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पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The Signature Sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document

District Sub-Registrar-III
North 24-Parganas, Barasat

27 MAY 2014

DEED OF CONVEYANCE

for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalia,

Roopchand Anchalia

THIS INDENTURE is made on this the 25th day of May,
2014 (Two thousand fourteen) A.D.

BETWEEN

SMT. JIWANI DEVI ANCHALIA, wife of Late Manick Chand Anchalia, by nationality Indian, by faith Jain, by occupation Landholder, resident of 369, Vivek Vihar Colony, New Sanganer Road, Sodala, Jaipur-19, Rajasthan, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to or inconsistent with the subject or context be deemed to

2128

ক্রমিক নং _____
সন 2014
তারিখ 22/04/2014

ক্রেতার নাম _____
সাকিন _____
স্ট্যাম্প মূল্য _____
স্ট্যাম্প ভেতর _____

Swarnjit Kar Advocate

Barasat court

5000/- Five thousand only

হাবড়া, এ, ডি, এস, আর, অফিস

জেলা - উত্তর ২৪ পরগণা

টি, ডি, নং _____

ক্রয়ের তারিখ _____

মোট মূল্য _____

ট্রেজারী অফিস বারাসাত

উত্তর ২৪ পরগণা

স্ট্যাম্প ভেতর - অরুণ বিহার

10 APR 2014

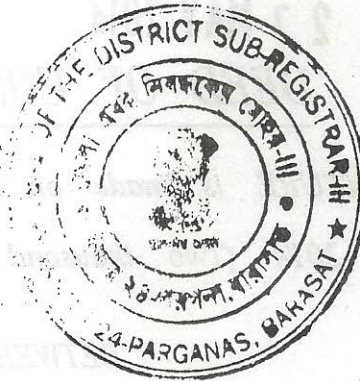
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Roopchand Anchari

for & as the
Constituted attorney
of Smt. Jihani
Devi Anchari

vet9-991

Roopchand Anchari



District Sub-Registrar-III
North 24 Parganas, Barasat

26 MAY 2014

Swarnjit Kar

810 - Lt. Ashutosh Kar

P.K. Bose Sarani

10 - Hridaypur

Kol - 127

Advocate

for & as the
constituted attorney
of Smt. Jiwan Devi
Anchalia,

Roopchand Anchalia

mean and include **her** heirs, executors, administrators, legal representatives and assigns) of the ONE PART. represented by her son the constituted Attorney **SRI ROOP CHAND ANCHALIA**, son of Late Manick Chand Anchalia, resident of 369, Vivek Vihar Colony, New Sanganer Road, Sodala, Jaipur-19, Rajasthan, at present residing at No. 20, Pathuriaghata Street, P.S. Jorabagan, Kolkata-700006, vide General Power of Attorney dated 13th day of April, 2010 registered in Book-IV, volume No. 8, pages 158, Serial No. 2010399000041 & another book No. IV, volume No. 16, pages 397 to 405, Deed No. 2010399001442, in the office of the Sub-Registrar, SANGANER-II, Jaipur, Rajasthan.

AND

RAM AVTAR AGARWAL, PAN-ADBPB5724A, son of Late Kashi Prasad Agarwal, residing at AA-43, Saltlake City, P.S. Bidhannagar North, Kolkata-700064, by nationality Indian, by faith Hindu, by occupation Business, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to or inconsistent with the subject or context be deemed to mean and include **his** heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by a duly executed and Registered Deed of kobala in Bengali nature dated 14th December, 1963 corresponding to 27th Agrahayan 1370 B.S. Registered in Book No. 1, volume No. 141, pages 89 to 94, as Being No. 13824 for the year 1963



District Sub-Registrar-III
North 24 Parganas, Barasat

27 MAY 2011

for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalia,

Roopchand Anwar

in the office of the Sub-Registrar Barasat, Jiwani Devi Anchalia the vendor hereto purchased all that piece and parcel of land measuring 18 satak at R.S. Dag No. 1068 and 17 satak at R.S. Dag No. 1068/1679 in total 35 satak both under previous R.S. Khatian No. 233/1, Hal Khatian No. 696 at **Mouza Paschim Ichapur**, J.L. No. 29, P.S. Barasat in the then District 24 Parganas from Babur Ali Mondal, Tafur Ali Mondal, Jiyar Ali Mondal, Deljan Bibi and Abejan Bibi for the consideration mentioned therein.

