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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 056239

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Certified that the document is admitted to registration. The Signature sheets and the endorsement sheets attached with this document are part of this document.

Add. Dist. Sub-Registrar
Alipore, South 24 Parganas

14 SEP 2022

DEED OF INDENTURE:

THIS DEED OF INDENTURE is made this the 9th day of September,

Two Thousand Twenty Two (2022) B E T W E E N

9.9.2022
17:30
200 269/763/2022

Charb-
Vant 652/22
5:40 PM

- 7 SEP 2022

Sl. No. 3686 Date
Sold to. Smt Chitra Sarkar & W
of. 50 Gangadhar
Rupees. 5260/- 14-83

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

3686 or 2073 no one purchased

Aran Sen Gupta



VCNO 2073

Aran Sen Gupta



VCNO 2074

Chitra Sarkar



VCNO 2075

Rinku Das



VCNO 2076

Keema Majumder



Add. Dist. Sub-Reg.
Alipore
- 9 SEP 2022
South 24 Parganas
Kolkata-700027

Ashyama Chakraborty
S/o Late - Bultu Krishna
Chakraborty
Alipore Police Court Col-27
S/O

PUNARMILAN SAMITY, being a Society registered under the Society Registration Act, 1860 (Act XXI of 1860), having its registered office at 60 now 79A, Gangapuri, Purba Putiary, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, represented by its Secretary SRI ARUN SENGUPTA, (PAN - IHOPS6189F), (Aadhaar No.754789993886), son of Late Naren Sengupta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 49, Gangapuri, Purba Putiary, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, District South 24-Parganas, hereinafter called and referred to as the VENDOR/SAMITY (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the ONE PART:

AND

- 1) SMT. CHITRA SARKAR, (PAN - FSPPS3039M), (Aadhaar No.465884937358), wife of Late Rabindra Nath Sarkar, residing at 50B, Gangapuri, Purba Putiary, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, 2) SMT. RINKU DAS, (PAN - AODPD8634C), (Aadhaar No.682271504113), wife of Subhayu Das, residing at BE-141, Sector-I, Salt Lake City, P.O. Bidhannagar C.C. Block, P.S. Bidhannagar, Kolkata - 700064, 3) SMT. REEMA MAJUMDER, (PAN - AZCPS0702N), (Aadhaar No.2679-1013-9501), wife of Hirak Majumder, residing at T-2, H. No.901, Velley View Estate, Sonha Gawal Pahari, on Faridabad Road, Gurgaon Sector-45, State of Haryana - 122003 now residing at 50B, Gangapuri, Purba Putiary, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, all by faith Hindu, by Nationality Indian, by occupation Housewife and Service respectively, hereinafter jointly called and

referred to as the PURCHASERS/ALLOTTEES (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS the said Samity is registered under the Societies Registration Act, 1860 with inter alia the object of purchasing, taking on lease or otherwise acquiring lands, building and other immovable properties for settlement of the members of the Samity.

AND WHEREAS by the Memorandum of Agreement dated 20.02.1950 between the Samity and the State of West Bengal, the latter has, under sub section (2) of Section 10 of the West Bengal Land Development and Planning Act, 1948 empowered the Samity to execute and complete at its own cost the Development Scheme annexed to the said Memorandum of Agreement in respect of land measuring more or less 10.1798 Acres equivalent to 30 Bighas 15 Cottahs 14 Chittaks lying and situated at *Charb* Mouza – Purba Putiary, P.S. Tollygunge now Regent Park, J.L. no.43, at present within the limits of the Kolkata Municipal Corporation, Ward No.114, in the District 24-Parganas now South 24-Parganas to dispose of the land comprised in the said Agreement on the terms and conditions mentioned in the said Memorandum of Agreement.

Charb -
AND WHEREAS the Government of West Bengal by its Land and Land Revenue Department Declaration No.9974 L. Dev. Dated 21.11.1949 and published in Calcutta Gazette dated 24.11.1949 acquired the said lands under the provisions of the West Bengal Land Development and Planning

Act, 1948 (West Bengal Act XXI of 1948) permanently acquired for the said Samity and delivered the possession of the said land to the said Samity on 27.02.1950.

AND WHEREAS the said Samity has accordingly offered the said lands for sale to its Members subject to the terms and conditions of the said Memorandum of Agreement.

