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19-12-05

nr 29 27000 04BB 249884

28/12/05 1,15,100



land 1/3 share

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

5k - 6ch - 10sft
1k - 14ch - 0sft
7k - 4ch - 10sft

19536
Subsequently recorded by
... vide Receipt No.

THIS INDENTURE made this 19th day of December 2005
BETWEEN SM. SANCHITA DAS wife of Jatin Das and also daughter
of Bimal Kumar Dutta, deceased, Hindu house-wife, residing
at No.133/1C, Ramdulal Sarkar Street, P.S. Burtala, Kolkata

Handwritten notes and signatures on the left side of the document.

1150
12650

S.S.I. Shousmita Das
Cheque No. 076144, 279085
3-1-06 91.06
1775207 + 100

8 1776rs

20237
 Paid to L.K. Estate (P) Ltd
 of 189 - Mukteswar Babu St
Ko 1 - 2
 Collecta Collector
 Treasury

2/12/2023

7 x 15000 = 105000
 1 x 10000 = 10000
 1 x 100 = 100
107

Sanchita Das



17651

Sanchita Das

Presented for Registration
 at Kolkata Registration Office
 on the 19th day of December
Sanchita Das
 ADDITIONAL REGISTRAR
 ASSURANCES & TOLLS



L. K. Estate Pvt. Ltd.
 Director

(GURESH KUMAR GOEL)

17653

1) Sanchita Das wife of
 Mr. B. C. Das, 133/A, Bandhulab
 Road, Beliaghata, Kolkata
 2) Guresh Kumar Goel
 L.K. Estate Pvt. Ltd. at
 189, M. B. St, Kolkata
 West 73.



R. Singh
 P. N. Singh
 Adic.
 170, Bowbazar
 Kolkata
 700025

Rakesh Singh
 5/0 Lt. Y. N. Singh
 170, BP-C,
 Bangus Arc.
 Kol 17
 Business

ADDITIONAL REGISTRAR
 ASSURANCES & TOLLS
 19/12/23



04BB 249885

2.

- 700006, in the town of Kolkata, hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators and representatives) of the ONE PART AND L. K. ESTATES PRIVATE LIMITED, a Company incorporated under the Companies Act,

20237

L.V. Estate (P) Ltd.

189 - Muktarom Babu St -
Vol - 2

Trasmi

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ADDITIONAL REGISTRAR OF
LANDS AND SURVEY
KOLKATA





04BB 249886

3.

1956 and having its registered office at No.189, Mukhtaram Babu Street, P.S. Jorashanko, Kolkata - 700073, hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor or successors, representatives and assigns) of the OTHER PART :

20237
Sole to L. K. Estate (P) Ltd
189- Muktarom Bekin St -
Koh. 7

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ADDITIONAL REGISTRAR OF  
ASSURANCES, KOTA BHARU





04BB 249887

4.

WHEREAS :

- 1) At all material times and until as hereinafter mentioned one Priyanath Duta was seised and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent thereto FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon

20237  
L. K. Estate Pvt. Ltd.  
189, Mukherjee Babu St.  
Vol. 7

Chaitanya Chaitanya  
Prasanna

2/12/2015

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ADDITIONAL REGISTRAR OF  
LAND REVENUE, KOLKATA





04BB 249888

5.

or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata; SECONDLY ALL THAT the brick





04BB 249889

6.

built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 8 Cottahs 13 Chittacks and 19 Sq.ft. be the same a little more

20237  
L. K. Estate Pvt. Ltd.  
189 - Mukhtar Bahi St  
Vol. 7

2/12/05



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REGISTRAR OF ASSURANCES, KOLKATA



04BB 249890

7.

or less situate lying at and being premises No.5,  
Chandra Nath Chatterjee Street also known as  
Chandra Chatterjee Street, within the municipal  
limits of Kolkata; AND THIRDLY ALL THAT the brick  
built building, messuage, tenement or dwelling  
house together with the piece or parcel of revenue

