

6

11640/2008

10652/08



20/12/08

पश्चिम बंगाल WEST BENGAL

C 937293



605A



Nilima Banerjee



Ratan Banerjee

18/12/08

DEED OF SALE

L.T. 1. of Sri Pranab Kr. Chatterjee, by the pen of Nilima Banerjee

THIS INDENTURE made on the 18th day of December, Two

Thousand and Eight (2008) BETWEEN (1) SRI PRANAB KUMAR CHATTERJEE,

son of Late Beni Madhab Chatterjee, at present residing at 33, McLeod

Street, P.S.- Park Street, Kolkata-700 017, (2) SM. PRATIMA

CHAKRABORTY, wife of Sri Pranab Kumar Chakraborty, residing at 16,

Bachaspati Para Lane, P.S.- Belghoria, Kolkata-700 076 and (3) SM.

NILIMA BANERJEE, wife of Late Ratan Kumar Banerjee, residing at 15, Tara

9 10/12/08

1045612

11645  
255  
25  
4  
11586

Certified that the Document is submitted to Registration The Stamp is valid and the endorsement is correct and the Assurances are the part of this Document.

Additional Registrar  
of Assam  
19/12/08

711 250  
42 200

123625

/ Ranajit Chatterjee



A116 ✓

Sold to.....	NIL
Address.....	
Value.....	15 DEC 2008
L. S. V. High Court A.F.	

RATAN BANDOPADHYAY (Adv.)  
6. OP.O. ST KOL 1

Suburban Estates (Pvt) Ltd.

/ Ranajit Chatterjee  
Director



A117 ✓

/ Prolima Chakravarti



A118 ✓

/ Nilima Banerjee



A119 ✓

L.T.I. of Sri Pranab Kumar Chatterjee  
by the per of Nil Ratna Bandopadhyay  
Advocate



- Identified by me's  
Nil Ratna Bandopadhyay Advocate.  
High Court, Calcutta.

18/12/08

ADVOCATE

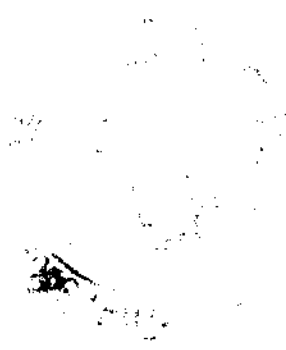
Shankar Avenue, P.S.- Tala, Kolkata-700 037 (hereinafter referred to as the VENDORS), which expression shall, unless excluded by or repugnant to the context, be deemed to include their heirs, executors, administrators and representatives, of the ONE PART.

AND

M/S. SUBURBAN ESTATES (PVT.) LIMITED, a Private Limited Company registered under Indian Companies Act, 1913, and having its registered office at 23D, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Kolkata-700 002, (hereinafter referred to as the 'PURCHASER'), which expression shall also include its successors in interest and assigns, of the OTHER PART, WITNESSES as follows :-

WHEREAS, One Nanibala Debi, deceased, widow of Mohit Mohan Chatterjee, deceased, resident of 23D, Gopal Chandra Chatterjee Road, Kolkata-700 002, was the absolute owner of Premises No. 23/2, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Kolkata-700 002;

AND WHEREAS, upon the death of the said Nanibala Debi, intestate, on 03.03.1969, the said property devolved upon her only son, Beni Madhab Chatterjee, deceased, as the sole heir and legal representative of the said Nanibala Debi, deceased;



*[Handwritten signature]*

ADDITIONAL INFORMATION  
P. 1000000

AND WHEREAS, the said Beni Madhab Chatterjee died intestate in October 1981, leaving behind his widow, Labanyamoyee Debi, only son Pranab Kumar Chatterjee, and four daughters-- Purnima Ganguli, Anima Chakraborti, Pratima Chakraborty and Nilima Banerjee-- as his heirs and legal representatives;

AND WHEREAS, upon the death of Labanyamoyee Debi, intestate, on 21.12.1995, her  $1/6^{\text{th}}$  share in the said property devolved upon her son, Pranab Kumar Chatterjee, and four daughters - Purnima Ganguli, Anima Chakraborti, Pratima Chakraborty and Nilima Banerjee - in equal share and accordingly each of the said five heirs/legal representatives of the said Labanyamoyee Debi became owner of undivided  $1/5^{\text{th}}$  share of the said property;