AND WHEREAS one Rabindra Nath Sarkar, the Allottee therein, being a Member of the said Samity and having read, understood the Memorandum of Agreement as well as the constitution and Rules of the said Samity, has declared that neither the Allottee nor his legal heirs have got any other house or home in his/their own name/s in the State of West Bengal.

AND WHEREAS on the offer made by the Allottee, the said Samity has entered into a registered Deed of Indenture of Agreement on 25.02.1974 with Sri Arabinda Sarkar and his brother namely Rabindra Nath Sarkar, now deceased, for the sale in respect of a plot of land measuring more or less 8 Decimals in L.R. Dag No.24/843 and also measuring more or less 2 Decimals in L.R. Dag No.24/841 i.e. total land measuring more or less 10 Decimals equivalent to more or less 6 Cottahs 1 Chittak 11 Sq. Ft., being Scheme Plot No.50 lying and situated at Mouza - Purba Putiary, P.S. Tollygunge now Regent Park, J.L. no.43, under L.R. Khatian No.333, comprised in L.R. Dag Nos.24/843 & 24/841, at present within the limits of the Kolkata Municipal Corporation, Ward No.114, in the District 24-Parganas now South 24-Parganas under the said Development Scheme.

Sarkar

AND WHEREAS by the said Memorandum of Agreement dated 20.02.1950 between the Government of West Bengal and the said Samity, it was agreed inter alia that the said Samity should pay to the Government all compensation to be awarded and all costs, charges and expenses payable in respect of the said acquisition and it was also agreed that the Governor should execute and do all acts and deeds necessary and proper for vesting the said lands in the Samity upon the Samity paying to the Government all sums as compensation for the acquisition of the said lands and the cost of such acquiring and further agreeing to pay such further sum to the Government as the Government may have to pay as compensation as a result of the increase thereof in any proceeding relating to the compensation awarded before any Tribunal or Court.

AND WHEREAS possession of the lands was also duly taken under the provisions of the said Act which thereupon vested absolutely in the state of West Bengal free from all encumbrances.

AND WHEREAS the Samity has paid to the Government the entire amount so far spent by the Government in payment of the compensation awarded on account of the said acquisition proceeding.

AND WHEREAS on 27.02.1950 due possession of the said lands was made over by the Governor to the said Samity.

AND WHEREAS the said Samity requested the Governor on behalf of the State of West Bengal to execute an Indenture of transfer for the purpose of vesting the said lands in accordance with the said Agreement.

Shankar

AND WHEREAS in pursuance of the said Agreement, the Governor on behalf of the State of West Bengal by a registered Indenture dated 10.11.1978 did duly grant transfer, convey and assign unto the said Samity in respect of the said properties.

AND WHEREAS thereafter the said Rabindra Nath Sarkar, one of the Allottee therein, died intestate on 23.01.1996 leaving behind his wife and two daughters namely Smt. Chitra Sarkar, Smt. Rinku Das and Smt. Rima Majumder, the Allottees herein, as his only legal heirs and successors to inherit his undivided half share out of the aforesaid allotted plot of land being Scheme Plot No.50, by way of inheritance according to Hindu Succession Act, 1956.

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AND WHEREAS the said Smt. Chitra Sarkar, Smt. Rinku Das and Smt. ~~Rima~~ Rima Majumder, the Allottees herein along with the said Arabinda Sarkar jointly have requested the said Samity to execute and register Deed for the purpose of transfer the said plot of land by two registered Deeds in their names into two separate plots and on coming to know the same, the Samity/Vendor herein agreed to sell a portion of Bastu land measuring more or less 4 Decimals equivalent to more or less 2 Cottahs 7 Chittaks 9 Sq. Ft. in L.R. Dag No.24/843 and also Bastu land measuring more or less 1 Decimal equivalent to more or less 9 Chittaks 19 Sq. Ft. in L.R. Dag No.24/841 i.e. total Bastu land measuring more or less 3 (Three) Cottahs 28 (Twenty Eight) Sq. Ft. together with two storied building standing thereon measuring more or less 480 Sq. Ft. on the Ground Floor and also measuring more or less 480 Sq. Ft. on the First Floor i.e. total covered area more or less 960 Sq. Ft. (Marble Floor) out