20237

Sold to L.K. Estate Pvt. Ltd

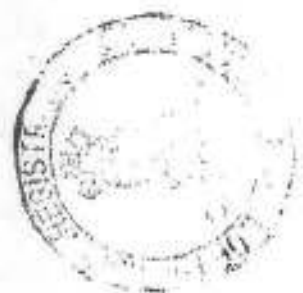
at 189, Muktarlam Babu St  
Vol. 2

Joint Collector  
Treasury

2

2/12/55

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ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA



04AA 919866

8.

free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 2 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.3/3, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal



20237  
L.K. Estate Pvt. Ltd.  
189- Mukhtar Ram Babu St.  
Kolkata - 7

Kolkata Collection Office  
Treasurer

8

2/12/2005

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Handwritten signature



100Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

01AA 498592

9.

limits of Kolkata and hereinafter for the sake of brevity collectively referred to as the "Entire Property" free from all encumbrances and liabilities whatsoever.


- 2) The said Priyanath Dutta who was in his life time and at the time of his death a Hindu governed by

No. 20237

Sold to L.K. Estate Pvt. Ltd.

N. 189- Muktagram Babu St.  
Kolkata-7

Kolkata Collectorate,  
Treasury

  
Treasurer

Dated 2/12/2005

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SECRETARY, TREASURY  
KOLKATA



the Bengal School of Hindu law died intestate on or about the 21<sup>st</sup> day of December, 1931 leaving behind his sole widow Sm. Sailabala Dutta, his three sons, namely, Rabindra Nath Dutta, Bimal Kumar Dutta and Nirmal Kumar Dutta and four daughters, namely, Sm. Kamala Ghosh, Sm. Susama Ghosh, Sm. Mira Rani Mitra and Sm. Shanti Neogi and leaving behind the said Entire Property.

- 3) The said Sm. Sailabala Dutta, the said Rabindra Nath Dutta, the said Bimal Kumar Dutta and the said Nirmal Kumar Dutta were entitled to the said Entire Property in equal shares absolutely and forever.
- 4) The said Rabindra Nath Dutta who was in his life time and at the time of his death a Hindu governed by the Hindu Succession Act died intestate on or about the 15<sup>th</sup> day of July, 1967 leaving behind his sole widow Sm. Reba Rani Dutta, his three sons, namely, Pranab Kumar Dutta, Prabir Kumar Dutta, Pratap Kumar Dutta, his two daughters, namely, Sm. Anju Rani Basu and Sm. Manju Rani Basu and his mother the said Sm. Sailabala Dutta as his heiresses and heirs him surviving and leaving behind an undivided 1/4<sup>th</sup> part or share of and in the said Entire Property who became jointly



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

entitled to the same in equal shares absolutely and forever.

- 5) The said Sm. Sailabala Dutta who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on or about the 4<sup>th</sup> day of July, 1971 leaving behind her two sons, Bimal Kumar Dutta, Nirmal Kumar Dutta and four daughters, Sm. Kamala Ghosh, Sm. Susama Ghosh, Sm. Mira Rani Mitra and Sm. Shanti Neogi and Sm. Reba Rani Dutta her daughter-in-law being the widow of her predeceased son the said Rabindra Nath Dutta, deceased and her three grand-sons, namely, Pranab Kumar Dutta, Prabir Kumar Dutta and Pratap Kumar Dutta being her grand-sons being the sons of her predeceased son the said Rabindra Nath Dutta, deceased and her two grand-daughters, namely, Sm. Anju Rani Basu and Sm. Manju Rani Basu being the daughters of her predeceased son the said Rabindra Nath Dutta, deceased and leaving behind an undivided 8/24<sup>th</sup> part or share of and in the said Entire Property who became jointly entitled to the same according to the shares prescribed in the said Hindu Succession Act.

