

00407 1/983/2010

भारतीय नै न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

513848

532/6  
1-28

Be advised that the document is witnessed to  
be genuine. The signature does not  
appear to be genuine. The document is not  
genuine and the parties are not bound.

Registrar-IV  
U/S 7 (2) of  
Registration ACT 1908  
South 24 Parganas  
17 FEB 2010

THIS INDENTURE made on this the 17<sup>th</sup> day of February,

Two thousand and Ten BETWEEN MRS. MADHU SUKLA  
wife of Mr. Sarju Narayan Sukla, by religion Hindu, by Nationality  
Indian, by occupation House-wife, residing at 116/1/1, Mahatma  
Gandhi Road, under Police Station Jorasanko, Kolkata- 700 007  
hereinafter called the VENDOR ( which expression shall unless  
excluded by or repugnant to the context be deemed to include her  
heirs, executors, administrators, representatives and assigns ) of the  
FIRST PART ;

annual rent of Rs. 3.94 payable to the Collectorate of 24- Parganas



A N D

**INBUILT ENTERPRISE** a Partnership firm having its office at 8E, James Hickey Sarani ( Esplanade East), P.S. Hare Street, Kolkata- 700 069, represented by its partners (1) **SMT. ANITA CHOWDHURY** wife of Sri Santanu Chowdhury, by faith Hindu, by Nationality Indian, by occupation Business, residing at A-2/14, Diamond Park, P.O. Joka, under Police Station Thakurpukur, Kolkata- 700 104, in the District of South 24- Parganas (2) **SRI GORA CHAND SARKAR** son of Late Kanai Lal Sarkar, by faith Hindu, by Nationality Indian, by occupation Business, residing at Vill. & P.O. Sumudragrah, P.S. Purbasthali, in the District of Burdwan, (3) **SRI SUBRATA SAMANTA** son of Late Bijoy Krishna Samanta, by faith Hindu, by Nationality Indian, by occupation Business, residing at Vill. & P.O. Belsingha, P.S. Falta, in the District of South 24- Parganas hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-office, its partners and their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART** ;

WHEREAS District South 24- Parganas under Police Station and Sub- Registry Office at Bishnupore, pargana Magura, District Collectorate Touzi No. 1299, 1774,1775, J.L. no. 79, R.S. No. 341, Mouza Daulatpur comprised under R.S. Khatian No. 105, of total annual rent of Rs. 3.94 payable to the Collectorate of 24- Parganas



(South) for the total land 1.19 acres appertaining to R.S. Dag No. 580, area 15 sataks out of 45 Sataks belonged to Sri Dulal Chandra Malik son of Late Dharani Dhar Malik of Daulatpur, P.S. Bishnupore, District South 24- Parganas by way of purchase on 11.5.1965 registered at S.R.O. Bishnupore and recorded in Book No.1, Volume No. 44, pages from 137 to 139, Being No. 4686 for the year 1965 from the recorded owner Sri Palan Malik and on 3.7.1967 by another deed of conveyance registered at S.R.O. Bishnupore the land in Dag No. 580 under Khatian No. 105 of Mouza Daulatpur, the said Sri Dulal Chandra Malik purchased the land area 15 Sataks out of 45 sataks from Sri Jadav Chandra Malik by a Registered Deed of Conveyance and the said Deed of conveyance was registered at S.R.O. Bishnupore and recorded in Book No.1, Volume No. 104, pages from 177 to 178, Being No. 7554 for the year 1967 and on 25.6.1968 the said Sri Dulal Chandra Malik purchased the property measuring more or less 21 sataks from Dag No. 248 under Khatian No. 433 of Mouza Daulatpur from one Kalipada Sardar and the said deed was registered in the office of the S.R.O. Bishnupore and recorded in Book No. 1, Volume No. 88, pages from 226 to 227, Being No. 9381 for the year 1968.









AND WHEREAS the aforesaid Sri Dulal Chandra Malik purchased all that piece and parcel of Sali land measuring more or less 17 sataks in R.S. Dag No. 40/248, under Khatian No. 433 of Mouza



**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 00907 / 2010, Deed No. (Book - I , 00983/2010)**  
**Name of the Presentant**

Name of the Presentant	Signature with date
Madhu Sukla	<i>Madhu Sukla</i> 17/02/2010

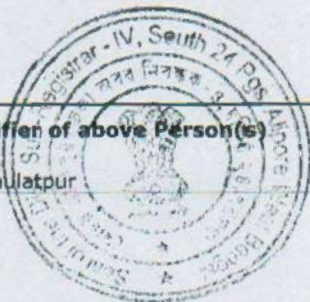
**II . Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Madhu Sukla Address -116/1/1 Mahatma Gandhi Rd Kol 07	Self	 17/02/2010	 LTI 17/02/2010	<i>Madhu Sukla</i>
2	Anita Chowdhury Address -A-2/14 Diamond Park Kol 104	Self	 17/02/2010	 LTI 17/02/2010	<i>Anita Chowdhury.</i>
3	Gora Chand Sarkar Address -Sumudragrah	Self	 17/02/2010	 LTI 17/02/2010	<i>Gora Chand Sarkar</i>
4	Subrata Samanta Address -Belsingha	Self	 17/02/2010	 LTI 17/02/2010	<i>Subrata Samanta</i>

**Name of Identifier of above Person(s)**  
 Shyamal Naskar  
 PS-Bishnupur, Daulatpur

**Signature of Identifier with Date**

*Shyamal Naskar*  
17/02/2010



*(Dulal Chandra Saha)*

**DISTRICT SUB-REGISTRAR-IV**

**Office of the D.S.R.-IV SOUTH 24-PARGANAS**





**Government Of West Bengal**  
**Office Of the D.S.R.-IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 00983 of 2010**  
**(Serial No. 00907 of 2010)**

**On 17/02/2010**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 10989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 17/02/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1000000/-

Certified that the required stamp duty of this document is Rs.- 50010 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 45050/- is paid, by the draft number 572454, Draft Date 15/02/2010, Bank Name State Bank Of India, Behala, received on 17/02/2010

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

Presented for registration at 13.28 hrs on :17/02/2010, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Madhu Sukla,Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 17/02/2010 by

1. Madhu Sukla, wife of Sarju Narayan Sukla , 116/1/1 Mahatma Gandhi Rd Kol 07 , Thana Jorasanko, By Caste Hindu, By Profession : House wife
2. Anita Chowdhury, Partners, Inbuilt Enterprise, 8e James Hickey Sarni, Kol 69, P.s Hare Street, By Profession : Business
3. Gora Chand Sarkar, Partners, Inbuilt Enterprise, 8e James Hickey Sarani, P.s Hare Street, By Profession : Business
4. Subrata Samanta, Partners, Inbuilt Enterprise, 8e James Hickey Sarani, P.s Hare Street, By Profession : Business

Identified By Shyamal Naskar, son of Lt Pankaj Naskar, Daulatpur ,Thana: Bishnupur, By Caste: Hindu, By Profession: Business.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

17/02/2010 15:27:00


EndorsementPage 1 of 1



ate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 2123 to 2141  
being No 00983 for the year 2010.



  
(Dulal Chandra Saha) 19-February-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal



SITE PLAN OF A PART OF A LAND AT MOUZA  
 NO.341 UNDER R.S.KHATIAN NO:433 L.R.KHATIAN  
 IN PART OF R.S.DAG NO.&L.R DAG NO.40/24 B  
 NOS.61 & 62 UNDER THE KULARDARI GRAM P.A.  
 P.S.BISHNUPUR; DIST.-524 PGS.

AREA OF LAND- 06 KH, 14CH. 14 SFT.

SHOWING BY RED BORDER

NAME OF PURCHASER : **INBUILT ENTERPRISE**

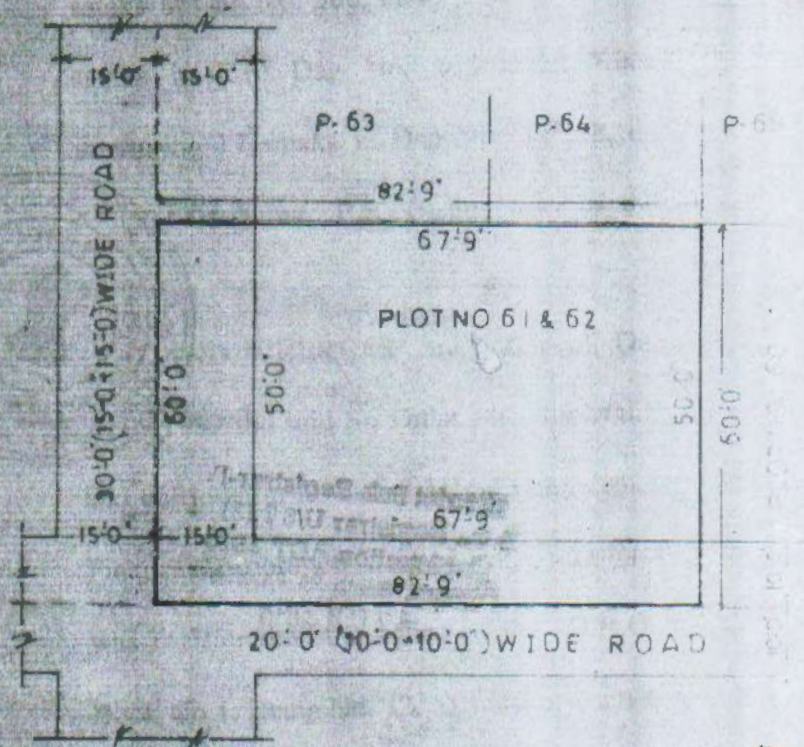
- NAME OF PARTNERS :
- 1) SMT. ANITA CHOWDHURY
  - 2) SRI. GORA CHAND SARKAR
  - 3) SRI. SUBRATA SAMANTA.

**AREA STATEMENT**

AREA IN PLOT 04 KH. 11 CH. 12 SFT.

AREA IN ROAD 02 KH. 03 CH. 02 SFT.

*Madhu Sukla*



*Samanta*  
**PURNENDU SAMANTA** TO  
 Surveyor, Planner & Designer  
 A/6/14, Diamond Park, Kolkata-700014  
 Reg. No.- 332007



Daulatpur from the heirs of Hiru Lal Sardar at a reasonable consideration mentioned therein by a registered deed on 4.9.1974 which was registered in the office of the S.R.O. Bishnupore and recorded in Book No.1, Volume No. 137, pages 182 to 185, Being No. 11714 for the year 1974.

AND WHEREAS by virtue of aforesaid property the said Sri Dulal Chandra Malik became the owner of land measuring an area 30 sataks in Dag No. 580, under Khatian No.105 and land measuring 21 sataks in R.S. Dag No. 248 under Khatian No. 433 and land measuring 17 sataks in Dag No. 40/248, under Khatian No. 433 of Mouza Daulatpur, P.S. Bishnupore, in the District of South 24-Parganas .

AND WHEREAS by a Bengali Deed of Covneyance dated 20.07.1992 the said Sri Dulal Chandra Malik sold the said property to and unto and in favour of M/s. Comprehensive Housing Development Finance Corporation Limited, by a registered deed and the said deed was registered in the office of the D.R.O. Alipore and recorded in Book No.1, Being No. 12351 for the year 1992.

AND WHEREAS by virtue of a registered conveyance bearing dated 27.09.1995 made between the said Comprehensive Housing Development Finance Corporation Limited therein mentioned as the Vendor of the One part and Smt. Madhu Sukla therein mentioned as the Purchaser of the Other part and for the valuable consideration



mentioned therein the said Vendor sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser ALL THAT piece and parcel of the Sali land measuring an area 06 Cottahs 14 Chittaks 14 sq.ft. be the same a little more or less including the portion of the Road area ( **Net land area 04 Cottahs 11 Chittaks 12 sq.ft. and Road area 02 Cottahs 03 Chittaks 02 sq.ft.**) lying and situated at Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi No. 1299, 1774, 1775, under R.S. Khatian No. 433 in R.S. Dag No. 40/248 being scheme plot Nos. 61 & 62, within the present limit of the Kuler Dari Gram Panchayet, under Police Station and Sub-registry Office at Bishnupore, in the District of South 24- Parganas and the said conveyance was registered in the office of the District Sub- Registrar at Alipore and recorded in Book No.1, Volume No.29, pages 334 to 345, Being No. 1231, for the year 1995.

AND WHEREAS while seized and possessed the aforesaid property the present vendors' name had been finally published in the L.R. records of right as L.R. Khatian No. 1349 and paying the rates and taxes regularly to the Authority Concerned.

AND WHEREAS thus the present Vendor lawfully and absolutely seized and possessed of ALL THAT piece and parcel of the Sali land measuring an area 06 Cottahs 14 Chittaks 14 sq.ft. be the same a little more or less including the portion of the Road area ( **Net land area 04 Cottahs 11 Chittaks 12 sq.ft. and Road area 02**



**Cottahs 03 Chittaks 02 sq.ft.)** lying and situated at Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi No. 1299, 1774, 1775, under R.S. Khatian No. 433, L.R. Khatian No. 1349, in R.S. & L.R. Dag No. 40/248 being scheme plot Nos. 61 & 62, within the present limit of the Kuler Dari Gram Panchayet, under Police Station and Sub- registry Office at Bishnupore, in the District of South 24- Parganas which is morefully and particularly described in the schedule hereunder written free from all encumbrances.

AND WHEREAS being in urgently need of money the present Vendor has agree to make an absolute sale to the Purchaser herein and the purchaser herein have also agreed to purchase of ALL THAT piece and parcel of the Sali land measuring an area 06 Cottahs 14 Chittaks 14 sq.ft. be the same a little more or less including the portion of the Road area ( **Net land area 04 Cottahs 11 Chittaks 12 sq.ft. and Road area 02 Cottahs 03 Chittaks 02 sq.ft.)** lying and situated at Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi No. 1299, 1774, 1775, under R.S. Khatian No. 433, L.R. Khatian No. 1349, in R.S.& L.R. Dag No. 40/248 being scheme plot Nos. 61 & 62, within the present limit of the Kuler Dari Gram Panchayet, under Police Station and Sub- registry Office at Bishnupore, in the District of South 24- Parganas at or for the valuable consideration of Rs.10,00,000/- (Rupees ten lacs) only free from all sorts of encumbrances.



NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.10,00,000/- (Rupees ten lacs) only well and truly paid by the purchaser to the Vendor at or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendor do hereby admit and acknowledge as per memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendor do hereby acquit, release and forever discharge the purchaser as well as the land hereby sold) the Vendor do hereby grant, transfer, convey, sell assure and assign unto the purchaser its successor-in-office, executors, representatives and assigns **ALL THAT** piece and parcel of the Sali land measuring an area 06 Cottahs 14 Chittaks 14 sq.ft. be the same a little more or less including the portion of the Road area ( **Net land area 04 Cottahs 11 Chittaks 12 sq.ft. and Road area 02 Cottahs 03 Chittaks 02 sq.ft.**) lying and situated at Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi No. 1299, 1774, 1775, under R.S. Khatian No. 433, L.R. Khatian No. 1349, in R.S. & L.R. Dag No. 40/248 being scheme plot Nos. 61 & 62, within the present limit of the Kuler Dari Gram Panchayet, under Police Station and Sub- registry Office at Bishnupore, in the District of South 24- Parganas which is more fully and particularly described in the Schedule hereunder written and delineated in the plan annexed hereto and depicted by RED border



lines therein along with all easement and/ or quasi- easement right over the common passage/ Road OR HOWSOEVER otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded called, known, numbered, described or distinguished TOGETHER with all paths, passages, ways , sewers, drains, ditches , hedges bushes, passages, ways, shrubs, water, whatsoever and all other former and ancient rights, light, liberties, benefits, privileges, advantages, easements, apperances and appurtenances whatsoever the said land belonging to or in any wise 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 land and every part thereof AND all the deeds, pattahs, muniments, writings and evidences of title whatsoever which exclusively relates to the said land or every part thereof 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 Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments 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, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Vendor now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said land and hereditaments hereby sold or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and delivered vacant and peaceful possession of the said land to the Purchaser simultaneously with the execution of these presents AND the purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and pay the rents to the Collector, South 24- Parganas upon getting its name mutated and/ or recorded in the office of the Collector, South 24- Parganas, as well as in the Panchayet Office 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, freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the purchaser indemnified from or against all charges, encumbrances created by the Vendor or any of her predecessors in title and that free from all encumbrances, whatsoever 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 into or upon the said land and hereditaments and every part thereof shall and will from time to time or at all times hereafter at the costs and request of the purchaser do and execute 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 to and unto the said purchaser as shall or maybe reasonably required.

THE Vendor also declare that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transferred by the Vendor and there is no charge, liens, lispens, encumbrances or any attachment whatsoever. The said land is not subject to any litigation nor any case, suit or proceeding is pending before any court of law. The Vendor sold the said land while having good clear and marketable title therein and free from all encumbrances.

IF any of the statements or covenants made herein before by the Vendor is found to be false, untrue or any defect in title is detected hereafter the vendor shall be liable for the same and shall also compensate the loss if sustained by the Purchaser.

IF any error or omission is found to have taken place or transpired in this deed in future the vendor shall at the costs and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deeds of rectification/ declaration



in favour of the purchaser its heirs, executors, administrators, representatives, successors and assignees.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Sali land measuring an area 06 Cottahs 14 Chittaks 14 sq.ft. be the same a little more or less including the portion of the Road area ( **Net land area 04 Cottahs 11 Chittaks 12 sq.ft. and Road area 02 Cottahs 03 Chittaks 02 sq.ft.**) lying and situated at Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi No. 1299, 1774, 1775, under R.S. Khatian No. 433, L.R. Khatian No. 1349, in R.S. & L.R. Dag No. 40/248 being scheme plot Nos. 61 & 62, within the present limit of the Kuler Dari Gram Panchayet, under Police Station and Sub- registry Office at Bishnupore, in the District of South 24- Parganas along with the right to take connections of electricity cables, gas, tap water, telephone etc. through common passage and/ or Road together with all easement rights, thereto and the said land is delineated in the map or plan annexed hereto and depicted by RED border lines which is the part and parcel of the original deed and the annual rent is 30 P. payable to the Collector, South 24- parganas and the said land is butted and bounded in the manner following :-

ON THE NORTH : Scheme Plot No. 63 & 64;

ON THE SOUTH : 10ft + 10ft = 20 ft wide Road;

ON THE EAST : Scheme Plot No. 60 ;

ON THE WEST : 15ft + 15ft = 30 ft wide Road;



IN WITNESSES WHEREOF the Vendor hereunto set and subscribed his hands and seals this the day month and year mentioned at the outset.

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF :-

1. Shyamal Naskar  
vill - Daulatpur. P.O. - Pailan  
P.S. - Patishnupur Dist. - 24 PGS (S)

Madhur - Gupta

(VENDOR)

2) Bijoy Kumar Das  
Kahua - Nababally  
P.O. Jotxa - P.S. Ghoshpur  
Kol - 700109.

INBUILT ENTERPRISES  
Anita Choudhary  
Partner

INBUILT ENTERPRISES  
Gyan Chand Sarver  
Partner

INBUILT ENTERPRISES  
Subash Chandra  
Partner

(PURCHASER)



MEMO OF CONSIDERATION

RECEIVED on and from the within mentioned purchaser the within mentioned full and final consideration money of Rs.10,00,000/- (Rupees ten lacs) only as per memo given below :-

By Bank draft No. 251660... dt. 16/02/10. Drawn on I.C.I.C.I. Bank, R. N. Mukherjee Road, Kolkata. Rs.10,00,000/-  
70001 Branch.  
(Rupees ten lacs only)

## WITNESSES :-

1. Shyamal Naskar  
vill - Daulatpur, P.O. - Pailan  
P.S. - Bishnupur Dist. - 24 PCC (S)

2. Bijoy Kumar Das  
Kakua - Nabopally  
P.O. - Joka, P.S. - Bishnupur  
Kol - 700109.

Madhu Laska

(VENDOR)

Drafted by me

*Baidyanath Manna*

Advocate

Alipore Judges' Court, Kolkata-700 027

Computer print by me,

*Bidhan Das*


( BIDHAN DAS )

Alipore Police Court, Kolkata- 700 027.

Madhu Laska



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

N 

Signature ..... MRS. MADHU SUKLA  
Madhu Sukla

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



Name..... SMT. ANITA CHOWDHERY  
 Signature .. Anita Chowdhery

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left hand					
right hand					



Name..... SRI GORA CHAND SARKAR  
 Signature ..... Gora Chand Sarkar

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



Name..... SRI SUBRATA SAMANTA  
 Signature ..... Subrata Samanta