Shank

of total property measuring more or less 6 Cottahs 1 Chittak 11 Sq. Ft. being **Scheme Plot No.50**, lying and situate at Mouza – Purba Putiary, P.S. Tollygunge now Regent Park, J.L. no.43, under **L.R. Khatian No.333, comprised in L.R. Dag Nos.24/843 & 24/841**, within the limits of the Kolkata Municipal Corporation, Ward No.114, being the K.M.C. Premises No.89, Gangapuri, having its Mailing Address 50, Gangapuri, Kolkata – 700093, under the jurisdiction of A.D.S.R.O. Alipore, in the District South 24-Parganas under the said Development Scheme, morefully described in the schedule hereunder written, including all its right, title, interest, possessions for the price of Rs.1,153/- (Rupees One Thousand One Hundred Fifty Three) only considering the said price as the present market price and on coming to know the same, the Purchasers/Allottees herein agreed to purchase the aforesaid Bastu land measuring more or less **3 (Three) Cottahs 28 (Twenty Eight) Sq. Ft.** morefully described in the schedule hereunder written at a consolidated price of Rs.1,153/- (Rupees One Thousand One Hundred Fifty Three) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of the said sum of Rs.1,153/- (Rupees One Thousand One Hundred Fifty Three) only paid by the Purchasers/Allottees to the Vendor/Samity simultaneously with the execution of this Deed (the receipt whereof the Vendor/Samity doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendor/Samity as owner of the said property do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchasers/Allottees free from all

Shankar

encumbrances ALL THAT the said property including liberties, privileges with all using rights and all rights of ingress and egress including all easement right, title, interest, possession of the Vendor/Samity into or upon the said property morefully described in the schedule hereunder written, and every part thereof TO HAVE AND TO HOLD the said property hereby sold, transferred unto the Purchasers/Allottees absolutely and forever. That the Vendor/Samity do hereby covenants with the Purchasers/Allottees that notwithstanding any act, deeds, heretobefore done, executed or knowingly suffered to the contrary the Vendor/Samity is now lawfully seized and possessed of the said property and the said property is neither effected by K.M.D.A., K.I.T. nor K.M.C. and there is no suit or dispute or case pending in any court in respect of the said property and there is no co-sharer in respect of the said land and the Vendor/Samity have full power and absolute authority to sell, transfer the said property in manner aforesaid. That the Purchasers/Allottees shall at all times hereafter peaceably and quietly hold possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction from the Vendor/Samity or any persons. That the Vendor/Samity covenants with the Purchasers/Allottees to save the said land harmless and shall at all time hereafter indemnify and keep indemnified the Purchasers/Allottees from or against all encumbrances, losses, damages, and charges whatsoever. AND the Vendor/Samity covenants with the Purchasers/Allottees that simultaneously with the completion of purchase the peaceful vacant possession of the said property shall be made over by the Vendor/Samity to the Purchasers/Allottees absolutely and forever. That the

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Vendor/Samity further covenants with the Purchasers/Allottees that if any dispute, claim, demand, litigation or case arise at any time regarding right, title, interest, possession of the Vendor/Samity in respect of the schedule below property in that event the Vendor/Samity shall be bound to make good or to compensate all losses, damages, sustained by the Purchasers/Allottees.

BE IT FURTHER STATED BY THE VENDOR/SAMITY that the Purchasers/Allottees shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over and through Road adjacent to the said property shown in the map or plan annexed herewith and the Purchasers/Allottees has got every liberty to arrange for electric connection, water pipe connections, drainage system over the said Road.

THAT the Purchasers/Allottees shall have all right to mutate their names as owners and occupiers in respect of the schedule below property in the record of the Kolkata Municipal Corporation or any other appropriate authorities.

That the Purchasers/Allottees herein shall be liable to abide by the terms and conditions and also Rules and Regulations of the said Samity.

FURTHER the Vendor/Samity and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor/Samity shall and will from time to time or at all times hereafter at the cost and request of the

Shankar

Purchasers/Allottees do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land and hereditaments to the Purchasers/Allottees as shall or may be reasonably required.

THE Vendor/Samity also declares that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispendens or any attachment. There is no case, suit or proceeding pending before any court of law. The Vendor/Samity sold the said land while having khas possession and delivered khas possession of the said land to the Purchasers/Allottees.

IF any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the Vendor/Samity shall be liable for the same.

IF any error or omission is transferred in this Deed in future the Vendor/Samity shall at the cost and request of the Purchasers/Allottees execute and register any supplementary Deed or Deed of Rectification/Declaration in favour of the Purchasers/Allottees.

