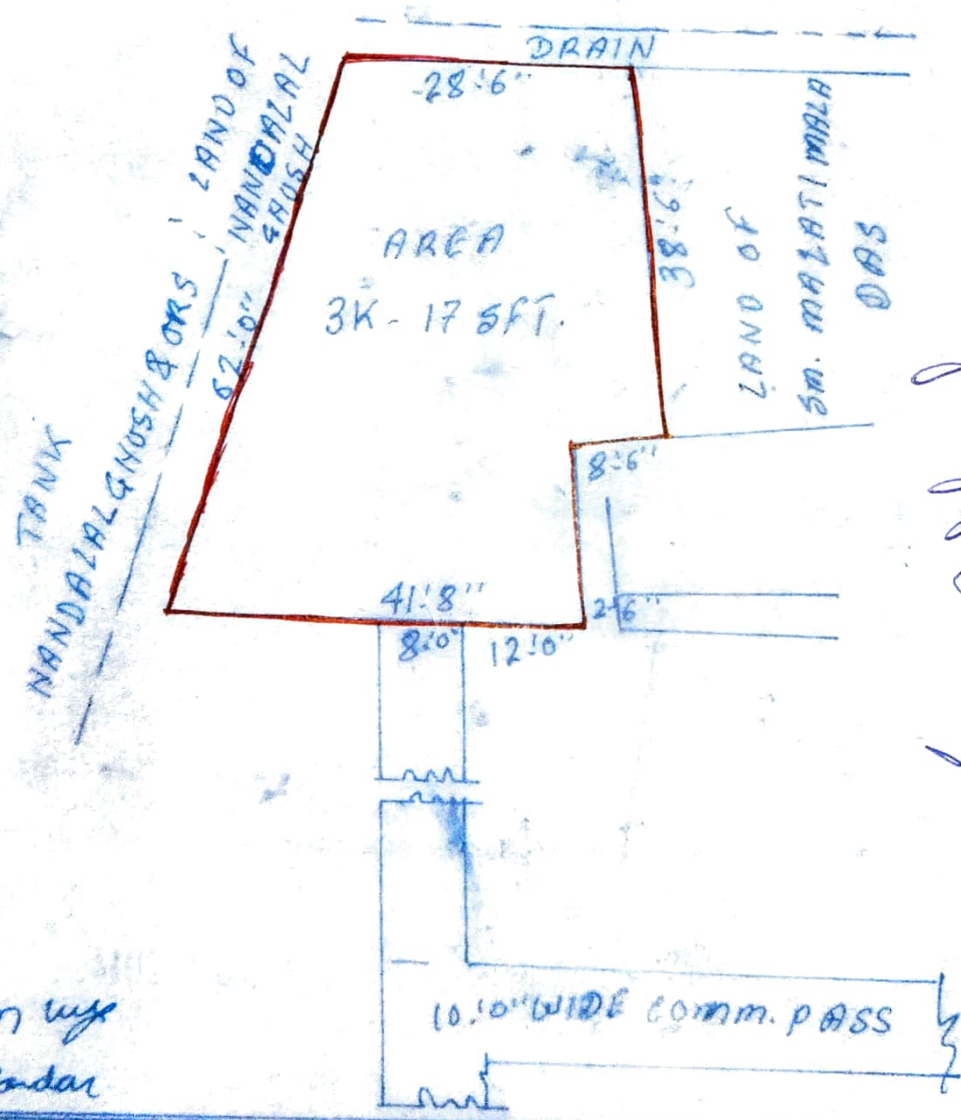


(Malay Chakraborty) 18 July-2014  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. -II SOUTH 24-PARGANAS  
West Bengal

# SALE DEED PLAN

DISTRICT - 24 PGS (S) P.S. PARNASHREE (OLD BEHALA)  
 KOLKATA: 700034, WARD NO: 128, MOUZA - GANGARAM-  
 PUR, J.L. NO: 5, R.S. NO: 189, TOUZI NO: 3, KHATAN  
 NO: 10, DAG NO: 57, WITHIN K.M.C. PREMISES  
 NO: 24, FAKIR PARA ROAD, MAILING ADDRESS  
 18/9, DR. A.K. PAUL ROAD, P.S. PARNASHREE  
 (OLD BEHALA) KOLKATA: 700034, MEASURING  
 3 KHATA - 17 SQ. FT. MORE OR LESS.  
 VENDOR: SOMA BATASYAL  
 PURCHASER: GOURAV KHANNA (HUF)

N  
S



Soma Batasyal  
 Gourav Khanna...

Gourav Khanna  
 C.S. Sarda





*[Handwritten signature]*







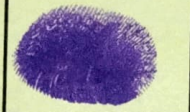




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Alipore, South 24 Parganas

17 JUL 2014

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					




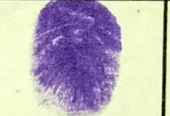
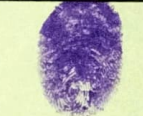

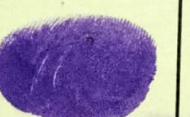

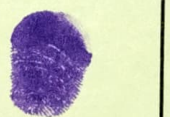


Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..... SOMA BATAYAL

Signature ..... Soma Batayal

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..... GAURAV KHANNA (HUF)

Signature ..... Gaurav Khanna

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....





*[Handwritten signature]*

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