AND WHEREAS, upon being approached by the PURCHASER Company, the VENDORS abovenamed had agreed to Transfer, assign, assure and confirm unto and the Purchaser and/or their assigns their undivided  $3/5^{\text{th}}$  share in the property for a consideration of Rs 6 lakhs (Rupees six lakhs only);

AND WHEREAS, the PURCHASER Company has been in peaceful possession and enjoyment of the said property ever since 1961 with the



*[Handwritten signature]*

Admission Register of Students - II

1950-51

full knowledge and consent of Nariibala Debi, deceased, and Beni Madhab Chatterjee, deceased, being the erstwhile owners of the property and predecessors-in-interest of the VENDORS abovenamed, and the same is also mutated in Kolkata Municipal Corporation records in the name of the PURCHASER Company, alongwith the adjoining premises being 23, 23/1, 23/3 and 23A, Gopal Chandra Chatterjee Road, Kolkata-700 002, all belonging to the PURCHASER Company, who has been paying all taxes and outgoings due and payable in respect of the same, and the VENDORS had and have no right, title, interest or claim whatsoever in respect of the said premises;

NOW THIS DEED WITNESSES AS FOLLOWS :-

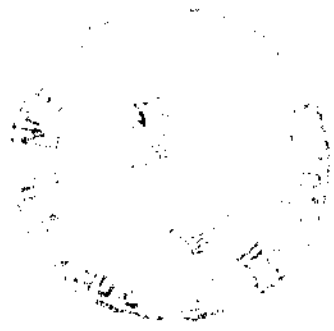
In consideration of the sum of Rs. 6,00,000/- (Rupees six lakhs only) paid by the PURCHASER to the VENDORS (the receipt whereof the VENDORS hereby acknowledge), the VENDORS hereby grant, convey, transfer, assign and assure to and unto the PURCHASER abovenamed and/or their assigns, the undivided 3/5<sup>th</sup> share of the VENDORS by way of sale of the said property being freehold land, measuring 2 Cothas 9 Chittaks (being about 1.5498 cottahs) more or less, alongwith undivided three-fifth share of dilapidated pucca (residential) structure measuring



  
Additional Name of Author   
ANALISA



about 100 Sq. Ft. (being about 60 Sq. Ft.), together with the right, title and interest of the VENDORS in the common passage(s) to the South and West thereof, more fully described in the Schedule given hereunder and all other easement and other rights appurtenant thereto: TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple unto the PURCHASER free from encumbrances absolutely and forever; AND the VENDORS hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done by the VENDORS (or any of her predecessors in title), including any earlier settlement by and between the parties, they, the VENDORS have good right, full power and absolute authority to grant, convey and transfer the said land, hereditaments and premises unto the PURCHASER in manner aforesaid; And that the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDORS or any persons having or lawfully claiming from under or in trust for the VENDORS (or any of their predecessors in title) or any person or persons having or lawfully claiming as aforesaid; And further that they, the VENDORS, and all persons having or lawfully claiming any estate or interest in the said land, hereditaments and premises or any part thereof



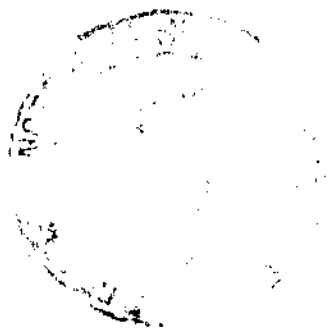
ADDITIONAL INFORMATION

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from, under or in trust for the VENDORS (or from or under any of their 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 and things whatsoever for further and more perfectly assuring the said land, hereditaments and premises and every part thereof unto the PURCHASER as may be reasonably required.

## S C H E D U L E

ALL THAT undivided three-fifth ( $3/5^{\text{th}}$ ) share of the freehold land, hereditaments, tenements and premises comprising by estimation an area of 2 Cottahs 9 Chittaks, (being about 1.5498 cottahs) be the same, a little more or less, together with undivided three-fifth share of <sup>one started</sup> 70 years<sup>6</sup> dilapidated pucca (residential) structure measuring about 100 Sq. Ft. (being about 60 Sq. Ft.) having tiled roof, situate, lying at and being Municipal premises No. 23/2, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Sub-Registration Office Cossipore Dum dum, within the limits of Kolkata Municipal Corporation and comprised in Division-I, Sub-



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Division-II, Holding No.15, Ward No.1 of Alipore Collectorate, Touzi No.1298/2833, in Mouza Cossipore Chashadhopapara, Dihi-Panchanna Gram, butted and bounded as follows :-

ON THE NORTH BY : Premises No. 46, Barrackpore Trunk Road;

ON THE EAST BY : Premises No. 23A, Gopal Chandra Chatterjee Road, belonging to the PURCHASER Company;

ON THE WEST BY : Common passage followed by vacant land belonging to the PURCHASER Company being premises No. 23/1, Gopal Chandra Chatterjee Road;

ON THE SOUTH BY : Common passage followed by vacant land belonging to the PURCHASER Company, being premises No. 23/3, Gopal Chandra Chatterjee Road;



Admission Fee, ...  
...

IN WITNESS WHEREOF, the said VENDORS and PURCHASER have hereunto set and subscribed their respective hands and seals on the date, month and year hereinabove written.

WITNESSES

1. Binay Kumar Ghosh  
33, McLeod Street  
Kolkata - 700017

2. Md. Noor Alam  
33, McLeod Street  
Kolkata - 700017

L.T.I of Sri Pranab Kr. Chatterjee  
by the pen of Nilima Banerjee  
Advocate

Pratima Chakravarti

Nilima Banerjee

(VENDORS)

Suburban Estates Pvt. Ltd.

Ranajit Chatterjee  
Director

(PURCHASER)



*[Handwritten signature]*

Additional Register of Assurances-III  
1900-1901



MEMO OF CONSIDERATION

RECEIVED from within named PURCHASER the sum of Rs.6,00,000/- (Rupees Six Lakhs) only being full and final payments towards the consideration money within mentioned as per memo below:-

BY CHEQUE NO. 128393, DRAWN ON UCO BANK, CIRCUS AVENUE BRANCH, Rs.2,00,000/-

BY CHEQUE NO. 128394, DRAWN ON UCO BANK, CIRCUS AVENUE BRANCH, Rs.2,00,000/-

BY CHEQUE NO. 128395, DRAWN ON UCO BANK, CIRCUS AVENUE BRANCH, Rs.2,00,000/-

Total

Rs.6,00,000/-

WITNESSES

1. Binay Kumar Ghosh  
33, McLeod Street  
Kolkata-700017.

L. T. I. of Sri Pranab Kr. Chatterjee.  
by the pen of Nilratan Bandopadhyay  
Advocate.

2. Md. Noor Alam  
33, McLeod Street  
Kolkata-700017.

Pratima Chakravarti  
Nilima Banerjee

(VENDORS)

✓ Read over and explain by me  
in Bengali. and.

Drafted by

Nilratan Bandopadhyay

Nilratan Bandopadhyay  
Advocate.

6, Old Post Office Street.  
1<sup>st</sup> Floor, Room No. 35,  
Kolkata-700 001.



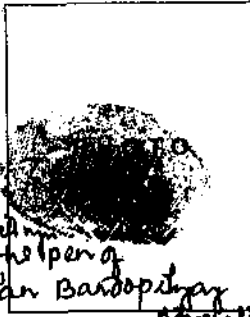
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ADDITIONAL INFORMATION

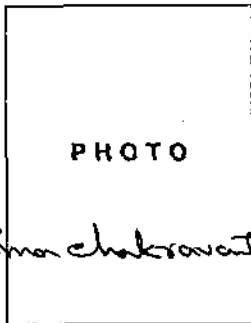
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**SPECIMEN FORM FOR TEN FINGERPRINTS**

L.T.1 of  
Sri. A.K. Chakravarti  
by the pen of  
Kalyan Baradipaty  
Adroli.

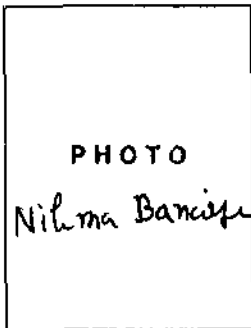


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



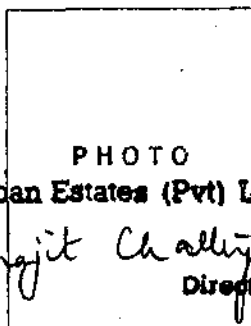
*Ratna Chakravarti*

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



*Nilma Banerjee*

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



**Suburban Estates (Pvt) Ltd.**

*Ranjit Chatterji*  
Director

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

**Government Of West Bengal**  
**Office of the A. R. A. - II KOLKATA**  
**5 & 6, Govt Place ( North) , KOLKATA**  
Endorsement For deed Number :I-10652 of :2008  
(Serial No. 1164C, 2008)

On 18/12/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 18:05 hrs on :18/12/2008, at the Private residence by Ranajit Chatterjee, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 18/12/2008 by

1. Sri Pranab Kumar Chatterjee, son of Late Beni Madhab Chatterjee ,33, Mcleod St. Kolkata - 17 ,Thana Park Street., By caste Hindu, by Profession :Others
2. Sm. Pratima Chakraborty, wife of Sri Pranab Kumar Chakraborty ,16, Bachaspati Para Lane Kolkata - 76 ,Thana Belgharia, By caste Hindu, by Profession :Others
3. Sm. Nilima Banerjee, wife of Late Ratan Kumar Banerjee ,15, Tara Sankar Avenue Kolkata - 37 ,Thana Tala, By caste Hindu, by Profession :Others
4. Ranajit Chatterjee, Director, M/s. Suburban Estates Pvt. Ltd., 23 D, Gopal Chandra Chatterjee, P. S- Cossipore, Kolkata - 700002, profession :Others

Identified By Nilratan Bandopadhyay, son of ... High Court. Cal Kolkata Thana: ..., by caste Hindu, By Profession :Advocate.

Name of the Registering officer :Ajoy Kr Pradhan  
Designation :A. R. A. - II KOLKATA

On 19/12/2008

Certificate of Admissibility(Rule 43)

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

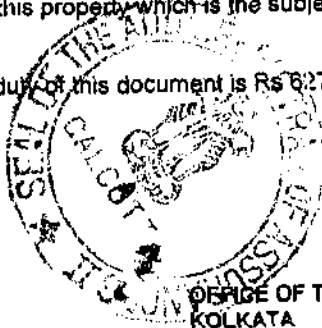
Payment of Fees:

Fee Paid in rupees under article : A(1) = 11495/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on:19/12/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1045617/-

Certified that the required stamp duty of this document is Rs 62737 /- and the Stamp duty paid as: Impressive Rs- 100



[Ajoy Kr Pradhan]  
A. R. A. - II KOLKATA  
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF  
KOLKATA  
Govt. of West Bengal

**Government Of West Bengal**  
**Office of the A. R. A. - II KOLKATA**  
**5 & 6, Govt Place ( North) , KOLKATA**  
**Endorsement For deed Number :I-10652 of :2008**  
**(Serial No. 11943, 2008)**

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**Deficit stamp duty**

Deficit stamp duty 1.Rs 32640/- is paid, by the draft number 111685, Draft Date 17/12/2008 Bank Name State Bank Of India, KOLKATA, received on :19/12/2008. 2.Rs 30000/- is paid, by the draft number 111686, Draft Date 17/12/2008 Bank Name State Bank Of India, KOLKATA, received on :19/12/2008.

Name of the Registering officer :Ajoy Kr Pradhan  
Designation :A. R. A. - II KOLKATA



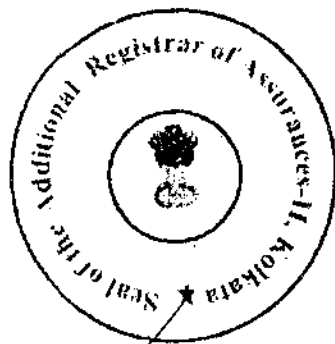
[Ajoy Kr Pradhan]  
A. R. A. - II KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF  
KOLKATA

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 76  
Page from 2418 to 2431  
being No 10652 for the year 2008.



(Ajoy Kr Pradhan) 22-December-2008  
A. R. A. - II KOLKATA  
Office of the A. R. A. - II KOLKATA  
West Bengal