- 6) The said Sm. Shanti Neogi who was in her life and at the time of her death a Hindu governed by the



**ADDITIONAL REGISTRAR OF  
ASSURANCE-1, KODAKA**



Hindu Succession Act died intestate on or about the 14<sup>th</sup> day of June, 1973 leaving behind her only son Sri Jayanta Neogi and her two daughters, namely, Sm. Gopa Neogi also known as Gopa Ghosh, Sm. Shampa Neogi alias Swapna Neogi also known as Swapna Ghosh and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased, who became jointly entitled to the same in equal shares absolutely and forever.

- 7) The said Sm. Susama Ghosh, who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 12<sup>th</sup> August, 1974 leaving behind her only son Brajendra Nath Ghosh, her three daughters, namely, Ilu Dutta, Ruby Dutta and Lila Bose and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became jointly entitled to the same in equal shares absolutely and forever.
- 8) The said Sm. Mira Rani Mitra who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 26<sup>th</sup>



**ADDITIONAL REGISTRAR OF  
ASSURANCES - J. KOBAYASHI**

June, 1976 leaving behind her three sons, Tarun Kumar Mitra, Barun Kumar Mitra and Swapan Kumar Mitra and two daughters, namely, Sm. Karabi Dey and Sm. Purabi Basu and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became jointly entitled to the same in equal shares absolutely and forever.

9) The said Sm. Kamala Ghosh who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 11<sup>th</sup> November, 1978 leaving behind her only son Prabhat Kumar Ghosh and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became entitled to the same absolutely and forever.

10) The said Nirmal Kumar Dutta who was in his life time and at the time of his death a Hindu governed by the Hindu Succession Act died intestate as bachelor on 28<sup>th</sup> December, 1991 leaving behind her only brother Bimal Kumar Dutta and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by him after



**ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA**

the demise of his parents Priyanath Dutta, deceased and Sailabala Dutta, deceased respectively who became entitled to the same absolutely and forever.

- 11) By a Bengali Deed of Gift dated the 24<sup>th</sup> March, 1992 and made between the said Brajendra Nath Ghosh, Sm. Ilu Dutta, Sm. Ruby Dutta, Sm. Lila Bose, Sri Prabhat Kumar Ghosh, Sri Tarun Kumar Mitra, Sri Barun Kumar Mitra, Sri Swapan Kumar Mitra, Sm. Karabi Dey, Sm. Purabi Basu, Sri Jayanta Neogi, Sm. Gopa Ghosh, Sm. Swapna Ghosh therein collectively referred to as the Donors of the One Part and Bimal Kumar Dutta, Smt. Reba Rani Dutta, Pranab Kumar Dutta, Prabir Kumar Dutta, Anju Rani Basu, Manju Rani Basu and Pratap Kumar Dutta therein collectively referred to as the Donees of the Other Part and registered at the office of the Registrar of Assurances at Kolkata in Book No.I, Volume No.\_\_\_\_ at Pages \_\_\_\_ to \_\_\_\_ Being No.6327 for the year 1992 the Donors therein named for the consideration therein mentioned granted, conveyed, transferred as and by way of Gift ALL THAT the undivided 1/7<sup>th</sup> part or share of and in ALL THAT the said Entire Property more particularly described in Item Nos.1 and 2 of the Schedule thereunder written absolutely and



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

forever free from all encumbrances and liabilities whatsoever.

- 12) In the premises the said Bimal Kumar dutta, the said Sm. Reba Rani Dutta, the said Pranab Kumar Dutta, the said Sm. Anju Rani Bose, the said Sm. Manju Rani Bose and the said Pratap Kumar Dutta became seised and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent thereto ALL THAT the said Entire Property (out of which the said Bimal Kumar Dutta became entitled to an undivided proportionate part or share of and in the said Entire Property while the remaining undivided proportionate part or share of and in the said Entire Property became jointly entitled to the said Sm. Reba Rani Dutta, the said Pranab Kumar Dutta, the said Prabir Kumar Dutta, the said Pratap Kumar Dutta, the said Sm. Anju Rani Bose and Sm. Manju Rani Bose) free from all encumbrances and liabilities whatsoever.

- 13) By a Bengali Deed of Partition dated the 24<sup>th</sup> day of March, 1992 and registered at the office of the Registrar of Assurances at Kolkata in Book No.I, Volume No.\_\_\_\_ at Pages \_\_\_ to \_\_\_ Being No.6328 for the year 1992 and made between the said Bimal





**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

Kumar Dutta and the said Reba Rani Dutta, Pranab Kumar Dutta, Prabir Kumar Dutta, Pratap Kumar Dutta, Sm. Anju Rani Bose and Sm. Manju Rani Bose, the said Entire Property more particularly described in Schedule "Ka" thereunder written being Item Nos.1 and 2 were divided into two lots bearing Lot No.A and Lot No.B and the said Lot No.A was exclusively allotted to the said Bimal Kumar Dutta and more particularly described in Schedule "Kha" thereunder written being Item Nos.1 and 2 and delineated in the map or plan thereto annexed and thereon bordered Red absolutely and forever free from all encumbrances and liabilities whatsoever.

- 14) The said Lot No.A allotted to the said Bimal Kumar Dutta being FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata; SECONDLY ALL THAT the brick



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata; THIRDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 2 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.3/3, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata and hereinbefore as well as hereinafter collectively referred to as the "Lot No.A" free from all encumbrances and liabilities whatsoever.

- 15) The said Bimal Kumar Dutta who was in his life time and at the time of his death a Hindu governed



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLLATA**

by the Hindu Succession Act died intestate on or about 9<sup>th</sup> April, 1999 leaving behind the said Lot No.A and leaving behind Sm. Nupur Dutta his sole widow and his only son Sri Sanjay Dutta and his only daughter Dm. Sanchita Das as his heiresses and heir him surviving who became jointly entitled to the said Lot No.A absolutely and forever free from all encumbrances and liabilities whatsoever.

- 16) The said Lot No.A partly is in the occupation, possession and enjoyment of the said Nupur Dutta, the said Sanjay Dutta and the said Sanchita Das and the remaining part or portion of the said Lot No.A are in the occupation, possession and enjoyment of several monthly tenants.
  
- 17) In the premises, the Vendor is thus seised and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent to ALL THAT the undivided one-third part or share of and in FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little



**ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA**



more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street within the municipal limits of Calcutta more particularly described in Part-I of the First Schedule hereunder written AND ALL THAT the undivided one-third part or share of and in SECONDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 0 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street within the municipal limits of Calcutta, more particularly described in Part-II of the said First Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the "said property" free from all encumbrances and liabilities whatsoever.

- 18) The said property is in the occupation, possession and enjoyment of the several monthly tenants, particulars whereof are set out in the Second Schedule hereunder written.



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

19) The Vendor has agreed to sell and the Purchaser has agreed to purchase absolutely ALL THAT the said property more particularly described in Part -I and Part-II of the First Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the "said premises" at or for the price or consideration of Rs.11,51,000/- (Rupees Eleven lacs and Fifty-One thousand only) free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid, particulars whereof are set out in the Second Schedule hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.11,51,000/- (Rupees Eleven lacs and Fifty-One thousand only) paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release, forever, discharge the Purchaser and the property hereby conveyed) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser ALL THAT the undivided one-third part or share of and in FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street within the municipal limits of Calcutta more particularly described in Part-I of the First Schedule hereunder written AND ALL THAT the undivided one-third part or share of and in SECONDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 0 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street within the municipal limits of Calcutta, more particularly described in Part-II of the said First Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity collectively referred to as the "said premises" OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished Together With all paths, passages, waters, water-courses, sewers, drains and all manner of former and



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said premises belonging or in anywise appertaining or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto respectively AND the reversion or reversions, remainder or remainders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said premises and every part thereof herein comprised and hereby granted and transferred and every part thereof AND all deeds, pottahs, muniments, writings and evidences of title which in anywise relating to the said premises or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said premises AND ALL AND SINGULAR other the premises herein comprised and hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be Together With all other rights, interests, members and appurtenances belonging thereunto and every part thereof respectively unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens,



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**



lispendens, encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid.