AND WHEREAS by the purchase in the manner aforesaid the vendor became the absolute owner of the land admeasuring 18 satak at R.S. Dag No. 1068 and 17 satak at R.S. Dag No. 1068/1679 in total 35 satak at **Mouza Paschim Ichapur**, J.L. No. 29, P.S. Barasat in the then District 24 Parganas now within the limit of the District of North 24 Parganas.

AND WHEREAS the vendor duly got her name mutated in the L.R. Settlement records in the office of the B.L. & L.R.O. Barasat in respect of the aforesaid land area purchased by her and the same is comprised in L.R. Dag No. 1154 under L.R. Khatian No. 682, J.L. No. 29 at **Mouza Paschim Ichapur**, J.L. No. 29, P.S. Barasat in the then District 24 Parganas now as North 24 Parganas situated lying at and being the Holding No. 1532 Shastriji Road within the limit of Ward No. now 07 of the Barasat Municipality.



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for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalika,

Roopchand Anchalika

AND WHEREAS the aforesaid property is free from all encumbrances claims and demand whatsoever and is not subject to Trust property or settlement or any kind of alienation.

AND WHEREAS under such circumstances the vendor has agreed to sell the property measuring 05 cottahs 01 chittack 11 sq.ft. or 8.393 satak more or less in R.S. Dag No. 1068 & 02 cottahs 01 chittack 32 sq.ft. or 3.4825 satak more or less in R.S. Dag No. 1068/1679, total 07 cottahs 02 chittacks 43 sq.ft. or 11.8755 satak more or less in scheme Plot No. A morefully described in the schedule hereunder written at and for the total consideration of Rs. 35,00,000.00 (Rupees thirty five lacs) only and the purchaser have agreed to purchase the same at the declared price of the vendor.

NOW THIS INDENTURE WITNESS AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of the said sum of Rs. 35,00,000.00 (Rupees thirty five lacs) only paid by the purchaser to the vendor on or before execution of these presents (the receipt whereof the vendor doth hereby acquit as well as by the receipt hereunder written admits and acknowledges of and from the payment of the and every part thereof and for ever discharge the purchaser as well the said property) and the vendor doth hereby grant convey transfer assign and assure unto the purchaser all that the danga land measuring 07 cottahs 02 chittacks 43 sq.ft. or 11.8755 satak



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North 24 Parganas, Barasat

27 MAY 2011

for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalika,

Rosbehand Aushah

more or less in scheme **Plot No. A** morefully described in the **schedule** hereunder written at **Mouza-Paschim Ichapur**, J.L. No. 29, P.S. Barasat in the District of North 24 Parganas, shown and delineated in the Map or Plan annexed hereto and border red therein with the rights of paths and passages described and distinguished and all the estate rights title and interest claim and demand whatsoever of the vendor and her predecessors in title of into upon the said property **TO HAVE AND TO HOLD** the same fully and particularly described in the schedule hereunder written hereby granted, sold, transferred and conveyed and expressed so to be unto and to the use of the purchaser absolutely and for ever and the vendor doth hereby covenants with the purchaser **THAT NOTWITHSTANDING** any act deed or things by the vendor made done committed or knowingly suffered to the contrary the vendor is now lawfully, right fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted transferred conveyed or expressed so to be and every part thereof for prefect and indefeasible estate of inheritance with out any manner of encumbrances, charges, condition user of Trust or any other thing to alter defeat encumber and make void **AND THAT NOTWITHSTANDING** any such act, deed, or thing whatsoever as aforesaid the vendor now hath in herself good right full power and absolute authority to grant convey assign and assure the said property described in the



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of Smt. Jiwani Devi
Anchalia,

Roopchand Anchalia

schedule hereunder written hereby granted, conveyed and transferred in vacant condition unto and to the use of the purchaser in the manner aforesaid and the purchaser shall and may at all times hereafter quietly hold possess and enjoy the said property with full right to transfer the proeprty by sale, gift, mortgage, lease or any kind of alienation whatsoever and receive the rent, issue and profits without any lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully and equitably claiming through or under of in Trust for the vendor AND THAT free and clear freely and clearly and absolutely exonerated discharged saved harmless and indemnified against all estate and encumbrances created by the vendor or any person having lawfully equitably claiming any estate or interest through her in the said proeprty or any part thereof and the vendor shall and will at all times hereafter at the request and cost of the purchaser make to execute all such acts, deeds and things whatsoever for further and more fully perfectly assuring the said property unto and to the use of the purchaser absolutely for ever in the manner aforesaid and the vendor makes over khas possession in fully vacant condition of the property hereby sold, transferred and conveyed. The map or plan annexed shall be a part of this indenture.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of DANGA land admeasuring 05



District Sub-Registrar-III
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27 MAY 2011

for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalia,

Roopchand Anchalia

cottahs 01 chittack 11 sq.ft. or 8.393 satak more or less out of 18 satak in R.S. Dag No. 1068 & 02 cottahs 01 chittack 32 sq.ft. or 3.4825 satak more or less out of 17 satak in R.S. Dag No. 1068/1679, **total 07 cottahs 02 chittacks 43 sq.ft. or 11.8755 satak more or less, both under previous R.S. Khatian No. 233/1, Hal Khatian No. 696 in scheme Plot No. A**

Both the said R.S. Dag No. is corresponding to L.R. Dag No. 1154 under L.R. Khatian No. 682, J.L. No. 29, at **Mouza Paschim Ichapur, P.S. Barasat** in the then District of 24 Parganas (North) within Municipal Ward No. now 07, Holding No. 1532 at Shastriji Road, within the limit of Barasat Municipality, **is the subject matter of this deed of conveyance**, which is shown in the sketch map bordered with RED and it is butted and bounded in the manner follows :-

On the North : Shastrijee Road
On the South : Plot No. B
On the East : Dag No. 1066, 1068/1679
On the West : Dag No. 1068

The annual rent of transferred land is payable to the landlord, the Govt. of West Bengal represented by the collector of District North 24 Parganas in accordance with the West Bengal Land Holding Revenue Act.



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for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalia,

Roopchand Anchalia

The Sketch Map & the fingure prints, photograph of the vendor and purchaser will do form as the part of this deed of conveyance.

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

SIGNED, SEALED AND DELIVERED

in presence of following :—

WITNESSES

1) Suman Sikher.
VILL+PO. Maniktala,
P.S- Ashoknagar.

Roopchand Anchalia
for & as the constituted
attorney of Smt. Jiwani Devi
Anchalia,

Signature of Vendor

2) Sanjay Mondal
Shibhala
Hridaypur
W-1-127

Drafted by :

Swarajit Kar

Advocate

Judges Court, Barasat

North 24 Parganas

Enrolement No. F-996/662/98

Laser Composed by :

Sardar Monoj Narayan



District Sub-Registrar-III
North 24 Parganas, Barasat

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MEMO OF CONSIDERATION

RECEIVED Rs. 35,00,000.00 (Rupees thirty five lacs) only from within named PURCHASER being the consideration money of the land described in the schedule in the following manner.

Date	Name of Bank	Chq. No.	Amount (Rs.)
10-12-2013		by cash	1,00,000.00
14-12-2013		by cash	1,00,000.00
20-12-2013		by cash	1,50,000.00
05-01-2014		by cash	1,50,000.00
12-01-2014		by cash	1,00,000.00
25-01-2014		by cash	1,00,000.00
08-02-2014		by cash	1,00,000.00
15-02-2014		by cash	1,00,000.00
01-03-2014		by cash	1,00,000.00
26-05-2014	Karnataka Bank Ltd.	758387	25,00,000.00

Park Street Branch

Total Rs. 35,00,000.00

(Rupees thirty five lacs) only

WITNESSES

1) Suman Sikder.
Vill+Po- Maniktala.
P.S- Alhoknagar.

Roopchand Anchalia
for & as the constituted
attorney of Smt. Jiwani Devi
Anchalia,

Signature of Vendor

2) Sanjay Moondal
Shib-tala
Hridaypur
1-1-127

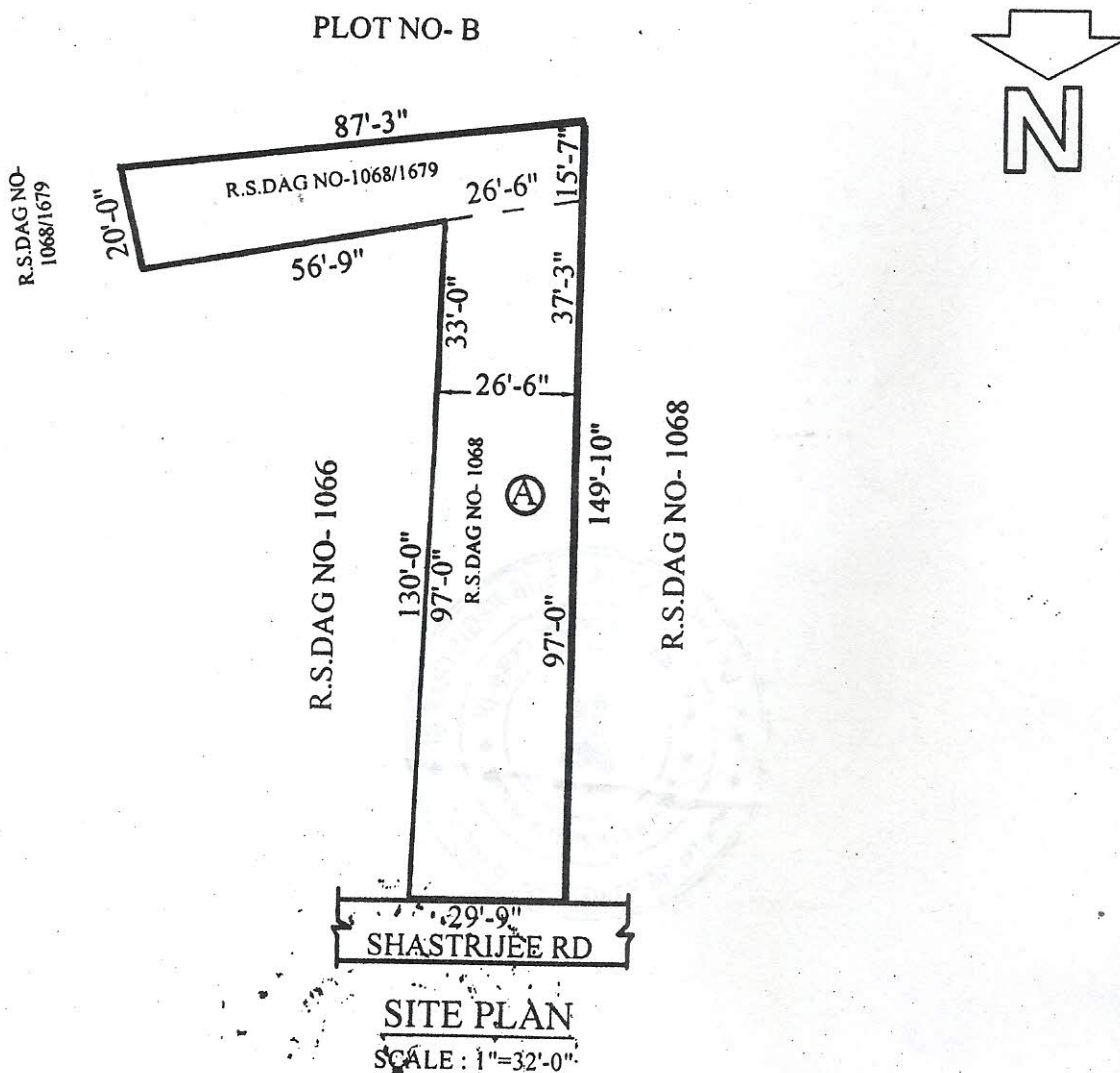


District Sub-Registrar-III
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**SITE PLAN SHOWING LAND AT PLOT NO- A AT MOUZA- PASCHIM
CHAPUR ,J.L.NO-29, R.S.NO-202,R.S.DAG NO-1068,1068 /1679 ,
L.R.DAG NO-1154,R.S.KHATIAN NO-233/1,HAL KHATIAN NO-696
L.R. KHATIAN NO-682,WARD NO-7(NEW) ,HOLDING NO-1532,
SHASTRIJEE ROAD UNDER BARASAT MUNICIPALITY,P.S.-BARASAT
DIST.-NORTH 24 PARGANAS.**

PLOT NO.	DAG NO.	LAND AREA	TOTAL LAND AREA	GRAND TOTAL L. AREA
A	1068	05 K. 01 CH. 11 SFT.(M/L)	07 K. 02 CH. 43 SFT.(M/L)	07 K. 02 CH. 43 SFT.(M/L)
	1068/1679	02 K. 01 CH. 32 SFT.(M/L)		



Roopchand Anchalie

OR & AS THE CONSTITUTED ATTORNEY OF
SMT. JIWANI DEVI ANCHALIA

VENDOR SIGN.

Prabir Majumdar
PRABIR MAJUMDAR
PLANNER, ESTIMATOR
BARASAT MUNICIPALITY
OFFICE NO. 07/05/00/01

DRAWN BY



District Sub-Registrar-III
North 24 Parganas, Barasat

27 MAY 2011

SPECIMEN FORM FOR TEN FINGERPRINTS



2.2.1

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



2.2.2

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

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District Sub-Registrar-III
North 24 Parganas, Barasat

27 MAY 2011



Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03355 of 2014
(Serial No. 03561 of 2014 and Query No. 1525L000007613 of 2014)

On 26/05/2014

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

Presented for registration at 17.40 hrs on :26/05/2014, at the Private residence by Roop Chand Anchalia ,Executant.

Executed by Attorney

Execution by

1. Roop Chand Anchalia, son of Late Manick Chand Anchalia , 20, Pathuriaghata Street, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 By Caste Hindu By Profession: Business,as the constituted attorney of Jiwani Devi Anchalia is admitted by him.

Identified By Swarajit Kar, son of Late Ashutosh Kar, P. K. Bose Sarani, P.O. :-Hridaypur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700127, By Caste: Hindu, By Profession: Advocate.

(Suman Basu)

On 27/05/2014

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, 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. 39558.00/-, on 27/05/2014

(Under Article : A(1) = 39512/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 27/05/2014)

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.-35,92,361/-

Certified that the required stamp duty of this document is Rs.- 251486 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 1500/- is paid , by the draft number 634132, Draft Date 24/05/2014, Bank : State Bank of India, Hridaypur Br., received on 27/05/2014
2. Rs. 49000/- is paid , by the draft number 634133, Draft Date 24/05/2014, Bank : State Bank of India, Hridaypur Br., received on 27/05/2014

(Suman Basu)

Endorsement For Deed No. I - 03355 of 2014
North 24-Parganas, Barasat

27/05/2014 15:40:00



District Sub-Registrar-III
North 24 Parganas, Barasat

27 MAY 2011



Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03355 of 2014
(Serial No. 03561 of 2014 and Query No. 1525L000007613 of 2014)

3. Rs. 49000/- is paid , by the draft number 634134, Draft Date 24/05/2014, Bank : State Bank of India, Hridaypur Br., received on 27/05/2014
4. Rs. 49000/- is paid , by the draft number 634135, Draft Date 24/05/2014, Bank : State Bank of India, Hridaypur Br., received on 27/05/2014
5. Rs. 49000/- is paid , by the draft number 634137, Draft Date 24/05/2014, Bank : State Bank of India, Hridaypur Br., received on 27/05/2014
6. Rs. 49000/- is paid , by the draft number 634136, Draft Date 24/05/2014, Bank : State Bank of India, Hridaypur Br., received on 27/05/2014

(Suman Basu)



27/05/2014 15:40:00

(Suman Basu)
Endorsement Page 2 of 2
North 24 Parganas Registrar-III



District Sub-Registrar-III
North 24 Parganas, Barasat

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3486 to 3500
being No 03355 for the year 2014.




(Suman Basu) 02-June-2014

Office of the D.S.R. - III NORTH 24-PARGANAS
West Bengal