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NAME.....
 ADD/ADV.....
 RS.....
 25 JUL 2007
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol.-1

Ram Nivas Rathie
 59/109 Vankaranda
 Rd. Risora
 Hoogly

Saritosh Saha.



15906

Saritosh Saha.



15907

R. N. Rathie

Dineen Thyejised
 Let. Rameshwar Prasad Jaiswal
 4 A. Swadesh Seal Stock
 Cut-93 Bishnu

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AND

RAM NIWAS RATHI son of Late Chand Mall Rathi , by Faith Hindu, by Occupation Business, residing at 89/109, Vivekananda Road, Rishra, Hooghly, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs , executors, administrators, legal representatives and assigns) of the **OTHER PART** .

WHEREAS :

1. One Monsur Sekh son of Rahamat Seikh was the absolute owner of plots of lands measuring .998 Decimals more or less appertaining to Dag No.209 and land measuring .194 Decimal more or less under Dag No.210 and land measuring .819 Decimal more or less in Dag No.211, comprising in R.S. Khatian No.494 of Mouza-Dakshindari, under J.L. No.25, Touzi No.1298/2833, within the limit of P.S. Lake Town (Previously Dum Dum), in the District of North 24 Parganas.

2. Thereafter said Monsur Sekh died intestate leaving behind him surviving his wife namely Musst. Khanta Bibi, and one son namely Sk. Bholi and two daughters namely Musst. Achiran Bibi & Musst. Chhabiran Bibi who jointly inherited the said property as heirs and legal representatives of the said deceased.

3. Thereafter said heirs of Monsur Sekh duly mutation their names in the record of the Settlement office as well as in the Assessment Record of Municipal Authority as owner in respect of the said property as Premises No.13, J.N. sarkar Street and were possessing and enjoying the same jointly.

4. By a Deed of Conveyance dated 24.05.1965 and registered at the office of S.R. C. Dum Dum, in Book No.1, Volume No.36, Pages 29 to 36, being Deed No. 4693 for the year 1965, made between the heirs of Monsur

Sekh therein jointly described as Vendors and Nanda Dulal Paul, Sudhangshu Kumar Paul & Shyam Baran Paul therein jointly described as Purchasers, said heirs of Monsur Sekh jointly sold a plot of land measuring 11 Cottahs & 8 Chittaks more or less along with structure being Premises No.15, J.N. Sarkar Street, comprising in Dag Nos.209, 210 & 211, appertaining to R.S. Khatian No. 494 at Mouza-Dakshindari to Nanda Dulal Paul, Sudhangshu Kumar Paul & Shyam Baran Paul.

5. Thereafter while in possession of the said land said owners jointly sold of a Plot of land measuring 4 Cottahs 2 Chittaks & 13 Sq. Ft. more or less out of the said land being demarcated portion of the said Premises No.15, J.N. Sarkar Street, comprising in Dag Nos.209, 210 & 211, appertaining to R.S. Khatian No. 494 at Mouza-Dakshindari to Paritosh Saha by a Deed of Conveyance dated 23.09.1996 which was registered at the office Registrar of Assurance of Kolkata, in Book No.1, Volume No.15, Pages 329 to 336, as Being No.879 for the year 1997.

6. By aforesaid purchased said Paritosh Saha became the absolute owner of the said plot of land and possessing and enjoying the same which is subsequently known and renumber as Holding No.11 (New) 8(Old), J.N. Sankar Road in the Assessment Records of South DumDum Municipality.

7. The Vendor herein has agreed to sell and the purchaser has agreed to purchase the land measuring 2 Cottahs, 4 Chittaks & 19 Sq. Ft. more or less together with R.T shed structure out of 4 Cottahs 2 Chittaks & 13 Sq. Ft. more or less being demarcated portion of the Holding No.11 (New) 8(Old), J.N. Sankar Road, more fully described in the Second Schedule hereunder written, free from all encumbrances mortgages, charges, liens, lispens, trust, tenancy, execution, attachment, acquisition, requisition, proceedings, order of vesting and scheme/ road

alignment of any authority and the all other liabilities whatsoever at or for the total consideration of Rs.5,00,00/- (Rupees Five Lakhs) only upon the terms and conditions hereinafter contained.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.5,00,00/- (Rupees Five Lakhs) only being the total consideration money as per Memo below on or before the execution of these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same the every part thereof the Vendor doth hereby acquit, release and forever discharge the Purchaser and the said Holding hereby conveyed) the Vendor doth hereby grant, convey, transfer, assign, assure and confirm free from all encumbrances, charges, lien, lispendens, trust, execution / attachment proceeding and/or acquisition/requisition proceeding, scheme or road alignment of Kolkata Metropolitan Development Authority and all the liabilities whatsoever unto and to the use of the purchasers absolutely and forever **ALL THAT** land measuring 2 Cottahs, 4 Chittaks & 19 Sq. Ft. more or less together with R.T shed structure being demarcated portion of the Holding No.11 (New) 8(Old), J.N. Sankar Road, described in the Second Schedule hereunder written (hereinafter called The Said Holding) **AND ALSO** liberties, privileges, easements and appurtenances whatsoever to the said Holding usually held, used and enjoyed therewith or reputed to belong or to be appurtenant thereto **AND** all the estate, right, title, claim and demand whatsoever both at law and in equity to the Vendor into and upon the said Holding **AND** the documents of title relating to the said Holding **TO HAVE AND TO HOLD** the said Holding hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all

encumbrances and the Vendor hereby covenants with the Purchaser that the Purchaser shall and will or all times thereafter peaceably and quietly hold, possess and enjoy the said Holding and every part thereof as full and absolute owner and without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming any right or estate thereof from through under or in trust for the Vendor **A N D** the Vendor has not been part or privy to any acts, matters and things whereby the Vendor is prevented from conveying and / or transferring the said Holding **A N D** the Vendor doth hereby indemnify and keep the purchaser indemnified and harmless from and against all losses, damages, demand, costs, expenses, suits, actions, proceedings and consequences thereof which the purchaser may sustain, suffer or incur or cause to be sustained, suffered or incurred by reason of any claim being made by any body whomsoever to the said Holding in respect of any claim, demand of arrear taxes and other dues upto the date of these presents **A N D** the Vendor covenants with the Purchaser that he shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser execute or cause to be executed all such further acts, deeds or things whatsoever as may be reasonable required and for further and more perfectly conveying and assuring the said Holding and to the use of the Purchaser **A N D** the Vendor hereby covenants with the Purchaser that any error in the description of the said Holding or mistake in these presents, if subsequently found be and rectified by the Vendor at the cost of the purchaser to perpetuate the title of the Vendors without changing the nature and character of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of Total Property)

Handwritten: 2 Cottahs Saha

ALL THAT piece or parcel of land measuring 4 Cottahs, 2 Chittaks & 13 Sq. Ft. more or less together with dilapidated tiled shed one storied brick built situated at Mouza Dakshindari, under J.L. No. 25, Touzi No. 1298/2833, appertaining to R.S. Khatian No. 494, comprised in R.S. Dag Nos. 209, 210 & 211, being Holding No. 11 (New) 8(Old), *and Premises No. 15,* J.N. Sankar *Street* within the limits of South Dum Dum Municipality, under Ward No. 32, P.S. Lake Town (Previously Dum Dum), under A.D.S.R.-C-DumDum, Dist- North 24-Parganas, which is butted and bounded as under:

ON THE NORTH : By J.N. Sankar Street;

ON THE SOUTH : By Premises No.29, J.N. Sankar Street;

ON THE EAST : By Premises No.15, J.N. Sankar Street;

ON THE WEST : By 6' wide common passage and thereafter premises No. 35, J.N. Sankar Street.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of Sold Property)

ALL THAT piece or parcel of land measuring 2 Cottahs, 4 Chittaks & 19 Sq. Ft. more or less together with R.T shed structure being divided and demarcated part of Holding No. 11 (New) 8(Old), *and Premises NO. 15,* J.N. Sankar *Street* situated at Mouza Dakshindari, under J.L. No. 25, Touzi No. 1298/2833, appertaining to R.S. Khatian No. 494, comprised in part of R.S. Dag Nos. 209, 210 & 211, within the limits of South Dum Dum Municipality, under Ward No. 32, P.S. Lake Town (Previously Dum Dum), under A.D.S.R.-C-DumDum, Dist- North 24-Parganas, A Map or Plan is annexed herewith which is butted and bounded as under:-

ON THE NORTH : By J.N. Sankar Street;

ON THE SOUTH : By Plot No.29;

ON THE EAST : By Owner's Plot;

ON THE WEST : By Plot of Pabitra Saha.

Handwritten: Sankar Street

Handwritten: Sankar Street

IN WITNESS WHEREOF the parties hereto have execute these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the within named **VENDOR** in the presence of

Sanitosh Saha

- 1. *Sudipin Subrahmanya*
Nico House
2, New Street
Kolkata - 700001
- 2. *L. Indranath Ghoshal*
11A, Bhowani Road Street
Kolkata - 700016

SIGNED AND DELIVERED by the within named **PURCHASER** in the presence of:

R. N. Bhatia

- 1. *Sudipin Subrahmanya*
- 2. *L. Indranath Ghoshal*

Witnessed by me:
Jayanta Biswas.
Advocate
Hgh Court, Calcutta.
Sign. no. 756/37.

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.5,00,00/- (Rupees Five Lakhs) only being the part payment by the Purchaser to the Vendors herein as per Memo of Consideration below:

Rs.5,00,00/-

Shri. Ashok Saha

MEMO OF CONSIDERATION

- 1) Paid by Cheque. NO. 783001. dt: 9.5.07 Rs. 1,50,000/-
- 2) Paid by Cheque. NO. 521301 dt: 9.5.07 Rs. 3,50,000/-

Rupees Five Lakhs only. Rs. 5,00,000/-

Shri. Ashok Saha

(RUPEES FIVE LAKE ONLY)

WITNESSES:

1. *[Signature]*

2. *[Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



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

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-06348 of :2008
(Serial No. 09346, 2007)

On 01/01/1900

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- 1416000/-

Certified that the required stamp duty of this document is Rs 84970 /- and the Stamp duty paid as: Impresive Rs- 500

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

On 05/11/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5489/- ,E = 7/- on:05/11/2007

Deficit stamp duty

Deficit stamp duty : Rs 29560/- is paid by the draft no. :980102, Draft date:09/08/2007, Bank name:State Bank Of India, Chittaranjan Ave, recieved on :05/11/2007.

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

Presented for registration at 12.00 on :05/11/2007,at the Office of the A. D. S. R. BIDHAN NAGAR by Paritosh Saha,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :05/11/2007 by

1. Paritosh Saha, son of Profulla Kr. Saha,15/8, Murari Pukur Rd.,Thana Manicktala,Pin 700067, By caste Hindu,by Profession Business
2. Ram Niwas Rathi, son of Lt. Chand Mall Rathi,89/109, Vivekananda Rd.,Pin ., By caste Hindu,by Profession Business

Identified By D. Jaiswal, son of R. Jaiswal 4a, S. S. Street Kolkata 700073 Thana: ., by caste Hindu,By Profession Business.

Name of the Registering officer :**Nurul Amin Khan**
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**



[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-06348 of :2008
(Serial No. 09346, 2007)

On 19/05/2008

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-


Deficit stamp duty

Deficit stamp duty : Rs 55000/- is paid by the draft no. :986867, Draft date:24/05/2008, Bank name:STATE BANK OF INDIA, Chittaranjan Av., recieved on :19/05/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 10076/- on: 19/05/2008.

Name of the Registering officer :**Nurul Amin Khan**
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**


[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

SITE PLAN FOR SRI RAM NIVAS RATHI. AT PART OF R.S. DAG NO-209,210,211, NO-25. R.S. KHATIAN NO - 494. HOLDING NO - 11 (NEW), 8 (OLD). MOUZA - DAKSHIN DARI. PART OF PREMISES NO - 15, J.N. SARKAR STREET, P.S. LAKE TOWN, DIST. NORTH BARGANAS, WARD NO - 32 UNDER SOUTH DUM DUM MUNICIPALITY.

REA STATEMENT

2 X 4 CR. 19 SEP. 19 (1538.68 SFT)

SIG. OF VENDOR

Landmark Sale

SIG. OF VENDEE

R. N. Rathi

PLOT NO - 29.



SHED OF PABITRA SAHA
AREA - 100 SFT.



SHEDS
TOTAL 200' SQ. FT.

SCALE

DRAWN BY S. MONDAL

S. Mondal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 11536 to 11549
being No 06348 for the year 2008.



(Nurul Amin Khan) 20-May-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal