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 8.6.09  
 5.05 pm  
 8-5551/09

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 045860

Certified that the document is admitted  
 to registration, signature sheet/s and  
 the endorsement stamp attached with this  
 document are the part of this document.

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

9 JUN 2009

N.C.  
 930

**THIS DEED OF CONVEYANCE** made this the 8<sup>th</sup> day of *June*  
 Two Thousand Nine **BETWEEN** **SMT. RUBY GANGULY**, Wife of  
 Late Tarak Nath Ganguly, Daughter of Late Amiya Mascharak,  
 by faith-Hindu, by occupation-Housewife, residing at 6,  
 Parasar Road, P.S. Tollygunge, Kolkata-700 029, hereinafter  
 referred to as the "**VENDOR**" ( which expression shall  
 unless excluded by or repugnant to the context be deemed to  
 mean and include her heirs, executors, successors, adminis-  
 trators, legal representatives and assigns ) of the

**ONE PART :**

**A N D**

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4574 28/5/2009 1000  
Rajib Chatterjee  
19, Tanak Road, P.S. Tollygunge,  
Kolkata-73 33

Postage & Pay  
All India Post  
7.3.09

Raby ganguly

Postage & Pay  
All India Post  
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10.02



V.C.T. 1  
2409  
All India Post  
7.3.09

Raby ganguly



Surajit Kundu.  
Slokate T.P. Kundu  
2/3B, Chandra Nath Chatterjee St.,  
Kolkata-25.  
Business.

ADD. Dist. Sub-Postmaster  
Alipore, South 24 Parganas  
8 JUN 2009

( 2 )

A N D

SRI RAJIB CHATTERJEE, Son of Late Bimal Kumar Chatterjee, by faith-Hindu, by occupation- Service, residing at 19, Janak Road, Kolkata-700 029, hereinafter referred to as the "PURCHASER" ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns ) of the OTHER PART :

WHEREAS the property having an area of 05 Cottahs 07 Chittaks 20 Sft., more or less previously known as Plot No.65 of the Surplus land in improvement Scheme No.XV (B) out of the Portion of 113, Russa Road South, 119, Dhakuria Road ( and then called Lake Road) being Part of Holding No.71/72, 72 & 75, Sub-Division-R, Division-VI, Dehi Panchannagram, District 24-Parganas, Police Station-Tollygunge, at present known as being Premises No.19, Janak Road, Kolkata-700 029, purchased by One Anath Bandhu Chatterjee on 4th day of August, 1927 from Trustees for the Development of Calcutta by virtue of a Deed of Sale, registered in the Office of Alipore, Sub-Registry Office and recorded in Book No.I, Volume No.77, Pages from 172 to 174, Being No.4318, for the year 1927.

AND WHEREAS the said Anath Bandhu Chatterjee possessing the above said land by mutating his name before the Municipal Records and raised a Three Storied Building for his use and occupation.

AND WHEREAS the said Anath Bandhu Chatterjee died intestate on 18th day of May, 1944, leaving behind his Widow namely Santilata Chatterjee and Four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and five daughters namely Amiya Mascharak nee Chatterjee, Taru Chatterjee, Shova Chatterjee,

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জেলা সবার - নিবন্ধকরণ কার্যালয়  
Allpore, South 24 Parganas  
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Renuka Chatterjee and Rita Chatterjee.

AND WHEREAS after the death of said Anath Bandhu Chatterjee, his property devolved upon his Widow namely Santilata Chatterjee and Four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee, who became the absolute joint owners of the property having undivided 1/5th share each.

AND WHEREAS the said Santilata Chatterjee and her four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee, while enjoying their above said property jointly the said Santilata Chatterjee died intestate on 26th October, in the year 1987 and her undivided 1/5th share devolved upon her four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and Five Daughters namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee and Rita Chatterjee according to Hindu Succession Act, 1956.

AND WHEREAS the said Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and their five sisters namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee and Rita Chatterjee while enjoying their above property according to their respective undivided share, said Himangshu Chatterjee died intestate on 25th day of July, 1996, and his respective undivided share devolved upon his Widow namely Mukul Chatterjee and two sons namely Sri Himadri Chatterjee and Phalguni Chatterjee according to Hindu Succession Act, 1956.

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AND WHEREAS the said Bimal Kumar Chatterjee, Arun Kumar Chatterjee, Subhas Chandra Chatterjee, Amiya Mascharak nee Chatterjee, the Mother of the Vendor herein, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee, Mukul Chatterjee, Himadri Chatterjee and Phalguni Chatterjee while enjoying their above property according to their respective undivided shares, said Arun Kumar Chatterjee died intestate on 17th March, 1998 and his respective undivided share devolved upon his Widow namely Arati Chatterjee and one Son namely Shibaji Chatterjee and one daughter Purnima Chatterjee, according to Hindu Succession Act, 1956.

AND WHEREAS the said Bimal Kumar Chatterjee, Subhas Chandra Chatterjee, Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee, Phalguni Chatterjee, Aarati Chatterjee, Shibaji Chatterjee and Purnima Chatterjee while enjoying their above property according to their respective undivided shares, said Bimal Kumar Chatterjee died intestate on 25th October, 2003 and his respective undivided share devolved upon his Widow namely Basana Chatterjee and One Son Sri Rajib Chatterjee and One Daughter Smt. Rupa Bagchi, according to Hindu Succession Act, 1956.

AND WHEREAS the said Subhas Chandra Chatterjee, Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee, Phalguni Chatterjee, Aarati Chatterjee, Shibaji Chatterjee, Purnima Chatterjee, Basana Chatterjee, Rajib Chatterjee and Rupa Bagchi, while enjoying their above property

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**Distt. Sub-Registrar,  
Alipore, South 24 Parganas**  
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according to their respective undivided shares, said Amiya Mascharak nee Chatterjee died intestate on 13th March, 1996 and his respective undivided share devolved upon her two Sons namely Sri Nirmalendu Mascharak, Sankar Mascharak and only Daughter namely Smt. Ruby Ganguly, the Vendor herein as her only legal heirs and successors according to Hindu Succession Act, 1956.

AND WHEREAS after demise of the said Amiya Mascharak, her Two Sons Sri Nirmalendu Mascharak, Sankar Mascharak and only Daughter Smt. Ruby Ganguly, the Vendor herein thus became the absolute lawful Owners of undivided 1/135th share each in piece and parcel of Bastu land measuring 05 Cottahs 07 Chittaks 20 Sft., more or less together with very Old dilapidated Three Storied Building standing thereon, having an area of 850 Sft., on the Ground floor, 850 Sft., on the First floor and 725 Sft., on the Second floor, altogether measuring 2425 Sft., more or less lying at and being the said Premises No.19, Janak Road, P.S.Tollygunge, now within the limits of the Kolkata Municipal Corporation, Ward No.87, Kolkata-700 029, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Vendor herein is in peaceful and uninterrupted possession of Undivided 1/135th share of the said property morefully described in the Schedule hereunder written and exercising the all exclusive Ownership right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Vendor herein for various reasons declared for absolute Sale of the said undivided 1/135th share of the said Bastu land measuring 5 Cottahs 7 Chittaks 20 Sft., more or less together with Old dilapidated Three Storied Building containing

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**Adm. Bldg. Sub-Registrar,  
Alipore, South 24 Parganas**  
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( 6 )

2425 Sft., more or less lying at the said Premises No.19, Janak Road, P.S. Tollygunge, now within the limits of the Kolkata Municipal Corporation, Ward No.87, Kolkata-700 029, free from all encumbrances morefully and particularly described in the Schedule hereunder written at or for a total price or Consideration of Rs.1,00,000/- (Rupees One Lac) only and the Purchaser herein agreed to purchase the said property at the said Consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the said sum of Rs.1,00,000/- (Rupees One Lac) only being the full Consideration money of the said property, well and truly paid by the Purchaser to the Vendor on or before the execution of these presents ( the receipt whereof the Vendor doth hereby admit and acknowledge the same as per Memo of Consideration hereunder written and the Vendor doth hereby acquit, release and discharge the Purchaser and the said property hereby sold ) the Vendor doth hereby grant, transfer, convey, sell, assign unto the Purchaser ALL THAT Undivided 1/135th share in piece and parcel of Bastu land measuring 5 Cottahs 7 Chittaks 20 Sft., more or less together with Old dilapidated Three Storied Building standing thereon having an area of 850 Sft., on the Ground floor, 850 Sft., on the First floor and 725 Sft., on the Second floor, altogether measuring 2425 Sft., more or less, previously known as Plot No.65 of the Surplus land in Improvement Scheme No.XV (B) out of the Portion of 113, Russa Road South, 119, Dhakuria Road and then called Lake Road being Part of Holding No. 71/72, 72 & 75, Sub-Division-R, Division-VI, in Dihi Panchannagram District 24-Parganas (South), P.S. Tollygunge at present known and numbered as Premises No.19, Janak Road, Ward No.87 of the Kolkata Municipal Corporation, Kolkata-700 029, morefully and

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**Alipore, South 24 Parganas**  
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particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said property now is are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, hedges, water, water-courses, and all other former rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said property belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever which now are or hereafter may be in the custody, power, control or possession of the Vendor or any person or persons from whom the Vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said property so to be unto the Purchaser absolutely forever free from all encumbrances.

AND the Vendor doth hereby covenant with the Purchaser as follows :-

That Notwithstanding any act, deed, thing, matters whatsoever made done, executed or knowingly suffered to the contrary the Vendor how has good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said property hereby sold or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid.

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*[Handwritten signature]*  
**Add. Dist. Sub-Registrar,  
Alipore, South 24 Parganas**  
8 JUN 2009

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents to the Collector of the 24-Parganas (South) and the Kolkata Municipal Corporation upon getting his name mutated in the records of the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of her Predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all charges, encumbrances, made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and request of the Purchaser 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 property to and unto the said Purchaser as shall or may be reasonably required.

AND the Vendor also declares that the said property hereby sold has 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 sold the said property while having good and marketable title and delivered the vacant possession of the said property to the Purchaser.

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**ADD. Dist. Sub-Registrar,  
Allpore, South 24 Parganas**  
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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 shall be liable for the same.

IF any error or omission is transpired in this Deed in future, the Vendor shall at the costs and request of the Purchaser execute and register and register any Supplementary Deed or Deeds of Rectification/Declaration in favour of the Purchaser.

THE SCHEDULE AS REFERRED TO ABOVE

ALL THAT Undivided 1/135th share in piece and parcel of Bastu land having an area of 05 Cottahs 07 Chittaks 20 Sft., more or less together with Old dilapidated Three Storied Building standing thereon, having an area of 850 Sft., on the Ground floor, 850 Sft., on the First floor and 725 Sft., on the Second floor, altogether measuring 2425 Sft., more or less previously known as Plot No.65 of the Surplus Land in Improvement Scheme No.XV (B) out of the Portion of 113, Russa Road South, 119, Dhakuria Road ( and then called Lake Road) being Part of Holding Nos.71/72, 72 & 75, Sub-Division-R, Division-VI in Dihi Panchannagram, Police Station-Tollygunge now lying within the limits of the Kolkata Municipal Corporation, Ward No.87, at present known as being Premises No.19, Janak Road, Sub-Registry/A.D.S.R.Office at Alipore, Kolkata-700 029, District 24-Parganas (South), together with all easement rights and appurtenances thereto which is butted and bounded in the manner following :-

On the North : 26, Sardar Sankar Road & 17, Janak Road.

On the South : 21A, 21B & 23, Janak Road.

On the East : Parasar Road.

On the West : Janak Road.

IN WITNESS WHEREOF ...

Contd...



Alipore, South 24 Parganas  
8 JUN 2009

IN WITNESS WHEREOF the Vendor herein have hereunto set and subscribed her hand and signature on the day, month and year first above written.

In presence of :-

1. Singh  
S/o At. T.P. Kundu  
2/38, Chandra Nath Chatterjee St.  
K-1-25
2. Salyochi Day  
S/O Bikash Kumar Day  
15/A Churnapukur lane  
KOLKATA-700012

Ruby Gansuly

.....  
V e n d o r

Memo of Consideration

RECEIVED from the within-named Purchaser the within-mentioned sum of Rs.1,00,000/- (Rupees One Lac) only being the full Consideration money paid by the Purchaser in the following manner :-

By Cheque No.234903, dtd.08.06.09,  
drawn on Indian Bank, C094-Service  
Br., Kolkata.

... Rs.1,00,000.00.

(Rupees One Lac) only.

WITNESSES :-

1. Singh  
S/o At. T.P. Kundu  
2/38, Chandra Nath Chatterjee St.  
K-1-25
2. Salyochi Day  
S/O Bikash Kumar Day  
15/A Churnapukur lane  
KOLKATA-700012

Ruby Gansuly

Ruby Gansuly

.....  
V e n d o r












Drafted by me :

Anwar Kumar Das  
Advocate <sup>NB/378/81</sup>  
Alipore Police Court,  
Kolkata-27.

Typed by :












Jayanta Sinha  
Jayanta Sinha.



		Thumb	1st finger	middle finger	ring finger	small finger
 R. Ganguly	left hand					
	right hand					

Name ..... RUBY GANGULY .....

Signature Ruby Ganguly .....

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

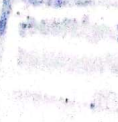
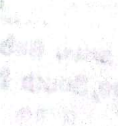

Name ..... RAJIB CHATTERJEE .....

Signature Rajib Chatterjee .....

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PHOTO	left hand					
	right hand					

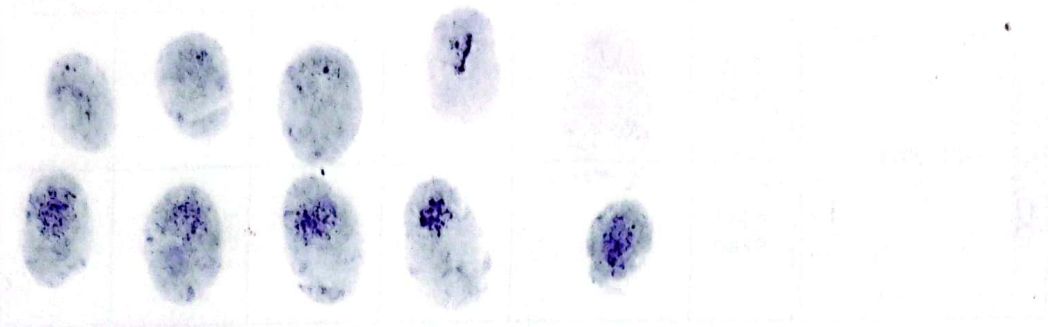
Name .....

Signature .....

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

Name .....

Signature .....



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**Adm. Secy. Sub-Registrar,**  
**Alipore, South 24 Parganas**  
**8 JUN 2009**

**Government Of West Bengal**  
**Office of the A. D. S. R. ALIPORE**  
**ALIPORE**  
Endorsement For deed Number :I-03380 of :2009  
(Serial No. 03703, 2009)

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**On 08/06/2009**

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

Presented for registration at 17.50 hrs on :08/06/2009, at the Private residence by Ruby Ganguly, Executant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 08/06/2009 by

1. Ruby Ganguly, wife of Lt Tarak Nath Ganguly, 6 Parasar Road Kolkata, Thana Tollygunge, Pin 700029, By caste Hindu, by Profession : House wife  
Identified By Surajit Kundu, son of Lt T. P. Kundu 2/3b Chandra Nath Chatterjee Street Kolkata 700025 Thana: ., by caste Hindu, By Profession : Business.

Name of the Registering officer : **Utpal Kumar Basu**  
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

**On 09/06/2009**

**Certificate of Admissibility(Rule 43)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number : 23.4 of Indian Stamp Act 1899.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 1122/- , E = 14/- on: 09/06/2009

**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- 102131/-

Certified that the required stamp duty of this document is Rs 6148 /- and the Stamp duty paid as: Impressive Rs- 1000

**Deficit stamp duty**

Deficit stamp duty Rs 5150/- is paid, by the Bankers cheque number 460007, Bankers Cheque Date 08/06/2009 Bank Name State Bank Of India, Alipore Court Treasu, received on : 09/06/2009.

Name of the Registering officer : **Utpal Kumar Basu**  
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

  
[Utpal Kumar Basu]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ALIPORE  
Govt. of West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 1829 to 1842  
being No 03380 for the year 2009.



*Uts*  
(Utpal Kumar Basu) 09-June-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. ALIPORE  
West Bengal

TS-14305/13

Exbt-1

✓  
JUDGE (S. DINA)  
MS COURT, ALIPORE  
South 24 Parganas  
19-12-14