2. The Vendor doth hereby covenant with the Purchaser (1) that the Vendor is absolutely seised and possessed of or otherwise well and sufficiently entitled to the said premises free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid and (2) that the Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure ALL AND SINGULAR the said premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid and (3) that the Vendor shall remain liable for all rents, rates, taxes and all other out-goings and impositions payable in respect of the said premises upto the date of these presents and the Vendor shall keep the Purchaser saved harmless and indemnified in this respect and (4) that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted, sold, conveyed and transferred and receive and enjoy the rents, issues and profits thereof and every part



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

thereof without any lawful let, suit, trouble, eviction, interruption, disturbance, claim or demand whatsoever from of or by the Vendor or any other person or persons whatsoever lawfully or equitably claiming from through under or in trust for the Vendor and (5) that free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any Certificate Case or Proceedings) executions encumbrances and liabilities whatsoever made or suffered by the Vendor and (6) that the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said premises or any part thereof and that the said premises or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings are pending in any Court or Tribunal or any other Competent Authority for acquisitioning or requisitioning the said premises or any part thereof and (7) that the Vendor doth hereby further covenant with the Purchaser that the Vendor has not at anytime done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said premises is or may be



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

impeached, charged, encumbered or affected by reason whereof the Vendor may be prevented from conveying the said premises in manner as aforesaid and (8) FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest property claim and demand whatsoever into or upon the said premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting, transferring and assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART - I

ALL THAT the undivided 1/3<sup>rd</sup> part or share of and in ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a



**ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA**

little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata, P.S. Bhawanipore, Sub-Registry office Alipore, District Registration Office Alipore, Pin Code - 700025 in the District of 24-Parganas (South), Kolkata Municipal Corporation Ward No.71 and butted and bounded in the manner following, i.e. to say :

- ON THE NORTH : By premises No.5B, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;
- ON THE EAST : By 12 feet wide common passage;
- ON THE SOUTH : By Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;

And

- ON THE WEST : By the divided and demarcated Portion of Lot No.A being the divided and demarcated portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street allotted to the Vendor and Sm. Sanchita Das and Smt. Nupur Dutta;

The covered area of the building is 3900 Sq.ft. more or less and the construction of the same was done prior to 1931.



**ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA**



PART - II

ALL THAT the undivided one-third part or share of and in ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 0 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata, P.S. Bhawanipore, Sub-Registry office Alipore, District Registration Office Alipore, Pin Code - 700025 in the District of 24-Parganas (South), Kolkata Municipal Corporation Ward No.71 and butted and bounded in the manner following, i.e. to say :

- ON THE NORTH : By premises No.5B, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;
- ON THE EAST : By premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street allotted to the Vendor and Sm. Sanchita Das and Smt. Nupur Dutta;
- ON THE SOUTH : By Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;



**ADDITIONAL REGISTRAR OF  
ASSURANCE-1, KOREATA**

And

ON THE WEST : By Lot No.B being the divided and demarcated portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street allotted to Sm. Reba Rani Dutta & others;

The covered area of the building is 1200 Sq.ft. more or less and the construction of the same was done prior to 1931.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LIST OF TENANTS)

RE: Premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street.

| <u>SL. NO.</u> | <u>NAME OF THE TENANTS</u> | <u>AREA OCCUPIED BY THE TENANTS</u>              | <u>RENT PER MONTH (Rs.)</u> |
|----------------|----------------------------|--------------------------------------------------|-----------------------------|
| 1.             | Gurjit Kaur.               | 1 room on the ground floor measuring 100 Sq.ft.  | 121/-                       |
| 2.             | Gurjit Kaur.               | 1 room on the ground floor measuring 100 Sq.ft.  | 230/-                       |
| 3.             | Rupnarayan Agarwal.        | 1 shop on the ground floor measuring 150 Sq.ft.  | 250/-                       |
| 4.             | Nirmal Singh.              | 3 rooms on the ground floor measuring 800 Sq.ft. | 1,080/-                     |
| 5.             | Krishna Shaw.              | 1 shop on the ground floor measuring 150 Sq.ft.  | 350/-                       |
| 6.             | Priyabala Das.             | 3 rooms on the ground floor measuring 400 Sq.ft. | 450/-                       |
| 7.             | Sambhu Nath Mondal.        | 1 shop on the ground floor measuring 200 Sq.ft.  | 200/-                       |



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

RE: Premises No.5, Chandra Nath Chatterjee Street also known  
as Chandra Chatterjee Street.

|                                   |                                                        |       |
|-----------------------------------|--------------------------------------------------------|-------|
| 8. Ranjit Kaur.                   | 1 room on the ground<br>floor measuring 120<br>Sq.ft.  | 200/- |
| 9. Hardeep Singh.                 | 1 room on the ground<br>floor measuring 200<br>Sq.ft.  | 500/- |
| 10. Gopal Yadav.                  | 1 room on the ground<br>floor measuring 400<br>Sq.ft.  | 400/- |
| 11. Bhalgo Drillings Pvt.<br>Ltd. | 3 rooms on the first<br>floor measuring 2200<br>Sq.ft. | 600/- |

IN WITNESS WHEREOF the PARTIES hereto have executed  
these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED by  
the VENDOR at Kolkata in the  
presence of :

*Sanchita Das*

*Sanjay Bhatti.*  
5, Chandra Nath Chatterjee Street.  
Kolkata-25.  
Business.

*Rakesh Singh*  
S/o Lt. Y. N. Singh  
130, Bl-C, Bangur Ave.  
Kolkata-55 Business

SIGNED SEALED AND DELIVERED by  
the PURCHASER at Kolkata in the

presence of :

*Sanjay Bhatti.*

*Rakesh Singh*

L. K. Estate Pvt. Ltd.  
*(Suresh Kumar Goel)*  
Director.

(SURESH KUMAR GOEL)



**ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA**

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.11,51,000/- (Rupees Eleven lacs and Fifty-One thousand only) being the within mentioned consideration money expressed to have been paid by the Purchaser to the Vendor as per Memo of Consideration below :

Rs.11,51,000/-

MEMO OF CONSIDERATION

By cheque NO. 089643 dated 19/9/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017 drawn by the purchaser in favour of the vendor - - - - - Rs 51,000/-

By another cheque no 975943 dated 16/12/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017 drawn by the purchaser in favour of the vendor - - - - - Rs 4,99,000/-

By another cheque no 975944 dated 16/12/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017 drawn by the purchaser in favour of the vendor - - - - - Rs 3,00,000/-

By another cheque no 975945 dated 16/12/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017 drawn by the purchaser in favour of the vendor - - - - - Rs 3,00,000/-

Balance by amount paid in cash - - - - - Rs 1,000/-

Total Rs 11,51,000/-

(Rupees Eleven lacs and fifty one thousand only)

witness:-

Sanjay Datta.

Rakesh Singh.

Sanchita Das.

Drafted by me.  
Sankhadevi Kumar  
with special  
reference  
Sanchita



**ADDITIONAL REGISTRAR OF  
ASSURANCES - J. KOBAYASHI**



# SPECIMEN FORM FOR TEN FINGERPRINTS



*Indh*

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



*Sanchita*

*Sanchita Das*

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



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



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



**ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA**

5

DATED THIS 19<sup>th</sup> DAY OF December 2005

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BETWEEN

SM. SANCHITA DAS

AND

L. K. ESTATES PRIVATE LIMITED



ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA

17/1/06



CONVEYANCE

4, NO. C.N. CH. ST.

19.12.05

ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA

Scanned  
17/1/06

S. K. MUKHERJEE,  
Advocate,  
High Court, Calcutta.