THE SCHEDULE REFERRED TO ABOVE:

ALL THAT piece and parcel of Bastu land measuring more or less 4 Decimals equivalent to more or less 2 Cottahs 7 Chittaks 9 Sq. Ft. in L.R. Dag No.24/843 and also Bastu land measuring more or less 1 Decimal equivalent to more or less 9 Chittaks 19 Sq. Ft. in L.R. Dag No.24/841 i.e. total Bastu land measuring more or less **3 (Three) Cottahs 28**

(Twenty Eight) Sq. Ft. together with 20 years old two storied building standing thereon measuring more or less 480 Sq. Ft. on the Ground Floor and also measuring more or less 480 Sq. Ft. on the First Floor i.e. total covered area more or less 960 Sq. Ft. (Marble Floor) out of total property measuring more or less 6 Cottahs 1 Chittak 11 Sq. Ft. being **Scheme Plot No.50**, lying and situate at Mouza – Purba Putiary, P.S. Tollygunge now Regent Park, J.L. no.43, under **L.R. Khatian No.333**, comprised in **L.R. Dag Nos.24/843 & 24/841**, within the limits of the Kolkata Municipal Corporation, Ward No.114, being the K.M.C. Premises No.89, Gangapuri, having its Mailing Address 50, Gangapuri, Kolkata – 700093, under the jurisdiction of A.D.S.R.O. Alipore, in the District South 24-Parganas, including all rights of ingress and egress over the Common Passage and all easement rights together with all right, title, interest, possession of the Vendor/Samity of the said property hereby sold and transferred by the Vendor/Samity to the Purchasers/Allottees of this Deed.

The said property more fully shown and delineated with the colour RED in the map or plan annexed herewith which is butted and bounded by:

On the North : Scheme Plot Nos.51 & 51A.

On the South : 19' ft. wide Road.

On the East : Scheme Plot Nos.48 & 49.

On the West : Scheme Plot No.50B.

IN WITNESS WHEREOF the Parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

WITNESSES:

1. Shyamal Chakraborty
Alipore Police Court -
Kol- 27

2. Asish Bhattacharjee
182, Gangapuri
Kol- 93

Arun Sen Gupta

PUNARMILAN SAMITY
Regd. No. -S0929984

Arun Kumar Sen Gupta
Secretary

SIGNATURE OF THE VENDOR/SAMITY:

Chitra Sarkar
Chitra Sarkar

Rinku Das

Reema Majumdar

Drafted by me:

Sharb

(SHYAMAL CHAKRABORTY)
DEED WRITER, LICENCE No.39.
Alipore Police Court,
Kolkata - 700027.

SIGNATURE OF THE PURCHASERS/ALLOTTEES:

Printed by me:

Ashis Kr. Mondal

(ASHIS KR. MONDAL)
Alipore Police Court,
Kolkata - 700027.

MEMO OF CONSIDERATION:

RECEIVED from the Purchasers/Allottees the sum of Rs.1,153/- (Rupees One Thousand One Hundred Fifty Three) only being the full consideration money by the Vendor/Samity in the manner hereunder written.

MEMO

<u>Cash/Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount.</u>
Paid in Cash	25.02.1974		<u>Rs.1,153/-</u>

(RUPEES ONE THOUSAND ONE HUNDRED FIFTY THREE)
ONLY.

WITNESSES:

1. *Shyamal Chandra*

2. *Asish Bhattacharya*

Arjun Sen Gupta

PUNARMILAN SAMITY
Regd. No.-S0929984












Secretary

SIGNATURE OF THE VENDOR/SAMITY:

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					


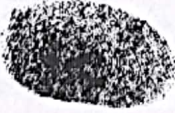









Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature... *x. Anon Sen Gupta* ✓

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Chitra Sarker</i> ✓	left hand					
	right hand					

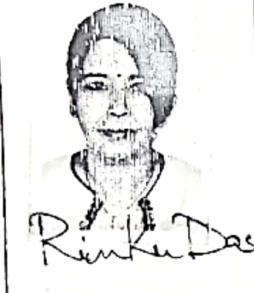










Name.....

Signature... *Chitra Sarker*

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				












Name.....

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger	
 Rinku Das	left hand					
	right hand					

Name.....

Signature..... *Rinku Das*

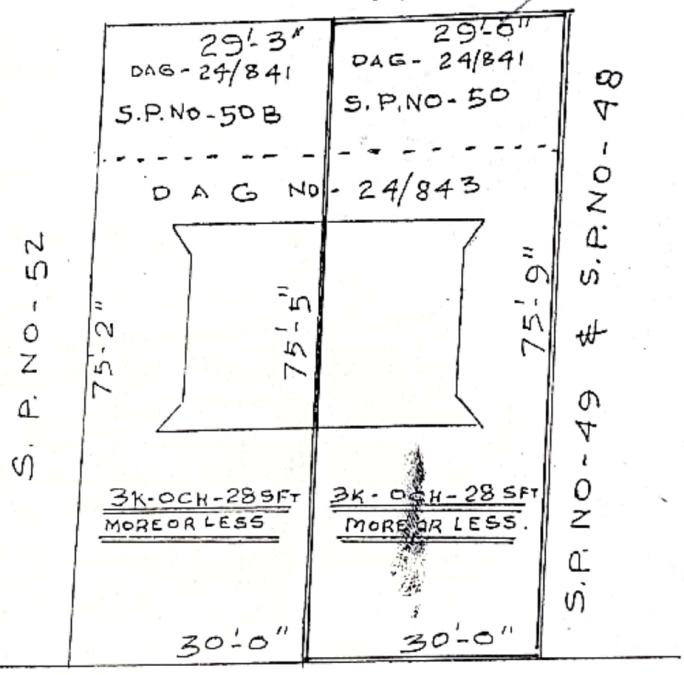
	Thumb	1st finger	middle finger	ring finger	small finger	
 Reena	left hand					
	right hand					

Name.....

Signature..... *Reena Majumdar*

SITE PLAN FOR SMT CHITRA SARKAR & RINKUDAS &
REEMA MAJUMDER. PART OF R.S. DAG NO-24/843 AND
24/841. R.S. KHATI ANNO-333, J.L. NO-43. MOUZA-
PURBA PUTIARY, K.M.C. WARD NO-114. K.M.C. PRE. NO-89
GANGAPURI. S.P. NO-50. MAILING-50 GANGAPURI
KOL-93, P.S. REGENT PARK. DIST-SOUTH 24 PARGAS AREA
OF R.S. DAG NO-24/843. = 2K-7CH-9SFT AND R.S. DAG NO-
24/841 = 9CH-19SFT TOTAL = 3K-0CH-28SFT WITH
TWO STORIED BUILDING SCALE = 20' = 1" CH

← Rinku Das. ✓
 Reema Majumder. ✓
 S.P. NO-51 & 51A
 9.9.2020



PUNARMILAN SAMITY
 Regd. No.-50929984
 Secretary

19'0" WIDE K.M.C. ROAD

Chitra Sarkar
 Chitra Sarkar

Shankar
 DRAWN BY
 SURVEYOR





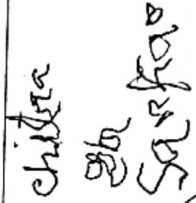


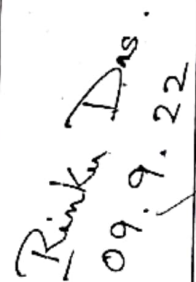


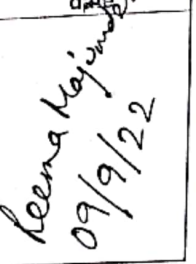
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue



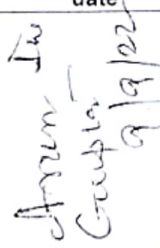


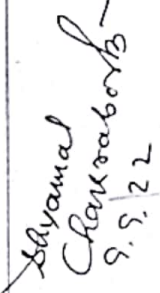
OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

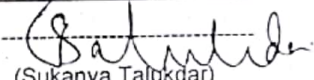
Signature / LTI Sheet of Query No/Year 16052002691763/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	CHITRA SARKAR 50, GANGAPURI, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093	Buyer			
2	RINKU DAS BE 141, SALT LAKE CITY, Block/Sector: I, City:- , P.O:- BIDHANNAGAR C C BLOCK, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Buyer			
3	REEMA MAJUMDER 50, GANGAPURI, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093	Buyer			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	ARUN SENGUPTA 49, GANGAPURI, City:- , P.O.- PURBA PUTIARY, P.S.-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093	Representative of Seller [PUNARMILAN SAMITY]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SHYAMAL CHAKRABORTY Son of Late B K CHAKRABORTY ALIPORE, City:- , P.O:- ALIPORE, P S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	CHITRA SARKAR, RINKU DAS, REEMA MAJUMDER, ARUN SENGUPTA		 2078	


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal